

Com. Minister (Hq.)

# दिल्ली विकास प्राधिकरण

अनुभाग

F1(38)88-MP

मिसिल संख्या

6/1813

24/10/88

टिप्पणी

पत्र-व्यवहार

विषय

Draft Minutes of the Technical  
Committee meeting held on  
18. 10. 88 at 9.30 A.M.

पिछले संदर्भ

6/1813

24/10

VC

26/10

by Secy (MP)  
4/11

बाद के संदर्भ

VC  
26/10



Item No.1

Sub:- Alignment plan of Road No.51 in the extension of ring road (adjoining Azadpur Sabzi Mandi) upto its junction with road no.50 (National Bye-pass).

The case was explained by Director PPW and it was observed that this extension of ring road is to ~~from~~ the alignment plan of road no.51. This has become necessary due to substantial increase in traffic volume. However, it was observed that due to heavy vehicular load, it is necessary to have grade separators at ~~at~~ G.T Road and Road No.50. It was therefore, decided that the alignment plan be detailed out with possibility of grade separators for re-consideration.

Item No.2

Sub: Approval of set back cum structure plan Mandawali Fazalpur Group Housing Societies.  
F.R.5(5)/84-Dir.(CP) Pt-III.

After discussion on, it was felt that ~~need of a~~ Truck Terminal Vis-a Vis proposed facilities need to be re-examined in more detail, in relation to surrounding development and ~~parking~~ earlier shown for such facilities.

Item No.3.

Sub:- Permission to use extra power load upto the extent of 50 HP Electric Connection on plot No.1/37 Kirti Nagar, New Delhi.  
F.3(15)/88-MP.

The case was discussed in detail and it was decided not to allow the extra power load.

Item No.4

Sub:- Laying of 1500 mm dia PSC main by WS&SDU at Indira Vihar.  
F.PA/Jt.Dir.(Plg.)/88/98.

Postponed

Item No.5 &6

- Sub:- Allotment of Gas Godown and SKO/LDO site to IOC in Patparganj area, Delhi F.13(88)/85-CRC + F.13(9)/86-CRC/DDA + F.13(97)/87-CRC/DDA.
2. Allotment of land for Gas Godown for Rani Bagh, Shakar Basti/Saraswati Vihar Area to I.O.C.  
F.13(19)/88/CRC/DDA.

These cases were discussed, it was felt that ~~the~~ <sup>although</sup>



1 sites allotted ~~all kinds~~ on temporary basis but the fact is that these are more or less permanent sites, therefore allotment of Gas Godown and SKO/LDO sites and also of petrol pumps should be examined from financial point of view to make land available on permanent basis at commercial rates.

Item No.7

Sub:- Issue of NOC to DSIDC for construction of work sheds in rural areas of Delhi.

F.3(69)/87-MP.

The case was explained by representative of DSIDC and it was discussed with respect to the policy for development in rural area. It was observed that the proposal is <sup>to</sup> ~~is~~ for villages which <sup>to</sup> ~~are~~ identified as growth centre. It was therefore, decided that there is 'no objection' for such activity, provided, a comprehensive plan is prepared which should provide for basic facilities like Bank, Post Office and shopping etc. The proposal of DSIDC was agreed to in principle subject to <sup>the</sup> approval <sup>from</sup> ~~of~~ planning point of view from Commissioner(Planning) for detail planning/provisions.

Item No.8

Sub:- Laying of Babarala Delhi Gas Pipe Line as an extension of Hazira Bijaipur Jagdish Pur Gas Pipe Line in Delhi Metropolitan Area.

F.7(20)/88-MP.

The case was explained by representative of Gas Authority of India, giving details of alignment and depth of Gas Pipe Line at different locations. The matter was discussed and it was observed that no construction shall be possible over the pipe line or near the pipe line as it requires 10 mtrs. right of way. It was decided to allow the alignment of the Gas Pipe Line <sup>parallel to the existing road</sup> after leaving the right of way 100 mtrs. subject to necessary clearance from all concerned departments.

Item No.9

Sub:- Identification and earmarking of the sites measuring about 250 sq. mtrs. each in the larger green areas in different parts of Delhi for the running of country liguerevends in temporary tublar and improvise structures.

F.13(27)/88/CRC.

Postponed.



Item No.10

Sub:- Change of land use of an area measuring about 38 acres from 'Industrial to Commercial at Jangpura, New Delhi.

F.20(8)/88-MP.

Postponed.

Item No.11

Sub:- Change of land use of an area measuring 15 acres from Agricultural green to Institutional for the construction of ind. Trg. Institute at Jaffarpur, Delhi.

F.20(21)/87-MP.

It was observed that the Industrial Tranning Institute proposed at <sup>village</sup> Jaffarpur, Delhi, which is not identified as a growth centre where such activity may <sup>come</sup> therefore, it was decided that we may inform ~~ed~~ Delhi Administration accordingly.

Item No.12

Sub:- Change of land use from green to Tourist complex at Saidlazar South of Saket, New Delhi.

F.20(12)/86-MP.

Postponed.

Item No.13.

Sub:- Change of land use of an area measuring 110' x 1200' from 'Railway Operational to Residential for construction of staff quarters at Meti Bagh, New Delhi.

F.16(16)/87-MP.

The case was explained by Chief Engineer Northern Railways. After discussing various observations made in this regard by TCPO, Ministry of Urban Development, it was observed that the area required for provision of railway tracks for inter city and intra city movement should be identified first. The Northern Railways, should give details of the number of tracks and area required ~~for it~~ and thereafter, the case be brought to the Technical Committee again.

Item No.14.

Sub:- Requirement of land for establishing electric sub-station in NDMC Area during 7th plan (1988-90) upto 2000 A.D.

F.16(41)/85-MP.

The proposal of locations of 66 KV and 33 KV sub-station in the NDMC area as suggested by the group, <sup>was</sup> ~~was~~ agreed/approved by Technical Committee.



Item No.15

Sub:- Electrification of Group Housing Societies at Geeta Colony.

F.9(2)/88/TYA.

It was observed that there is a need for provision of electric sub-station for electrification of Group Housing Societies at Geeta Colony. However, the location should be decided keeping in view, the comprehensive plan of the facility centre including electric sub-station as part of this centre. The exact location of ESS may be seen by the Commissioner(Planning).

Item No.16.

Sub:-Layout plan of sites + services at Mondli Gharoli Complex.

F.AJ/5931/(11)/88.

The case was discussed and it was observed that the residential area including facilities has been provided in the area earmarked for sewage treatment plant as per PDP-2001 (modified). Considering that the area already allotted for treatment plant is sufficient and no further demand is raised, it was <sup>agreed</sup> to utilise the land for ~~carving~~ <sup>out</sup> 26 sq. mtrs plots.

Item No.17

7Sub:- Standards of Bus Terminals and Bus Depots.  
Defination of Bus Terminal.  
F.20(10)/88-MP. + F.5(26)/88-MP.

The Technical Committee agreed to the modification of norms proposed for provision of Bus ~~Terminal~~ Depots for a Population of 10,00,000 in the draft Master Plan for Delhi 2001. The number and area per unit of the Bus Depot as proposed in the Agenda was approved, it was further decided that the Bus Depot sites should be located in Industrial Area/ warehousing locations and not in facility areas. It was also decided to re-examine Bus Depot site allotted in the vicinity of city centre of Rohini.

Item No.18

Sub:- Construction of staff quarters at Anand Vihar, Railway Colony.  
F.23(41)/87-Bldg.

The case was discussed and it was decided that Railways be allowed to take up the construction of ph-I (5 blocks only) subject to other necessary clearances.



Item No. 19

Sub:- Carving out of 24 plots of 10 sq. mtrs. each in Mangalpuri Industrial Area, Ph-II.

F.5(75)/87-IPB.

✓ The proposed modification in the layout plan for carving of 24 plots of 10 sq. mtrs. each was agreed to.

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

*Ref. 10/11*



18-10-88 at 10 AM

(30)

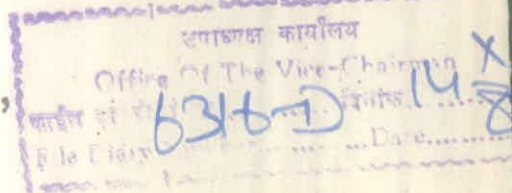
DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
VIKAS MINAR  
INDRAPRASTHA ESTATE  
NEW DELHI.

No. F.1(1)/88-MP.

Dated the \_\_\_\_\_

From :

Asstt. Director (MP)  
Delhi Development Authority,



To.

O. S. D. to Vice Chairman  
D D A Vikas Sadan  
New Delhi

Sir,

I am directed to inform that the next meeting of the Technical Committee of the Authority will be held on Tuesday the 18/10/88 at 10.00 A.M./P.M. in the conference Room of Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi.

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

3. The Agenda is being sent.

Encl: As above :

Yours faithfully,

  
12.10.88  
ASSISTANT DIRECTOR (M.P.)



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to  
be held on Tuesday, the 18th October, 1988 at 10.00 A.M.  
in the Conference Room of Delhi Development Authority,  
5th Floor, Vikas Minar, L.P. Estate, New Delhi.

<u>Sl. No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	Alignment plan of Road No.51 in the extension of ring road (adjoining Azadpur Sabzi Mandi) upto its junction with road No.50 (National bye-pass) F.5(27)/85-MP.	1 to 2
2.	Approval of set back cum structure plan Mandawali Fazalpur Group Housing Societies. F.R.5(5)/84-Dir.(CP)Pt-III.	3 to 4
3.	Permission to use extra power load upto the extent of 50 HP Electric Connection on plot No.1/37 Kirti Nagar, New Delhi. F.3(15)/88-MP	5
4.	Laying of 1500 mm die PBC main by W&S SDU at Indira Vihar. F.PA/Jt.Dir.(Plg.)/88/98.	6
5.	Allotment of Gas Godown and SKO/LDO site to IOC in Patparganj area, Delhi. F.13(88)/85-CRC + F.13(9)/86/CRC/DDA + F.13(97)/87-CRC/DDA.	7 to 8
6.	Allotment of land for Gas Godown for Rani Bagh/ Shakur Basti/Saraswati Vihar Area to I.O.C. F.13(19)/88/CRC/DDA.	9
7.	Issue of NOC to DSIDC for construction of worksheds in rural areas of Delhi. F.3(69)/87-MP.	10 to 15
8.	Laying of Babarala Delhi Gas Pipe Line as an extension of Hazira Bijaipur Jagdishpur Gas Pipe Line in Delhi Metro Polictan Area. F.7(20)/88-MP.	16
9.	Identification and earmarking of the sites measuring about 250 sq. mtrs. each in the larger green areas in different parts of Delhi for the running of country liquore-vends in temporarily tublar and improvise structures. F.13(27)/88-CRC.	17



10. Change of land use of an area measuring about 38 acres from 'Industrial to Commercial at Jangpura, New Delhi. F.20(8)/88-MP. 18 to 19
11. Change of land use of an area measuring 15 acres 'Agricultural Green to Institutional for the construction of Ind. Trg. Institute at Janfarapur Delhi. F.20(21)/87-MP. 20 to 21
12. Change of land use from 'Green to Tourist Complex at Saidlazar South of Saket, New Delhi. F.20(12)/86-MP. 22 to 23
13. Change of land use of an area measuring 110' x 1200' from 'Railway Operational to Residential for construction of Staff Quarters at Moti Bagh, New Delhi. F.16(16)/87-MP. 24 to 28
14. Requirement of land for establishing electric sub-station in NDMC Area during 7th Plan (1988-90) upto 2000 A.D. F.16(41)/85-MP. 29 to 30
15. Electrification of Group Housing Societies at Geeta Colony. F.9(2)/88/TYA. 31
16. Layout plan of sites + services at Mondli Gharoli Complex. F.AJ/5931/(1)/88. 32 to 34
17. (i) Standards for Bus Terminals and Bus Depots. (ii) Definition of Bus Terminal. F.20(10)/88-MP. + F.5(26)/88-MP. 35 to 36
18. Construction of staff quarters at Anand Vihar Railway Colony. F.23(41)/87/Bldg. 37 to 38
19. Carving out of 24 plots of 10 sq. mts. each in Mangolpuri Industrial Area. Ph-II. F.5(75)/87-IFB. 39 to 40



Sub:- Alignment plan of Road No.51 in the extension of ring road (adjoining Azadpur Subzi Mandi) upto its junction with Road No.50 (National Bye Pass).

F.5(27)/85-MP.

The above said case was discussed in the Technical Committee meeting held on 25.8.87 under item No, 3 in which the case was deferred on the request of Director (PPW) for studying it in detail.

Comments of Perspective planning Wing are as follows:-

This link is not shown in the MPD-2001 to avoid the regional traffic coming from G.T. Road on the Ring Road. As the road No.50 provides the direct link to the National Bye-Pass (Wazirpur Bridge) and also to the Ring Road for the traffic going to South Delhi. However, if this link is considered necessary by Municipal Corporation of Delhi and the City Planning Wing of DDA, the provision of this link could be considered keeping in view that this may create more problems on Mall Road, Boulevard Road etc.

In case this link is to be constructed, the following points may also be considered along with the preparation of alignment plan for this road.

- i) It will be better that uniform right of way is provided for the complete link.
- ii) There is a level difference between the Ring Road & Road No.50. As most of the development in this area is at the level of Ring Road. It may be difficult to provide proper linkages of the internal road with the proposed Road No.51.
- iii) It will be better if both the inter-sections
  - a) With the Ring Road.
  - b) With the road No.50 are also designed with the alignment plan of Road No.50.



From the agenda item placed before the Technical Committee held on 25.8.87 it appears that a number of structures will be affected. This matter needs to be sorted out by MCD and City Planning Wing of DDA.

In case the Technical Committee/Authority agrees for the provision of this road, this may have to be processed as per the D.D. Act( as modified from time to time) for the modifications in the draft MPD-2001 which is already been submitted to the Govt. for its approval.

2. The proposed alignment connects the bypass at the same point where a 30 mt. R/W road also meets the bypass. To avoid two parallel road in such a close vicinity and to provide adequate accessibility to the appoposed district centre in this area, the alignment plan of road No.51 may, be modified as indicated in the plan laid on the table, R/W of the proposed 30 mt. road required upgradation to 60 mt.
3. Agenda note put up to Technical Committee in its meeting held on 25.8.87.
4. The case is put up to the Technical Committee for consideration of the following:
  - i. Inclusion of this road in the draft PDP-2001.
  - ii. Approved of the modification in the alignment which is marginally modified to keep conformity with the road network proposed in PDP-2001 as well as provide proper access to the proposed District Centre in this area.
  - iii. Proposed 30 mt. R.O.W road adjoining the Distt. Centre required realignment at its junction with Road No.51 to form a proper intersection. As a result of this realignment the sites for District Centre and Facility Centre need re-adjustment (Plan laid on table).

The 30 mt. road sketch between point 'B' and 'C' may be discontinued.



Sub:- Approval of set back cum Structure plan  
Mandawali Fazalpur Group Housing Societies Area.

F.R.5(5)/84-Dir,(CP) Pt-III

The lay out plan/ structure plan of Mandawali Fazalpur complex of cooperative societies along with extended area was approved by VC/DUAC. Lands to 114 cooperative group housing society have been allotted /handed over/ houses constructed in this complex. In the lay out plan the provision of various community facilities such as primary School, higher secondary schools, parks, open spaces, and health centres etc. has been made, as per details given below:

Community Facilities	No of sites.
1. Hr. Secondary School	4
2. Primary Schools	5
3. Health centre	1
4. Small Hospital	1
5. Telephone exchange	1
6. Electric sub station site	1
7. Parks & open spaces	2
8. Telephone exchange	1
9. Police Post	1
10. Religious	1
11. Community centre	1

Most of these sites earmarked for facility have been encroached upon by unauthorised construction. Removal of encroachments from R/W from major roads and community facility has been discussed in various meetings but no action has been taken. Most of these societies have not taken up construction of flats and in a number of cases societies have completed construction of flats and therefore, community facilities will be required to cater to the needs of population. Societies have represented for provision of such facilities on priority basis.

3. For making provision of water supply in this complex a community centre site earmarked in the lay out plan was found suitable for provision of under ground water storage tank and therefore, the site of community centre is being utilised for this purpose.



4. In addition to above sites for telephone exchange, police station, DESU, Delhi Administration small hospital etc were allotted land in the Karkardooma institutional area on the basis of a plan prepared by DDA in 1984 but subsequently in 1987 it was decided to recast the plan keeping in view that area for LRT terminal is required. Thus only a small strip of land available for carrying out plots for small institutions. Allotments to other institutions were cancelled due to non-availability of plot and it was decided that alternate allotment to these institution be made in the near by areas.

5. A piece of land, measuring 25.8 hect. in the adjoining area is earmarked for truck terminal as per PDP-2001 and it was also marked for transportation (truck terminal) in the draft zonal development plan on the basis of MPD-1962. A distance of 2.5 km. on the same highway no.24, UP Govt. is developing a large size truck terminal named SAARTHI in an area of about 120 hect.

6. Thus the site marked for the same purpose in U T may not be necessary. A layout plan has, therefore, been prepared by City Planning Wing for this area for utilization it, for providing community facility and institutional plot as per the details given below;

Total Area	25.80 Hect.
Educational Facilities	3 H.S Schools 6 P. Schools
Community facilities like (police stn. Fire stn. Small hospital, P&T Deptt., Health Septt. DEIDC etc.	5.05 hect.
Park	4.71 hect.
Circulation	4.24 hect.
cultural	6.8 hect.

7. For utilization of this land this will require change of land use of this pocket. The case was examined by PPW and observed that the facilities in fact should form part of the residential area. The truck centre would be required to cater to the whole sale market proposed in the adjoining area. As such it is suggested that there should be change of land use for this area.

8. The case is placed before the Technical Committee for co-nsideration.



Sub:- Permission to use extra Power Load upto the extent of 50 H.P. Electric connection on plot no.1/37, Kirti Nagar, New Delhi.

F.3(15)/88-MP.

Smt. Nawant Kaur Prop. has forwarded a proposal regarding permission to use extra Power Load up to the extent of 50 H.P. Electric connection on plot No.1/37 W.H.S. Kirti Nagar, New Delhi.

2 The matter has been discussed in the I.P.C. Meeting held on 10.5.88 in the room of Director(CP) and it was observed that the Technical Committee meeting held on 29.8.69 recommended and decided that there would be no objection to a saw mill with a power load up to 10 H.P. in Kirti Nagar ware-housing area. In August, 1985 in one case permission was granted for extra power load up to the extent of 50 H.P. on plot No.204-A Kirti Nagar, ware-housing scheme.

3. In the I.P.C. meeting of 10.5.88, it was further recommended that the case of additional power load may be placed before the Technical Committee with the recommendation that there should not be any ban on power load in approved Industrial Ware-housing areas subject to the following conditions:

- i. Trade as permissible in the scheme is not changed.
- ii. Occupancy certificate has been obtained by the unit.
- iii. There is no addition to the permissible floor space.

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



Sub:- Laying of 1500 mm dia PSC main by W.S.& S.D.U. at Indira Vihar.

File No. PA/Jt. Dir. / (Plg.) 88/98

Water Supply and Sewage Disposal Undertaking vide their letter dated 29.3.88 has stated to lay 1500 mm dia PSC line, which is to be continued from Mukherjee Nagar to Indira Vihar and is to further pass through the open land lying between Indira Vihar and BEM DTC Depot. The land between Indira Vihar and DTC depot vests with DDA and as such permission is sought to lay the line in the area under the management and control of DDA.

2. The case has been examined and found that the lines can be laid along the park and the road between Indira Vihar and DTC depot. Executive Engineer, Water Supply and Sewage Disposal undertaking has also undertaken to repair the damage of park area if any in the process of laying the water lines.
3. Director (Hort.) has also issued No Objection for laying the water lines along the park.
4. In view of the position explained above, the case is placed before the Technical Committee for its consideration for laying the 1500 mm dia PSC lines in the portion of B&C marked on the copy of the plan placed at flag 'X'.



Sub:- Allotment of Gas Godown and SKO/LDO site  
to IOC in Patpar Ganj area, Delhi.  
F.13(88)/85-/CRC.

Indian Oil Corporation vide their letter No.DDL/272 dated 10.10.86 had requested for allotment of LPG storage site for Sh. Ram Dhani Ram in the area Shakarpur Complex, who was issued a letter of intent for operating the same. This case was earlier examined by City Planning Wing, DDA and a layout Plan carving out 3 gas godown sites was proposed in Shakarpur Complex (Flag-'A') which stands approved vide VC's orders dt. 23.1.86 on page 6/n in file No.F.13(92)/85-CRC. The site No.2 within this pocket was already handed over to Sh. Ram Dhani Ram.

2. It has been reported by Sh. Ram Dhani Ram in his letter dated 23.2.88 that local residents were opposing construction of gas godown and had damaged the foundation laid for construction of godown. We have also received a letter from the Secretary to LG forwarding the letter from the Minister of Parliamentary Affairs Sh. H.K.L. Bhagat, wherein it has been said that gas godown sites in these areas may not be allowed.

3. Therefore, the possibility of providing two alternative sites has been examined. A pocket located along Gazipur drain in Trilok Puri marked 'A' on copy of the plan at flag-'B' has been identified after site inspection. Detail plan of survey is enclosed at flag-'B'. There are some grown up trees around. However, within the site of gas godown no tree may be affected. This pocket is bounded by higher secondary School boundary wall in the north, re-settlement colony Trilokpuri in the east, Gazi Pur drain in the south and vacant land in the west. The residential building of re-settlement colony and school boundary are about 20 mt. to 25 mt. away from the proposed site. The land use as per development plan/PDP-2001 is district park. However, the location of the site does not permit its use



Sub: Allotment of land for gas godown for Rani Bagh/  
Shakurbasti/Saraswati Vihar area to IOC.

F.13(19)88/CRC/DDA

1. Indian Oil Corporation has requested for allotment of a gas godown site for Rani Bagh/Shakurbasti/Saraswati Vihar/ area for dealership of Sh. Satish Kumar.
2. Two gas godown sites measuring 20-1 mt. x 26.2 mt. along with Chowkidar hut were proposed in the green belt on the periphery of Shakurpur resettlement colony as indicated in the detailed layout plan as also in the part detailed plan of the area. Site no. 1 was approved by Comm.(L) and stands allotted to BPC. Site no. 2 is proposed for allotment in the present case. The sites are proposed in the peripheral green belt of the resettlement colony. Site no. 2 is lying vacant with euclyptus trees along the periphery. Community toilet blocks are existing in front of this site across the road. The sites are accessible by a 20 mt. wide existing road.
3. The site was inspected by Comm. (Plg.) along with Jt. Dir. (CP) and other officials of Planning Wing. The location of the gas godown site has been integrated with the Hr.Sec. School site proposed in Shakurpur Resettlement Colony. The site are not affected by Wazirpur District Centre as per the observations of Chief Architect. Approval of Fire Deptt. will be obtained after the sites have been approved by DDA.
4. The case is put up to the Tech. Committee for consideration.



Sub:- Issue of NOC to DSIDC for construction of work sheds in rural areas of Delhi.  
F.3(69)/87-MP. -----

# 1. INTRODUCTION:

## (i) DSIDC proposal:

Delhi State Industrial Development Corporation vide his letter no.DSIDC/EE(N)/PA/109/429 dated 28.8.87 have requested for issue of NOC for the construction of work sheds in rural areas of Delhi in village Mitraon in Najafgarh Block and village Bakhta warpur in Alipur Block.

Land measruing about 0.8 hechts in village Mitraon and 1.92 hechts. in village Bakhtawarpur is allotted to DSIDC by Delhi Admn.(Panchayat Unit) vide its letter no. F.30(50)/p/78/3069 dt. 28.6.82 and Asstt. Development Commissioner(Panchayats) vide its letter no.F.30(60)/p/69/1/14707-10 dated 17.12.87. The location of the lands allotted in the villages referred above is shown on the copies of the plans placed at flag X-I and X-2 forwarded by Executive Engineer,DSIDC vide his letter dt.9.9.87.

The Executive Engineer# DSIDC vide its letter dated 20.8.87 have also submitted detailed plans for these industrial area s. The provision of industrial work sheds and the facilities therein are given as under:

### a. Village Mitraon

Total area of the plot	:	7974.87 sq. mt.	
G.F. coverage	:	2233.17 sq. mt.	28%
Total area on G.F. & F.F.	:	3337.82 sq. mt.	
FAR	:	42	

### Provisions in the plan:

#### A. Industrial

- |   |         |
|---|---------|
| (i) Sheds single storeyed each measuring 6.0 x 18.3 i.e. 109.8 sq. mt,                            | 10 nos. |
| (ii) Flatted factories block of double storey each unit measuring 5.0 x 10.0 i.e. 50 sq. mt. each | 24 nos  |

B. Administration Block7	1 no.
C. Residential Block	1 no.
D. Toilet Block	1 no.



b. Village Bakhtawarpur:

Total area of the plot = 15217.8 sq. mt.

G.F. Coverage 2233.17 sq. mt = 15%

Total Floor area 3337.82 sq. mt.

FAR = 22

Provision in the plan

Same as per village Mitraon

(ii) Need for industrialisation in rural settlements of Delhi

Unless opportunities are created for people living in rural areas for work and regular income, the shift of the population from rural to urban areas cannot be checked.

A network of small scale industries should be established to provide employment and subsidiary occupation to people living in rural areas. Villages situated close to Delhi are dying out due to their increasing inability to sustain the population. Consequently the rural environment is deteriorating. It is, therefore, necessary to check the mass movement of people from the country side and to put the rural sector in right gear through proper planning.

It is well known that agriculture alone cannot achieve an all round development in villages in rural Delhi. For a balanced development, cottage and small scale industries must be given a due place in the rural economy. Rural Delhi by itself has limited industrial potential. Still a few village industries based on local raw materials are

possible in the areas. This will help in strengthening the economy base of the rural areas.

2. DETAILS AVAILABLE:

The case is examined with reference to the provisions of MPD-62, PDP-2001 and Mini Master Plan for integrated development of urban and rural villages in Delhi, it is observed that:

(a) In MPD-62: has not spelt out any policy on the subject expect categorisation of industries into 3 categories given below and provisions of 6 hectares of land:

(i) Village industries depending upon local raw materials.

(ii) Other industries which might be attracted to the rural areas on account of cheap land and labour.

(iii) Rural trades and crafts depending on local talent.



It has been further recommended that about 6 hec. of land should be reserved in each of the following villages in the plans of the rural land use:

- 1) Dhansa (2) Gumbanhera (3) Ujwa (4) Mitraon (5) Chhawala
- 6) Bijwasan (7) Pehladpur (8) Bangar (9) Kanjhawala
- 10) Punjab Kher (11) Alipur (12) Bhakhtawarpur (13) Kherakalan
- 14) Buraro (15) Bustafabad (16) Dalupura (17) Molar Band
- 18) Fatehpur Beri (19) Chhattar Pur (20) Kanganheri.

To sum up the programme indicated for the rural areas in the MPD-1962 is as under:

- i) Work place cum training centre for village craftsman to be located in central village for each small village cluster.
  - ii) One rural industrial estate for group of villages located in rural town.
  - iii) This is to build a pyramid of industries broad based on progressive rural economy.
- b) In PDP-2001 as opined by Dir.(PPW) these two villages are covered for the provision of dispensary and development of rural industrial area. He has further observed that the development should be comprehensive and integrated. The PDP -2001 plan submitted to the Ministry of Urban Development for approval specifies total number of 106 industries group under G and G-1 to be developed in rural areas (list annexed). It has been further recommended that plot size of each industrial estate should be 2000 sq. mt. ground coverage 30%, FAR -120 and maximum height 14 mt. Also following recommendations have been made in respect of development of industrial estates in rural areas:
- i) Basement below ground floor and the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.
  - ii) Trees shall be planted @ 150 trees/Ha and 20% of the open space shall be covered by green area.



Mini Master Plan, the Administration of the Union Territory of Delhi vide notification no.F.6(9)/83-84 Ptg. dated 15.9.84 constituted a small working group for the preparation of a Mini-Master Plan for integrated development of urban and rural villages in the Union Territory of Delhi over the next 20-25 years. The report worked out by the group, besides laying emphasis on rural development has recommended as under:

- i) Household industries may be permitted in residential areas with a restriction on men, horse-power types of industries trades and parking problems.
- ii) Non-nuisance type of industries may be shifted in the pockets of the village periphery after proper development.
- iii) Nuisance and noxious of industries may be shifted in developed industrial areas of DDA subject to other conditions stipulated in the master plan.
- iv.) It has been further proposed to have industrial estates of 10 HA in growth centres, 5 hecta in growth points and industrial pocket of 0.5 hect. in basic villages. The report further identifies 15 growth centres given below:

- |                  |                      |
|------------------|----------------------|
| 1. Bakhtawarpur  | 9. Gumanhera         |
| 2. Bawana        | 10. Rajouri          |
| 3. Qutabgarh     | 11. Chawala          |
| 4. Jharoda Kalan | 12. Ujwa             |
| 5. Dhansa        | 13. Alipur           |
| 6. Jagatpur      | 14. Pehlampur Bangar |
| 7. Mitraon       | 15.8Khanzawala       |
| 8. Jaunti        |                      |

It has further imposed following restrictions in the proposed industrial development to take place in the rural areas.

- i) Large, medium and noxious industries given in 1962 master Plan of Delhi (page 80-85) shall not be permitted on the periphery of the villages, restrictions of man power and pollutant has to be observed.
- ii) Within built up area of village, no industries will be allowed more than 5 horse powers and not more than 4 workers while on the periphery of villages max. 20 horse powers with 20 workers will be permitted for each industries.
- iii) In the proposed industrial estates, maximum plot size will be 400 sq. mt. with suitable zoning regulations.

### 3. PROPOSALS:

Keeping in view the details available so far in MPD-62. PDP-2001 and Mini Master Plan for integrated development of



urban and rural villages in Delhi, it is noted that the villages under reference i.e. Mitraon and Bakhtawarpur falls in the category of growth centres where development of industrial estates can be taken up. DSIDC in Nov. 1985 has been made responsible by Delhi Administration for the development and construction of industrial sheds and estates on the lands around rural areas so as to provide employment opportunities to the rural population.

As such it is proposed that DSIDC be permitted to develop industrial estates in the areas already in their possession in village, namely Bakhtawarpur and Mitraon subject to the following conditions:

- a) Type of industries: The industrial areas proposed to be developed by DSIDC shall only allow the industrial activities as recommended in PDP-2001 (list annexed)
- b) The industrial area can be developed for a mix of plots, sheds and flatted facilities with following controls:
  - i. Maximum plot size in the scheme would be 400 sq. mt. and will have 50% ground coverage, 50 FAR with single storeyed construction on individual plots with basement for storage purposes.
  - ii. Whereever required provision of flatted factories can be made within maximum of 2 storeyed building.
  - iii. Industrial sheds to be constructed shall be single storeyed.
- c) Each industrial unit will not employ more than 20 workers and will not have more than 20 H.P. of electric loads.
- d) The development of industrial estate will also provide spaces for facilities be provided like post office, dispensary, public conveniences, administrative block, bank, fire post, dha o, public telephone booth, proper signases etc.
- e) Minimum road width with in the area should be 9.0 mt.
- f) Trees shall be planted @ 150 trees/ ha and 10% of space shall be covered by green area.



g) The layout plans submitted by DSIDC shall have to be seen accordingly.

4. The proposal contained in para 3 above is placed before the Technical Committee for its consideration, for a general policy and specific cases of Mitraon and Bakhtawar Pur



INDUSTRIES PERMITTED IN INDUSTRIAL AREA IN RURAL USE ZONE:

1. Activated Carbon
2. Barley malt and extract
3. Ber candy and guava fruit bar
4. Cattle feed
5. Citrus fruit concentrate
6. Confectionery
7. Dal milling
8. Dehydrated vegetavles
9. Eucalyptus oil
10. Flour milling
11. Fuel briquettes
12. Grading waxing and polishing of malta
- 13.8Grape vinger and juice
14. Ground nut oil
15. Guar split
16. Gur and Khandasari
17. Handmade papper
18. Ice-cream
19. Lactic and exelic acids
20. Milling pulses
21. M ustard oil and powder
22. Pasturised milk and its products
23. Pickles, bhutneys and murasbas
24. Poultry feed
25. Processed fruit and vegetavle products
26. Pycohyesed glucose and starch
27. Rapessed oil
28. Red chillis oleresin
29. Rice milling
30. Sesame oil
- 31.8Spice grinding
32. Suga-rcane wax
33. Straw boards
34. Surgical bandage
35. Tamato ketchup and vegetable sauce
36. Weaning food
37. The industrial units given in Annexure-A-70 shall also be permitted.



LIST OF INDUSTRIES TO BE PERMITTED IN RURAL USE ZONE

A. The following manufacturing units are permitted as household industry: in service centre as part of local Shopping Centre, Community Centre, District Centre and Sub- Central Business District in Light and Service Industry Use Zone-MI, Flatted Group Industry and Extensive industry Use Zone-M2.

1. Agarbati & Similar products
2. Assembly and repair of electric gadgets
3. Assembly and repair of electronic goods
4. Assembly and repair of sewing machines
5. Batic works
- 6.8 Black smithy
7. Block making and photo enlarging
8. Biscuit, pappey, cakes and cookies making
9. Button making, fixing of button and hooks
10. Calico & textile products
11. Cane and bamboo products
12. Clay and modelling
13. Coir and jute products
14. Cardboard boxes
15. Candles
16. Copper and brass art wares
17. Cordage, rope and twine making
18. Carpentry
19. Contact lens
20. Canvas bags and holdalls making
21. Candies, sweets resmalial etc (when not canned)
22. Cotton/silk printing (by hand)
23. Dari and carpet weaving
24. Detergent (withint bhatti )
25. Embroidery
26. Framing of pictures and mirrors
27. Fountain pens, ball pens and felt pens
28. Gold and Silvery thread, kalavattu
29. Hoisery products
30. Hats, caps, turbans including embroideries
31. Ivory carving
32. Ink making for fountain pens
33. Jewellery itmes
34. Khadi and handlooms
35. Lace products
36. Leather footwear
37. Leather and rexine made upts.



38. Production of following items
  - i. Blance cakes
  - ii Brushes
  - iii Ctayons
  - iv Kulfi and confectionery
  - v Jam, jellies and fruit preserves
  - vi Musical instruments(including repairs)
  - vii Lace work and like
  - viiiOrnamental leather godds like purses, hand bage
  - ix. Small electronic components.
39. Name plate making
40. Paper stationery itmes and book binding
41. Pith hat garlands of lflowers and pith
42. P.V.C. products (with one moulding machine)
43. Papier machine
44. Perfumery and cosmetics
45. Photosetting
46. Photostate and cyclosyting
47. Preparation of vadi papad etc.
48. Processing of condiments, spices, groundnuts and dal
49. Pan masala
50. Repair of watches and clocks
51. Rakhee making
52. Stone engraving
53. Sports goods
54. Surgical bandage rolling and cutting
55. Stone pins, safety pins and aluminium buttongs (by hand press)
56. Silver foil making
57. Saree fall making
58. Tailoring
59. Thread balls and cotton filling
60. Toys and dolls
61. Umbrella assembly
62. Village pottery industry(without bhatti)
63. Village oil gphant
64. Velvet emproidered shoes/shawls
65. Vermicelli and macaroni
66. Wood carving and decorative wood wabes
67. Wool balling and lachee making
68. Wooden/cardboard jewellery boxes (subject to no objection certificate from fire department)
69. Wool knitting (with machine)
70. Zori Zardozi.



Sub: Laying of Babarala Delhi Gas Pipeline as an extension of Hazira Bijaipur Jagdishpur Gas Pipeline in Delhi Metropolitan Area. F.7(20)88-MP

Senior Manager (Plg.) Gas Authority of India (A govt. of India undertaking) vide his letter no. ND/HBJ/SM-49 (II)672 dt. 29.7.88 requested for permission to lay 18" diameter pipeline in 10 km of length in Delhi. As per their time schedule, the work is to start immediately. The pipe line as indicated in the plan starts from the southern point of Hindon cut with river Yamuna, passes along 9 spurs along left marginal bund-cum-road on river Yamuna; crosses the new railway line from Delhi to Ghaziabad; travels parallel to the railway line in the north of its and guide bund along river channel; crosses river water channel at a suitable depth; again passes along spurs constructed along coal siding line and then finally will supply gas to 'C' power station as well as to Power Houses at Raj Ghat.

2. The pipe line will be laid underground with at least one meter cover in the normal cultivated terrain and with 1:5 mtr. cover in the river flood plain area. Below the water channel it will be at a much more depth thus eliminating any possibility of pipe exposure.
3. The proposal was examined in the CP wing and it was observed that it does not effect channelisation of the river Yamuna project as well as any provisions of the Master Plan.
4. The proposal was examined by the PPW and certain observations made by them were conveyed to the Gas Authority of India Ltd. In these observations certain modifications were suggested in the alignment of the pipe line. The Gas Authority subsequently agreed to submit a project report when the same is envisaged to be laid.
5. The case is now put up to the TC only for land use clearance from DDA. The gas authority shall take necessary clearance from all other concerned departments separately.
6. The case is put up to the Tech. committee for consideration.



Sub: Identification and earmarking of the sites measuring about 250 sq.mts. each in the larger green areas in different parts of Delhi for the running of Country Liquors Vends in temporarily tubular and improvise structures. F.13(27)88/CRC

1. A request has been received from Commr. and Secy. (L&B) vide his note no. 7(13)88/L&B/LA/19745 dt. 2.6.88 for identification and ear marking of the sites for the implementation of the decision of the Executive Council for the establishment of departmentally run country liquor vends in temporary tubular and improvise structures. In order to avoid public criticism to the opening or continuance of a country liquor / Rum shoo close to the residential neighbourhood, DDA is requested to ear mark 250 sq.mts. of land in one corner of the large green areas of different localities for establishing of 20 country liquor / rum shops as a long term measure.
2. These ear marked sites would have a enclosure of 6 ft. height with proper entry and exist with the plantation of trees around it to camouflage. Only temporary tubular structure with asbestos sheets on the roof be provided.
3. The request has been examined in DDA and Director (PPW) observed that location of such shops in large green areas in different parts of Delhi is not in accordance with the Master Plan and these valuable green areas shold not be exploited for such purposes. All efforts should be made at all levels to protect the large and green areas of Delhi are to be protected to the best possible extent. P.M. Sectt./U.D. ministry is also taking keen interest in preserving large green areas of Delhi. However, he has suggested that such uses could go in the community centres / district centres in such a fashion that these do not interfere with the peace and tranquility of near by residential communities.
4. The matter is placed for the consideration of the Technical Committee.



Sub:- Change of land use of an area measuring about 38 acres from 'Industrial to 'Commercial' at Jangpura, New Delhi.

F.20(8)/88-MP.

A request has been received from Chairman and Managing Director. HPL vide his letter no.HPL/GMD/GM/DDA/282 dated June.1988, They have stated that factory was established in early 50s and presently hemmed in by railway lines from three sides. A lot of residential and commercial growth has taken place over the years in the adjoining areas. The Factory lacks of a proper approach road which is due to encroachment of Govt. land by Badarpur dealers etc. Also, there is a paucity of land for future growth and development of the factory. Therefore, they have proposed to shift the factory from the present site (Jangpura) to some suitable place outside Delhi with ample scope for future growth and development. They have also observed that the proposal is duly approved by the Ministry of Urban Development. In view of this, the company is now in the process of purchasing the required land at Sahibabad, U.P.

2. The total area of land under occupation of HPL at Jangpura is about 38 acres, out of which a small portion is occupied by the Staff Quarter of the Company. The request of the company is to utilise the present land (Jangpura) for commercial and residential purposes, for this they have requested for a No Objection Certificate from land use point of view.

3. The request of the company has been duly examined and it is observed that the land use of the major part of the area is light industry as per Master Plan for Delhi 1962, as well as per draft Master Plan for Delhi-2001. The area is



Sub: Change of land use of an area measuring 15 acres  
'Agricultural Green' to Institutional for the construction  
of Ind. Trg. Institute of at Jaffarpur, Delhi.  
F.20(21)87-MP

A request has been received from Deputy Director Training Delhi Administration vide his letter of even no. dt. 2.11.87 for changing the land use of the area measuring 15 acres from Agricultural Green to Institutional in the Village Jaffarpur. The land belongs to Gaon Sabha. The matter was examined in DDA and certain clarifications were sought.

2. Deputy Director Training vide his letter dt. 16.5.88 has stated that the detailed proposal with full justification for opening an ITI at Jaffarpur Village, Najafgarh Block, with the approval of the Lt. Governor, Delhi was referred to the Govt. of India for conveying the sanction of the President of India. The Govt. of India after examining proposal has already conveyed their approval and the sanction of the President of India for the creation of various posts has since been received. The Institute has already started functioning as guest institute w.e.f. 1986-87 pending the construction of its own building.

3. He further, stated that the area of 1.40 to 1.60 hectare provided in the Draft MPD-2001 for urban areas was provided keeping in view the limited availability of land in the urban limits and that the provision for expansion, construction of Staff Quarters and Hotel can be dispensed with. In the rural areas such as the farflung area of Najafgarh, scope for staff quarters, Hostel and further expansion is absolutely necessary and as such the department has taken over a plot of land measuring 15 acres from the Gram Sabha and have constructed boundary wall around the land.

4. The matter was further examined after inspecting the site from planning point of view and following observations were made;

i. The site is about 8 k.m. from Najafgarh town and about 4 k.m. from village Mitron. It falls on one of the approach roads and does not lie on main road linking Najafgarh town and Dhansa Border. Therefore, it has only limited inter linkages with the other villages.



- ii. The site falls beyond the proposed urban limits of MPD-2001. However, as per MPD-2001 five growth centres and six other villages have been identified and village Mitraon is one of such villages. These villages have mainly been identified based on their inter linkages and growth potentials.
  - iii. Against the permissible coverage of 25% only 14.7% has been achieved. Based on discussions with the Dy. Dir. (Trg.) Directorate of Technical Education, Delhi Admn. it has been noticed that areas for future expansion to offer tractor training etc. has not been shown on this map, which would be supplied to BDA.
  - iv. The proposed ITI site is adjoining the site of 100 bedded hospital (20 acres) already handed over to Delhi Administration for opening Rao Tula Ram Memorial Hospital. The hospital is in its advance stage of construction and is one of the main roads. Site inter views with the concerned engineers reveals that availability of power may not pose difficulties but availability of municipal water may require augmentation of existing 4 inches pipe line coming from Najafgarh Town. The matter has already been referred to MCD for further necessary action.
  - v. The land for proposed ITI has already been occupied and a boundary wall has been constructed. Under these circumstances we may suggest that a direct axis from the main road i.e. Najafgarh town to Dhanasa Border, if provided it would provide better linkages and connections with other villages and the city.
4. In view of the above, the matter is placed for the consideration of the Technical Committee for change in land use.



Sub: Change of land use from "Green to Tourist Complex at Saidlazar, South of Saket, New Delhi.

F.20(12)/86\_MP.

A request was received from Ex. Engineer PWD for change of land use to construct a Tourist Complex by Deptt. of Tourism Delhi Admn. on a total land of 20.5 acres at village Saidlazar, South of Saket. In his letter it has been mentioned that 10 acres of land has already been acquired from the Gram Panchayat and the rest of the areas it is already in the process of taking over the balance land.

2. The case has been examined and it has been observed that this requires a change of land use from Agricultural Green Belt to Public & Semi Public Facilities - Institutional. The land section has informed that the land has been notified under section 6 of the Land Acquisition Act but has not been acquired so far. Accordingly, it was informed to PWD. The Asstt. Director Tourism has forwarded a note on the development of Rural Tourist Complex Saidlazar and has asked for the decision of DDA.

3. In the note forwarded by Director of Tourism Delhi Admn., it has been mentioned that the tourist complex will be a part of environmental beautification of the Kutab Minar which is one of the most important monument of India and the complex can become a source to attract, educate and entertain tourists both Indian and Foreign. The complex is proposed to be provided with

- a few havelies (on the pattern of Sakhawati, Punjab, and Delhi, and palaces (Chettinad, Gujarat), having not more than one storey. The architecture and interior will reflect the region the haveli or the palace represent.
- Open national cultural amphitheatre for presenting similarity, diversity and continuity of our culture
- Separate small eating houses disbursed around a large common open area offering vegetarian and non vegetarian meals.
- Sports complex for Indian sports including swimming pool, meditation and yoga centre.



- open ground for live marriage procession, enactment of various festivals and temple festivals of various places
- open places for riding poneys, camels, elephants and Indian chariots, ekhas etc.
- a large open area with beautiful land scap.

While developing the complex due consideration will be given to the ecology of the area. Near this area, Indira Gandhi Open University is situated and opposite the area a well laid out colony has been coming up. DDA SFS houses have also been constructed near the tourist complex. As per PDP-2001 this land is located in the 'Regional Park'.

4. The case is put up to TC for its consideration of the proposal to develop this land by Tourist Deptt. of Delhi Admn. and for change of land use for an area of about 20.5 acres (modified).



Sub: Change of land use of an area measuring about 110' X 1200' from 'Railway Operational' to 'Residential use' at Moti bagh, New Delhi for construction of quarters of Railway Officers. F.16(16)87-MP

18.3.87 After catering for the entire operational requirement

The Authority vide its resolution no. 88 dt. 10.8.87 has approved the change of land use strip of land measuring 110' X 1200' from 'Circulation' (Railways operational) to 'Residential' sub ject to the undertaking to be given by the Northern Railway that as and when this strip of land is required in future for operational or for any other expansion activities of Railway, the said construction shall be removed and land allowed to be used for the said purpose. And the same was referred to the Ministry for approval of the Central Government under section II-A on 7.9.87 and the Ministry has conveyed the approval vide his letter no. K-13011/21/87/DDIIA dt. 7.12.87 for change of land use of an area measuring about 110' X 1200' from Operational to Residential at Moti Bagh, for Railways officers to residential accommodation.

2. Accordingly, the objection / suggestion were invited vide public notice no. F.16(16)87-MP dt. 22.2.88. In response

to the aforesaid public notice, only two suggestion/objection

has been received one from Dir. (PPW) and the Authority and

second from Town and Country Planning Organisation, Ministry of Urban Development.

i. T CPO: They have observed that the proposed change of land use from 'Circulation (Railway operational) Use' to 'Residential use' as acceptable by the Authority then the land should be developed for Group Housing with a high density. This is important as the plan for Delhi 2001, as prepared by DDA, indicates that the land along the ring railway would be developed at high intensity to justify intra urban passenger traffic.



(ii) PPW: Director (PPW) observed that in the modified draft of the Master Plan for Delhi, submitted to the Ministry of Urban Development for consideration, the existing railway net work in the Union Territory of Delhi needs to cater to both the inter city and intra city movement. However, the intra city movement to have priority where it is needed and system to be modified accordingly.

b. With the above policy frame the Ring Road and its spurs would have to be looked into for the movement of the intra city passenger movement. This may need additional line and restructuring of the existing railway stations for intra face with the bus movement. Further details of the integrated transport system are still to be worked out and in this the existing operational area might be needed in the restructuring.

4. Dy. C.E.(CN) Railway stated vide his letter dt. 18.3.87 After catering for the entire operational requirement of Railway both present and future in this area, it is confirmed that above plot of land is not required for the operational use of the Railways.

5. The matter was considered by the Technical Committee in its meeting held on 29.4.88 and it was decided that a site inspection be arranged for visiting the site by VC the with Commissioner (Planning), Chief planner, TCPO, Director (DC&P), Director (PP). The site was inspected by the VC DDA with the Railway Officers and it was observed as Under: and its spurs would have to be looked into for the movement of the

i. In coming days there will be hectic movement of train-s and in view of that I shudder to think how face with these residents will take up or withstand the noise transport pollution. still to be worked out and in this the existing operational area might be needed in the restructuring.

4. Dy. C.E.(CN) Railway stated vide his letter dt. 18.3.87 After catering for the entire operational requirement of Railway both present and future in this area, it is confirmed that above plot of land is not required for the operational use of the Railways.

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- ii. There is a small green strip where lot of bushes and trees are there. This should act as a buffer between the existing houses in Moti Bagh and the Railway line to cut down the noise.
  - iii. The construction coming up there will mar the view of the railway museum across the railway tract. It will be much better if there is a green buffer to add to the beauty of the place.
  - iv. In date to come say 50 years or so there may be need to expand the railway net work and lay new tracks catering to the increased traffic and it will be very difficult to do so if these constructs come up in the meanwhile.
5. In view of the above the proposal for change of land use for this site may be dropped.
6. The same was conveyed to the Secretary Ministry of Urban Development, Government of India vide this office letter no. DO Dir. (PP)/88/F466 dt. 20.6.88 . Reference is received in response to the VC'S DO letter dt. 20.6.88 from Joint Secretary UD Ministry of Urban Development vide their letter no. 13011/21/87/DDIIA dt. 16.9.88 and he has observed as under:
- i. The most important point raised is whether the strip of land in question will at any time be required by the Railways themselves for operational reasons i.e. for additional tracks. It has been observed that there is already enough room for doubling the existing capacity of carrying traffic underneath the bridge at Moti Bagh as well as along the track. The four tracks (including the two in extence) would



have enough capacity to cater to the foreseeable perspective needs of expansion of traffic for suburban and inter city traffic. Further, the Railways have already certified that should they ever need additional space which is only a very distant possibility the proposed residential structures could be removed.

- ii. The former V.C. had pointed out that the proposed residential development would be very close to the Railway line and would result in the removal of bushes and trees which are acting as a buffer between the railway line and the existing houses in Moti Bagh. Our observation is that at present except for some shrubs/ bushes there is hardly any tree growth on this strip of land. The Railways have planned the proposed houses on this strip of land in such a way that they will be 48 ft. away from the existing railway track and 30 ft. away from any future track as and when it is laid underneath the span of the existing over bridge. In this 30 ft. wide strip the Railways propose to plant at least two rows of trees of different foliage (to be green all the year round) to absorb the noise. In addition the Railways had also proposed to build at least 8 ft. high buttress wall to absorb noise. Further, advancement in Technology also leads to reduction in the noise level.
- iii. The next point is about the possible obstruction to the view of the Railway Museum by the newly proposed houses. The level of the existing over-bridge would be about 10 ft. higher than the roof top line of the proposed houses which will be duplex type having a height of not more than 25 ft. This objection is therefore, not sustainable.
- iv. The last objection which has been raised by the T&CPO is about the high density group housing development for this



strip of land if it is to be approved for residential user. Our view is that the proposed construction would be in harmony with the existing residential complex already developed in Moti Bagh area which is not of high density houses. It will therefore, be anomalous to conceive high density group housing on a very small strip of land in this area.

vi. In the circumstance stated above, we are of the view that the DDA may take further necessary action to bring about the change of land use of the strip of land in question from 'Operational' to Residential' as indicated in their public notice No.16(16)/87-MP, dated the 22nd February, 1988. This has the approval of the Minister of Urban Development.

vii. I would also like you to ensure that the building plans of the Railways for the proposed bungalows conform to the height distance from the railway track, erection of buttress of wall etc as stated above before the plan is approved.

6. The above comments have been examined by the Director (PPW) and observation are as under:-

- i. The suggestion of the P.P.W were sent early which have not been accepted by the Ministry of Urban Development.
- ii. The point of view of the P.P.W in fact was accepted by the V.C. DDA and also L.G.
- iii. Although from the planning point of view the letter of the Ministry is not convincing but administratively we do not find any area way but to accept the same.

7. The matter is placed before the Technical Committee meeting for recommendation of the final notification.



Sub: Requirement of land for establishing electric sub station in NDMC area during 7th plan (1985-90) upto 2000 A.D. F.16(41)85-MP

Chief Engineer (Elect.) NDMC had submitted a proposal for requirement of land for establishing electric sub-stations in NDMC area during 7th plan (1985-90) upto 2000 A.D. The anticipated peak load demand by the end of 7th plan is 290 MVA and upto 2000 AD about 500 MVA. On the recommendations of Central Electricity Authority, it has been decided that NDMC will receive power from DESU on 66 KV grid station instead of 11 KV by establishing its own 66 KV and 33 KV grid stations.

2. The matter was discussed in the Technical Committee meeting on 12.12.85 and it was decided that "The Technical Committee noted that the overall proposal submitted by NDMC should form part of the integrated scheme to be formulated and finalised by DESU for the distribution of electric loads for various parts of Delhi and advised to NDMC to take up the matter with DESU and after their approval may submit the same to DDA. The Technical Committee also advised to NDMC that if there is any specific case for the clearance from the land use point of view, the same may be referred through L&DO to DDA for clearance from land use point of view".

3. In compliance to the decision of the Technical Committee NDMC forwarded the plan to DESU for the purpose of planning suitable feeders to be 66 KV sub station in NDMC area. However, it was also clarified by NDMC that in a joined meeting with Central Electricity Authority and DESU, it was decided that NDMC would receive power from DESU at 66 KV and will establish its own 66 KV and 33 KV sub station in its area.

4. The Ex. Engineer, DESU vide his letter dt. 27th March, 1987 mentioned that the 33 KV system planning in the NDMC area is now being done by NDMC itself and DESU is in no way involved in it. He has also mentioned that DESU has planned to establish 66 KV sub station at School Land and Vidyut Bhawan during the 7th plan period but has not ascertained the long term requirement of the 66 KV sub station. He however, feels that the requirement of NDMC appears to be justified in view of the fast growth of the load.



5. The matter was again discussed in the TC meeting on 20.10.87 where decision was taken as below:

"Sh. Pradip Behari, Dy. Dir.(ZP) II, explained that this matter was earlier discussed in the TC meeting held on 12.12.85 and accordingly the matter was referred to DESU E. En. DESU has stated that 33 KV s/stn. planning is being done by NDMC itself and DESU is in no way involved in it. They have a proposal to establish 66 KV s/stn. at school lane, and at vidyut bhawan during the VIIth plan period. TC decided that the matter be sorted out by a group consisting of Director (PPW) (Convenor), Mr. P.D.S Sharma Chief Engineer (Plg.) DESU, Director (CP) with representative of L&DO, NDMC and Dy. Director (ZP) II. "

6. Accordingly, the group inspected all the locations proposed by NDMC and after discussion a final report has been prepared by the PPW to act as a base for the establishment of 66 KV and 33 KV sub station up to the year 2001 on the important features of the report are as under:

- A. By the year 2001 NDMC demand has been estimated as 450 MW (500 MVA). It may be noted that the presented demand in the NDMC area is 150 MW (84-85)
  - B. For the distribution network the NDMC would require 10 electric sub stations of 66 KV and 18 sub stations of 33 KV
  - C. i. Two electric sub stations of 66 KV and four electric sub stations of 33 KV are existing which do not require any up-gradation or additional land.  
ii. Six existing 66 KV electric sub stations and six proposed 33 KV electric sub stations would be established by upgrading existing sub stations.
  - iii. Two 66 KV electric sub stations and eight 33 KV electric sub stations, new locations have been suggested.
  - D. All the new electric sub stations would be of covered type which require (i) comparatively less space and (ii) are preferable visually.
  - E. The report indicated tentative location of these electric sub stations and the land extension. For actual development, each individual case will be brought before the Technical Committee of the DDA and would be processed as per rules.
7. The report entitled 'Establishment of Electric sub stations in NDMC area upto the year 2001' is enclosed for consideration and approval of the TC (report laid on the table).
8. The matter is placed before the TC for its consideration.



Sub:- Electrification of Group Housing Societies at Geeta Colony.

F.9(2)/88-TYA.

A request has been received from the Executive Engineer, Electrical Division No.I DDA for provision of Electric sub-station site for electrification of Group Housing Societies at Geeta Colony.

2. The case has been examined by the Trans Yamuna area Wing, and it has been found that in the approval layout cum-envelop plan of land allotted to C.G.H.S. at Geeta Colony, 3 electric sub-station sites have been earmarked, (As shown in the plan enclosed). All the three sites are located in the land which is under Stay with the Court, so the development of these sites can not be undertaken. The three Group Housing Societies have already undertaken the construction of flats for their members which are in advance stage of completion.

3. The Electrification of these societies will not be possible unless atleast one sub-station site is developed. The site as proposed was inspected by the DDA Officers and it was decided that immediately one electric sub-station site measuring 60' x 100' adjacent to the land allotted to societies be proposed out of the area earmarked for community facilities as shown at flag 'A'.

4. The case of approval of the proposed site for electric sub-station is placed before the Technical Committee for its consideration (Plan laid on the table).

5. The development of these sites can not be undertaken. The three Group Housing Societies have already undertaken the construction of flats for their members which are in advance stage of completion.

6. The Electrification of these societies will not be possible unless atleast one sub-station site is developed. The site as proposed was inspected by the DDA Officers and it was decided that immediately one electric sub-



Sub:- Layout plan of sites & services at kondli Gharoli Complex.

File No.F/AJ/593(1)/88.

Location:- An area of 25.45 hect. is available in the north of 45 mt. wide Master Plan road and east of Kondli Sewage Treatment plant. The land is an acquired one, more or less levelled, with major road pattern already constructed, but with some local pits.

2. Part of the larger complex:- 25.45 hect. is a part of larger Complex of 658 hect., salient features of which have been given under:-

- The Complex is in the south of Hindon Cut and north of Delhi U.P. boundary.
- There are 3 villages, one dairy farm sewage treatment plant (62 hect). many high tension lines unauthorised colonies etc.
- DDA vide its resolution No. 144 dated 30 th July, 1983 approved the plan of allotment to various G.H.B.S.
- The plan was again modified and approved by VC, DDA on 2nd March, 1985 and then by DUAC in August, 1985.
- VC, DDA in 1983 approved a scheme of carving out of 6000 plots each of 26 sq. mt. dividing into two phases.
- Phase-I of the scheme of 26 sq. mt. has already been implemented and plots allotted.
- Phase-II is being implemented and is under consideration for carving out plots of 21 sq. mt., 36 sq. mt., 48 sq. mt. and 70 sq. mt.
- Authority again on 30th June, 1984 recommended the change of land use of this particular area as a part of PDP-20001.
- Authority again vide resolution No.155 dated 3rd Sept. 1984 approved the proposal of declaration of entire area as development area of the DDA.
- In April, 1985 a scheme for the construction of 15000 dwelling units with a break-up of 3000 units of 13.5 sq. mt. 4000 units of 18 sq. mt. 4000 units of 25 sq. mt. and 4000 units of 45 sq. mt. was again approved.

3. Revised layout Plan:- Phase I of Kondli Gharoli scheme with plots of 26 sq. mt. has already been implemented and plots allotted to eligible allottees. The proposal is to modify the layout plan of phase-II by carving out plots of 21 sq. mt. 36 sq. mt., 48 sq. mt., and 70 sq. mt. plots of 21 sq. mt. are required for



the rehabilitation of Jhuggi dwellers from project sites of Community Shopping Centres at Kalkaji and Motia Khan (Paharganj). Plots of 36, 48 sq. mtrs. and 78 sq. mtr. plots are required for the rehabilitation of affected families in the scheme of land allotted to group housing societies at Mandavali Fazalpur. This decision was taken in the meeting held under the Chairmanship of VC, DDA on 11th July, 1988 and attended by Commissioner (Slum & JJ), Commissioner (Lands), Architect (JJ) and other officers. Details of the scheme are as under:-

- Residential	: 7.226
- Educational	: 4.455
- Commercial	: 1.065
- O.C.F. Comm. Hall E.S.S.	: 0.875
- Major road	: 4.300
- Service lanes & paths	: 4.029
- Parks, tol-lotss & open spaces.	: 3.500
Total	: 25.45

No. of plots in the scheme are as under:

- No. of 70 sq. mt. plots (5X14m)	: 55
- No. of 48 sq. mt. plots (4X12m)	: 96
- No. of 36 sq. mt. plots (4X9m)	: 128
- No. of 21 sq. mt. plots (3X7m)	: 2819*
Total no. of plots.....	3098

Population of the Complex will be 15,940 and for this following amount of facilities has been provided:-

<u>Name of the facility</u>	<u>No.</u>
Hr. Sec. School	: 2
Primary School	: 3
Playground	: 1
Bus Terminal	: 1
Electric S/Stn.	: 4
Dust-bins	: 4
Milk Booths	: 2
Local Shopping Centres	: 2
Community Shopping Centres	: 7
Parks, playground & open spaces	: As details given on on pre-page
Other Community Facilities	: 2

2272  
568  
2819  
8



4. Land Use:- As per MP-62 land use is agricultural green belt but as per PDP-2001, it is earmarked for the expansion of Kondli Treatment plant, though area required for phase-I & phase-II of Treatment plant has already been handed over to the department of WS&SDU, and on the basis that no additional land is required and development of roads was done in 1983. This particular layout plan has been prepared keeping all the existing roads constructed in 1983.

5. The plan is laid on table for the consideration and approval of the Technical Committee .



- Sub: i. Standards for Bus Terminals and bus depots.  
 ii. Definition of Bus Terminal.

File No. F.20(10)86-MP

DTC has requested to revise norms for bus terminal and depots in the Draft Master Plan for Delhi - 2001 as follows:

- |     |  |  |   |
|-----|--|--|---|
| i.  | DTC local Terminal (to be developed by local authorities | 1 no. for 30,000 population about 6000 families        | 2000 sq.m. to be shown in the ZDP / Div. Plan.  |
| ii. | DTC Depot-cum-Bus Terminal                               | 1 no. for 1.5 lakh population (about 30,000 families). | 3.0 ha to be earmarked in the Development plans |

DTC has also suggested to change the definition of Bus Terminal as Under:

"The premises used by public Transport agency to park buses, provide passenger amenities and operational requirements including fuelling, running repairs, servicing of buses, body building and administrative offices. Residential accommodation for essential staff may be provided. Any competible activity like commercial or lodging accommodation to serve commuters should be permitted".

2. The norms proposed in the Draft Master Plan for Delhi-2001 are:

Population served.	Use	Nos.	Area per Unit (sqm.)
1,00,000	Bus Terminal	1	2,000
5,00,000	Bus Terminal	1	4,000 (As part of
5,00,000	Bus Depot	2	20,000 District Centre)
10,00,000	Bus Depot	Depending on requirement	

Two separate definitions are **proposed** in Draft MPD-20001 for bus terminal and bus depot:

- i. Bus Terminal:

A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.

- ii. Bus Depot:

A premises used by a public transport agency or any other such agency for parking, maintenance and repair of buses. This may or may not include a workshop.



3. Total land requirement for one million population as per Draft MPD-2001 is 6.8 ha plus for bus depot for one million population. The requirements as per the norms suggested by DTC is 10.66 ha. The major variation is in case of bus terminal to be provided for 30,000 population.

Regarding definitions, the activities like fuelling, repairs, servicing of buses, body building, watch and ward residence (upto 20 sqm.) are permitted only in bus depots and not in bus terminals.

4. A meeting was held on the same subject in the room of Director (PP) on 3.3.88 in which Dr. Tiwari Transport Planner, DTC was also present. In the meeting it was agreed that

- i. The provision of two to three small terminals of about 800 to 1000 sqm. each be made for 30 to 40 thousand population. Location of these terminals shall be earmarked in division / zonal plan.
- ii. The provisions for Bus Depot shall be 3 for 5,00,000. The allotment and management policy for the depots for subscription and contract buses which would be inclusive of DTC and subscription and contract buses, shall be worked out by DTC and Transport Deptt., Delhi Admn.
- iii. It was agreed by Dr. Tiwari that for working out the actual area requirement of terminals at various levels as agreed DTC shall submit the sketch plan details of facilities envisaged in various level terminals and also the justification of the area requirements & operational details.

5. The case is put up to the Technical Committee for the approval of the following guidelines for locating the bus bays for 5 to 6 buses each on both sides of the road at neighbourhood level (15000 population) and the bus depots. This shall be in addition to the norms prescribed in Draft PDP-2001 and given in para 2 above.

Population	Use	Nos.	Area per Unit (sq.m.)
10,00,000	Bus Depot	2	20,000



Item No. 18:

Sub: Construction of staff quarters at Anand Vihar  
Railway Colony.

F.23(41)/87/Bldg.

This case is regarding construction of staff quarters at Anand Vihar by the railways. On request from railways, 15 acre of land was allotted to Northern Railway vide LDA letter no. F.2(84)67-LSB(I) dt. 14.5.74. The possession of this land was taken by the railway in September, 1975. The railways submitted building plans to LDA on 21.7.87 for approval. The case was examined by the LDA and a reference was made to the Urban Art Commission for their approval to the project vide office letter no. 23(41)87-Bldg./797 dt. 14.10.87. DUAC conveyed their approval to the approval vide their letter no. 22(21)87-DUAC dt. 28.3.88. Necessary approval from the Delhi Fire Services was also obtained to the project by the railways.

2. During the period from 1975-87, the railways did not utilise the land and as per their statement, planted several hundreds of trees on this land to save it from encroachment. Thereafter the railways approached the Hon'ble Lt. Governor of Delhi for cutting of trees in anticipation of approval of project by the Delhi Development Authority. The approval of Hon'ble L.G. for cutting of trees was communicated by the E.O.-I to E.M., LDA to the railways vide office letter no. EM.3(19)78/Vol.vi/633/66 dt. 23.5.88

3. In the meantime, during cutting of trees, the Anand Vihar & Shreshtha Vihar residents represented to the Lt. Governor Delhi and Hon'ble Minister for Parliamentary Affairs that wood land was being destroyed by the Northern Railway. The site was inspected by the Commr.(Plg.), Dir.(DC &P) Dir.(PPW) and Dir.(Hort.), and thereafter the case was further examined by the Dir.(PPW). As per his observations, the land use of the area under reference as per MPD-62 was residential, however, as per draft MPD-2001, the area was indicated for facility centre, F-16.

4. This case has been discussed by the VC, DDA with the Adl. General Manager, Northern Railway on 29.8.88 and was further examined by the Dir.(PPW). His observations are as under:-



Out of this area, about 15 acres of land for which the present case is under consideration is with the railways. The following lands as indicated on the layout plan (Elag 'B') have also been allotted to various societies:-

i. Site A&B measuring 2.633 acres and 1.2 acres Gharonda and Vivek V.G.H.S. respectively have been approved by VC at page 37/n on 23.8.85 in file no. F.4(316)80/GH/DDA/Pt.I Site C reserved for future use area 1.113 acres.

ii. Land measuring 5.82 acres additional land in lieu of the land already allotted under dispute has been approved by VC at page 54/n on 31.12.84 in file no. 3 (1)78-CS, DDA. The Jagriti Nagar Co-op. House Building Society Ltd.

5. The case has further been discussed by the R-railways with the VC, DDA, who has desired this case to be examined by the Technical committee. Accordingly, this note is put up for consideration of Technical Committee.



Sub:- Carving out of 24 plots of 10 sq. mts. each in Mangolpuri Industrial Area. Ph-II.

F.5(75)/87-LPB.

Mangolpuri Industrial Area, Ph-II is bounded by a green belt/group housing societies area in the North, Delhi- Rohtak Railway Line in the South, ordinance depot in the East and green buffer and outer ring road in the West. The land use of this area was for extensive industries as per MPD-62 and is proposed for light and service industries as per PDP-2001. This area has been utilised predominantly for resettlement of the traders affected by Zakhira Fly Over proposal. Plots of general category for ~~action~~ were also proposed in this layout. Layout plan of this area was approved by the Technical Committee in its meeting held on 31.12.87 under item No.3.

2. Earlier, VC vide his order dated 4.9.87 had approved 37 plots of 10 sq. mts. each. While 21 of them could be accommodated in the plots already available in the layout, 16 traders could not be considered due to non-availability of plots. Requests were received. Lands deptt. for carving out additional plots in the layout. Piecemeal modifications in the layout were not agreed to by the City Planning Wing. However, on the persistent requests from AC(L), finally it was suggested by them for making available 16 plots of 10 sq. mts. each for the ~~king~~ Camp evictees and 8 plots of the same area for the shopping centre evictees of Mall Road.

3. An exercise has been done in the City Planning Wing and a proposal as indicated in the layout plan has been proposed . 24 plts of 10 sq. mts. each measuring 2.50 x 4.0 mts.

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are carved out in 'C' block from an existing park. With the above said modification in the layout plan, there is a marginal change in the land use percentages as per details given below:-

<u>Sl. No.</u>	<u>Land use</u>	<u>As approved by the T.C.</u>	<u>As per proposed modification.</u>
1.	Industrial	10.21 hect. (37.43%)	10.236 hect. (37.529%)
2.	Recreational	0.97 hect. (3.55%)	0.916 hect. (3.357%)
3.	Circulation	12.00 hect. (44.0%)	12.029 hect. (44.095%)

4. The proposed modification in the layout is put up to the Technical Committee for consideration.