

DELHI DEVELOPMENT AUTHORITY

[MASTER PLAN SECTION]

Approved minutes of the Technical Committee held on 31.8.92 at 4.30 P.M. in the Conference Hall of DDA, Vikas Sadan, INA, New Delhi.

The following were present :-

DELHI DEVELOPMENT AUTHORITY

- | | | |
|----|--------------------------------------|------------|
| 1. | Shri S.P. Jakhanwal, Vice Chairman | (In Chair) |
| 2. | Shri H.D. Sharma, Engineer Member | |
| 3. | Shri J.C. Gambhir, Commr.(Plg.) | |
| 4. | Shri K.J. Alphons, Commr.(Lands) | |
| 5. | Shri Santosh Auluck, Chief Architect | |
| 6. | Shri S.C. Gupta, Director (DC&P) | |
| 7. | Shri R.G. Gupta, Director (TYA) | |
| 8. | Shri P.C. Jain, Director (AP&B) | |

TOWN & COUNTRY PLANNING ORGANISATION :

9. Shri K.T. Gurumukhi, Addl.Town & Country Planner.

POLICE DEPARTMENT :

10. Shri Rupchand Sharma, ACP (Traffic)

DESU DEPARTMENT :

11. Shri B. Lal, Addl. G.M. (Tech.)
12. Shri B.R. Sawhney, Addl. C.E.(Plg.)
13. Shri D.K. Suri, SE (Plg.I)

INVITEES :

14. Mr.Puri, State Coordinator, Oil Companies of Union Territory of Delhi.

1. Item No.87/92

Sub : Regarding shifting of hazardous and abnoxious units ^{from} Delhi.

F.3(133)73-MP.

The Technical Committee was apprised of the observations of the Hon'ble Lt. Governor, Delhi which he had sent vide his note dated 30.8.92. The following views were expressed :-

(a) The unit is of hazardous and abnoxious nature as per MPD-2001. Such units are to be closed/shifted by August, 1993. Any permission for change over at this stage from 'coal base' to 'gas base' should not be permitted as this permission would be cited as an argument for not shifting/closing the unit within the stipulated period.

(b) Another view was that shifting/^{closure}~~closure~~ of industries in compliance of Master Plan has always met with considerable resistance all over India. It involves ^{financial} loss to the owner and loss of jobs to the labour. It was, therefore, felt that a suitable package of incentives should be worked out by the local administration so that hazardous and abnoxious industrial units are encouraged to shift and use the available land for ~~some~~ more gainful purposes.

2. Chairman wanted to know the extent of danger to the life of the people in the areas surrounding the unit in case of any ^{sudden} gas leak or an accident. It was explained that the unit manufactures, apart from other gases, chlorine ~~also~~, which in the case of accidental leak, can cause considerable damage to the people in the area. Chairman also wanted to know whether there will be objection if the unit gives an undertaking that switch over from coal to gas will be without any pre-judice to the Master Plan provisions regarding ^{closure}~~closure~~/shifting of the unit. Director, TCPO explained that modernisation under the Master Plan has not been permitted in respect of hazardous and abnoxious units and is limited to some other units.

3. It was finally decided that a quick ^{expert} opinion be obtained from the Chemical Engineering Department of IIT, Delhi and IIT, Kanpur on the potential danger ^{if any} which such units ~~will~~ carry if they are allowed to continue, ~~whether it is~~ in the case of any accidental leak or otherwise.

2. Item No.88/92

Sub : Change of land use of an area measuring 4.035 hect. (10 acres) from 'agricultural green belt' to 'public & semi public facilities' (hospital) in village Maidan Garhi.

F.20(11)85-MP

The Technical Committee noted that in its earlier meeting,

the proposal of change of land use for 1.0 hect. of land already

recommended from 'recreational use' to 'public & semi public facilities'

(100 bedded hospital). Technical Committee desired that this should

be processed.

(iii) Further, it was noted that Delhi Admn. has desired to process

the change of land use of another 4.0 hect. of land for a super

speciality hospital, to be constructed with the financial assistance

to be given by the Govt. of Japan. After detailed discussion, it was

felt that the site under reference is not a proper location for such

a hospital as (a) it has no proper access, (b) the land use in MPD-2001

is for 'regional park' (part of the identified ridge), (c) no municipal

services are available; and the area in the vicinity is surrounded by

large scale unauthorised construction, encroachments and of the village

abadi.

(iiii) Technical Committee was of the opinion that one of the

sites earmarked for the hospital in the Master Plan could be used

for this purposes having better access/linkage and environment.

Such a site may be more suitable in the new urban area like Dwarka

Project may be more preferred.

3. Item No.89/92

Sub: Identification of sites to be developed for country liquor vends.

F.3(52)/88-MP.

- 3.1 Technical Committee reiterated its earlier decision not to allow the structures for country liquor vends in the green areas. For such activities the shops should be located in a regular shopping area.

4. Item No.90/92

Sub: Location of a new petrol pump site in the north of NH-24.

Dy.No.229/JD(SA)

- 4.1 Technical Committee approved the proposal in principle with the following stipulations:

- a) A proper layout plan of the whole area belonging to DDA at this site should be prepared.
- b) Petrol pump may be sited on one side and not in the middle as per the present proposal.
- c) The site has a lot of commercial prospects. The remaining area be used for shopping centres.
- d) The matter be brought to the Technical Committee again after complying ^{with} these stipulations.

5. Item No.91/92

Sub: Existing retail outlets at Behlepur Khadir.

F.11(237)/91/LPB/56

- 5.1 The item could not be discussed in detail as the decision of the Technical Committee to put up the plan earlier approved by the Authority in the year ____? was not available. Technical Committee desired that decision of the Technical Committee be complied with immediately. Stern action be taken if important documents like the approved plan, have been misplaced.

6. Item No.92/92

Sub : Grant of NOC for storage of petroleum Class
'A' & 'B' products in Union Territory of Delhi.

F.7(7)91-MP.

6.1 Deferred.

7. Item No.71/92

Sub : Guidelines of sanction of building plans in the
Mehrauli Heritage Zone.

F.PA/JD(WC&SA)359 PA/JD(WC&SA)3(4)92

7.1 Deferred.

8. Item No.93/92

Sub : Change of land use of an area measuring 1 ha.
from 'residential' to 'commercial' at Tilak Nagar,
Delhi.

F.20(15)88-MP.

8.1 Deferred.

9. Item No.94/92

Sub : Allocation of space for 66 KV grid electric
sub station of Jasola.

F.6(12)91-MP

9.1 Technical Committee observed that a more appropriate location
for 66-KV electric sub station could be adjacent to Apolo Hospital
xxxxxx on Mathura Road and desired that after conducting the
survey, a site be identified with the approval of Vice Chairman, DDA

Laid on table

10. Item No.85/92

Sub : (i) Allotment of 220 KV sub-station site for Walled
City.

(ii) Route alignment for 220 KV tower line from
Wazirabad Road to proposed sub-station.

F.6(7)89-MP

F.6(1)-MP

10.1 The proposal of 220 KV sub-station near the Ring Road shown
in the Plan (laid on table) was approved along with route alignment
for 220 KV tower lines from Wazirabad Road to the proposed electric
sub-station site.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft minutes of the Technical Committee held on 31.8.92 at 4.30 P.M. in the Conference Hall of DDA, Vikas Sadan, INA, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh. S.P.Jakhanwal, Vice Chairman (In Chair)
2. Sh. H.D.Sharma, Engineer Member
3. Sh. J.C. Gambhir, Commr.(Plg.)
4. Sh. K.J Alphonse, Commr.(Lands)
5. Sh. Santosh Auluck, Chief Architect.
6. Sh. S.C.Gupta, Director(DC&P)
7. Sh. R.G.Gupta, Director(TYA)
8. Sh. P.C.Jain, Director(AP&B)

TOWN AND COUNTRY PLANNING ORGANISATION:

9. Sh. K.T. Gurumukhi, Addl.Town & Country Planner.

POLICE DEPARTMENT:

10. Sh. Rupchand Sharma, ACP(Traffic)

DESU DEPARTMENT:

11. Sh. B. Lal, Addl. G.M.(Tech.)
12. Sh. B.R.Sawhney, Addl. C.E.(Plg.)
13. Sh.D.K.Suri, S.E.(Plg.I)

INVITEES:

14. Mr. Puri State Co-ordinator, Oil Companies of Union Territory of Delhi.

Item No.87/92

Sub : Regarding shifting of hazardous and
abnoxious units from Delhi.

F3(133)73-MP

Before taking up this item for discussion on the issues identified in para 6, the observations listed by the Hon'ble Lt.Governor, Delhi vide his note dt.30.8.92 to ~~Chief Secretary, Delhi Administration~~ and copy to Vice-Chairman, DDA were ~~also read out~~. ^{brought to the notice of the Committee} Thereafter, the Technical Committee discussed the various issues as ~~per the observations given below:~~ ^{under :}

1.1 Additional Chief Town Planner, Town & Country Planning Organisation, was of the opinion that as the Unit under reference, is one of the hazardous and ^{lab}noxious units identified in MPD-2001, permission for change over from coal-base to gas base may not be desirable ^{cited as an argument} and may be a constraint for shifting/closing the unit within the specified time period.

1.2 Director(TYA),DDA was of the opinion that hazardous and ^{lab}noxious industries, which are required to be shifted/closed, should be identified ^{by Delhi Administration} and alternate scheme, in consultation with the NCR Planning Board, should be formulated for their relocation and till such time these may be allowed to continue.

1.3 Director(AP&B) opined that shifting/closing of an existing unit is to be examined, keeping in view the economics of such action and cannot be forced without going into such details.

Two Views :-
Conclusion - Tech. opinion for IIT/Chas. within a week

- iv.) Director(DC&P) felt that closer or shifting of an existing unit as an experience of Master Plan 1962, has been practically a failure and, therefore, the first and foremost action should be to control the pollution generating by such units and to control the activity which pertains to hazardous and noxious in nature.
- v) Principal Commissioner observed that as per his knowledge, none of the Master Plans ^{of} ~~for~~ any ~~other~~ city provides such a measure as a shifting/closing of the existing industrial units as provided in MPD-2001 and it may be difficult that as per the provisions such units should be shifted/relocated within a period of three years specified in MPD-2001. He was of the view that we should review the provision of the Master Plan and a package of incentive should be worked out by Delhi Admn., so that these industrial units which are hazardous and ^{as} ~~no~~xious in nature, may shift on their own and during this process certain amount of land could be made available or provided for public facilities in the congested area as has been done in case of Bombay Metropolitan Area.

contd..

vi) Commissioner(Plg.) explained that MPD-2001 provides that no hazardous and ^{lab}noxious industries are ^{to be} allowed in Delhi. Therefore, the question of their modernisation by way of permitting gas pipe line etc. is ruled out. However, he was also of the opinion that a package of incentive should be worked out by specifying certain percentage of the land for providing facilities and rest of the land be left to the industries to use it in accordance to the Master Plan.

Technical Committee, after hearing the above views, decided that the matter be referred to the Authority for detailed discussion and in the light of the provisions of MPD-2001

for recommendations on the issues listed in para

(6)

in this regard mtd
above

he pnd

: 4 :

2. Item No.88/92

Sub : Change of land use of an area measuring 4.035 hect. (10 acres) from 'agricultural green belt' to 'public & semi public facilities' (hospital) in Village Maidan Garhi.

F.20(11)85-MP

- - -

The Technical Committee noted that in its earlier meeting, the proposal of change of land use of 1.0 hect. of land already recommended from 'recreational use' to 'public & semi public facilities' (100 bedded hospital). Technical Committee desired that this should be processed.

ii, Further, it was noted that Delhi Admn. has desired to process the change of land use of another 4.0 hec. of land for a super speciality hospital, to be constructed with the financial assistance to be given by the Govt. of Japan. After detailed discussion, it was felt that the site under reference is not a proper location for such a hospital as a) it has no proper access b) the land use in MPD-2001 is for 'regional park' (part of the identified ridge) c) no municipal services are available and the area in the vicinity is surrounded by large scale unauthorised construction; encroachments^{and} of the village abadi.

iii, Technical Committee was of the opinion that one of the sites earmarked for the hospital in the Master Plan could be used for this purpose having better access/linkage and environment. Such a site may be more suitable in the new urban area like Dwarka Project.

2. Item No.89/92

Sub : Identification of sites to be developed for country liquor vends.

F.3(52)88-MP

2. Technical Committee reiterated its earlier decision ~~not~~ to allow the structures for country liquor shops in the green areas, ~~and~~ ^{for} such activities the shops ~~may be identified~~ ^{should be located} in the regular shopping areas.

3. Item No.90/92

Sub : Location of a new petrol pump site in the north of NH-24.

Dy.No.229/JD(SA)

3. Technical Committee ^{approved the proposal in} desired that a proper principle with the following stipulations: layout plan incorporating the petrol pump site

with the shopping centre be prepared and put up

for approval. (a) A proper layout plan of the whole area belonging to SDA at this site should be prepared.

(b) Petrol Pump may be sited on one side and not in the middle as per the present proposal. (c) The site has a lot of commercial potential. The remaining area too may be used for shopping centre.

Item No.91/92

Sub : Existing retail outlets at Behlepur Khadar
F.11(237)91/LPB/56

The item could not be discussed in detail as the decision of the Tech. Committee to take the plan earlier approved by the Authority in

the year 1962, was not available. Technical Committee ^{that decision of the Tech. Committee be} desired that the case be re-examined in detail ^{complied with immediately. Stem action be} and re-submitted along with that plan. ^{taken if important documents, like the} approved plan, have been misplaced.

contd...

6. Item No.92/92

Sub : Grant of NOC for storage of petroleum Class 'A' & 'B' products in Union Territory of Delhi.

F.7(7)91-MP

5.1 Deferred

7. Item No.71/92

Sub : Guidelines of sanction of building plans in the Mehrauli Heritage zone.

PA/JD(WC&SA)359 PA/JD(WC&SA)3(4)92

7.1 Deferred

8. Item No.93/92

Sub : Change of land use of an area measuring 1 ha. from 'residential' to 'commercial' at Tilak Nagar, Delhi.

F20(15)88-MP

8.1 Deferred

9. Item No.94/92

Sub : Allocation of space for 66 KV KV grid electric sub station of Jasola.

F6(12)91-MP

9.1 Technical Committee observed that ^{a more} ~~an appropriate~~ ~~the proper~~ location for 66 KV electric sub-station could be adjacent to Apollo Hospital on Mathura Road and desired that after conducting the survey, ^a site be identified ~~accordingly~~. ^{into the approval of VC.} ~~etc.~~

10. Laid on table


Item No.85/92


Sub : i. Allotment of 220 KV sub-station site for Walled City.


ii. Route alignment for 220 KV tower line from Wazirabad Road to proposed sub-station site.

|| F.6(7)89-MP
| F.6(1)MP

10.1 The proposal of 220 KV sub-station near the

:  :
Ring Road shown in the plan (laid on table) was
approved along with route alignment for 220 KV
tower lines from Wazirabad road to the proposed
electric sub-station site.


8/8


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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN)

No. Fl(35)92-MP

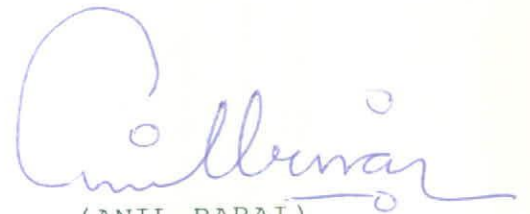
Dt.25.8.92

MEETING NOTICE

The Technical Committee meeting of DDA will be held on 31st August, 1992 at 11.30 AM in the Conference Room, Vikas Minar, New Delhi.

Agenda for the meeting is enclosed herewith.

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



(ANIL BARAI)
DY.DIR.(MP)

To:

1. OSD to VC for the information of the latter.
2. Engineer Member
3. Principal Commissioner
4. Commissioner (Planning), Member Secretary.
5. Commissioner (lands)
6. Chief Architect
7. Director (DC&P)
8. Director (TYA)
9. Director (AP&B)
10. Chief Town & Country Planner,
Town & Country Planning Office,
Vikas Bhawan, 'E' Block,
New Delhi.

11. Chief Architect,
NDMC, Palika Kendra,
New Delhi.
12. Town Planner,
MCD, Old Hindu College Bldg.
Kashmere Gate, Delhi.
13. Secretary,
DUAC, NDMC Commercial Complex,
Lok Nayak Bhawan, Khan Market,
New Delhi.
14. Land & Development Officer,
Land and Development Office,
Nirman Bhawan, New Delhi.
15. Sr. ARchitect
H&T P (I) Unit, Room No. 316,
'A' Wing, 3rd floor,
Nirman Bhawan,
New Delhi.
16. Deputy Commissioner of Police (T)
MSO Bldg. IP Estate,
New Delhi.
17. Chief Engineer (Plg.) DESU
Shakti Sadan,
Dindayal upadhaya Marg, New Delhi.

INDEX

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	87/92	Regarding shifting of hazardous and noxious units from Delhi. F3(133)73-MP	1-3
2.	88/92	Change of land use of an area measuring 4.035 (10 acres) from Agricultural Green Belt to Public & semi Public facilities (hospital) in village Maidan garhi. F20(11)85-MP	4-5
3.	89/92	Identification of sites to be developed for country liquor vends. F3(52)88-MP	6
4.	90/92	Location of a new petrol pump site in the north of NH-8. Dy. No. 229/JD(SA)	7-8
5.	91/92	Existing retail outlets at Behlepur Khadar. F11(237)91/LPB/56.	9
6.	92/92	Grant of 'NOC' for storage of petroleum Class 'A' & 'B' Products in Union Territory of Delhi. F7(7)91-MP	10
7.	71/92	Guidelines of sanction of building Plans in the Mehrauli Heritage zone. PA/JD(WC&SA)359 PA/JD(WC&SA)3(4)92	11
8.	93/92	Change of land use of an area measuring 1 ha. from 'Residential to 'Commercial' at Tilak Nagar, Delhi. F20(15)88-MP	12
9.	94/92	Allocation of space for 66 KV grid electric sub station of Jasola. F6(12)91-MP	13
		<u>L A I D O N T A B L E</u>	
10	85/92	i) Allotment of 220 k.V. Sub-Station Site for Walled city area. ii) Route approval for 220 kV Tower Line from Wazirabad Road to proposed Sub-station site F 6 (7) 8 9 M P F 6 (1) 8 5 M P	

Regarding shifting of hazardous and noxious units from Delhi. F3(133)73-MP

1. BACKGROUND:

As per MPD-2001 hazardous and noxious industrial units are not permitted in Delhi. The existing units of this type are proposed to be shifted within maximum period of 3 years. Project report to effectuate shifting is to be submitted by the concerned unit to the Authority within a maximum period of 1 year. In view of this provision M/s. Shriram Food and Fertiliser Ltd. (SFFI) located on Shivaji Marg, New Delhi has submitted a project report for shifting vide letter dt. 29.7.91 to Lt. Governor, Delhi Commissioner (Inds.) Delhi Admn. vide his letter dt. 9.10.91 has sent the same with the views to L.G., Delhi conveyed through the letter are as follows:

- i. Most of the items manufactured by the unit fall within the category of hazardous and obnoxious items listed in Annexure III-H of the Master Plan-2001. In view of this the unit should close down its operations in Delhi and shift their establishment out of Delhi.
- ii. The Unit has to finance the cost of shifting from its own resources.
- iii. That the DDA should encourage the party so as to allow it to redevelop the land which would become available after its closure in Delhi in such a manner that the company and its employee find it worthwhile to do so. Suitable provision for this purpose should be made by the DDA in the zonal plans, which are to be prepared by the DDA under the revised Master Plan.
- iv. Implementation of the Master Plan is the statutory responsibility of the DDA and therefore DDA should also monitor redevelopment of area, consistent with said zonal plan.
- v. As regards labour presently employed, the management should devise its own plans, subject to legal requirement.

2. The Project Report of SFFI provides the following:

- i. A list of non-conforming units as per MPD-2001 to be relocated.
- ii. On account of this, they have indicated requirement of land, housing infrastructure etc. (about 235 acres) at relocation site.

- iii. Financial assistance from Govt. to meet the re-location investment (about Rs. 250 crores)
- iv. Application and other formalities as listed in the Project report (PP-5) to be made only after allocation of land is made to them.
- v. It may be noted at page 9 of the report that some of the plants are proposed to be retained e.g.,
 - Vanaspati, refined oil which are said to be classified permissible in Annex III ground B, oil industry, item 102 in MPD-2001. But, as far as vanaspati is concerned it comes under 'vegetable oil' category of Annexure III Group H (Industries prohibited within Union Territory of Delhi) Hence as per MPD-2001, the vanaspati oil and other units which come under the category of hazardous & noxious units in MPD-2001 should all form the list of plants to be shifted'.

3. OBSERVATIONS:

The case has been examined in the unit with reference to provision of MPD-2001 and our observations are as given below:

- i. The main issue is to find out the exact quantum of vacated by the unit and the land requirements to make up the deficiency of community facilities, in this area. This exercise is to be completed as part of the preparation of the zonal development plan of this area.
- ii. The other issue is to take action for closure of the industry. This concerns the Lands Deptt. of DDA by cancelling the lease etc.
- iii. Since MPD-2001 does not permit such industrial units to perform in Delhi Union Territory, the question of alternative land allotment does not arise. However, existing land under the possession of the industry could be redeveloped on the basis of special guidelines, after meeting the requirement at (i) above.
- iv. There are other larger policy issues to be sorted out/coordinated in Delhi Admn./MCD e.g.,
 - a. Implications on Urban Land (Ceiling & Regulation) Act (L&B Deptt) DDA
 - b. Labour Welfare aspect (Labour Deptt. of Delhi Admn.)
 - c. Discontinuance of Power and water and termination of licences (MCD)
 - d. Finalisation of Zonal Plan
 - e. Finalisation of Development/Redevelopment schemes (MCD)

4. This case was also referred to the Lands Deptt. of DDA and their observations are as given below:

i. The MPD-2001 provides that the land which would become available due to shifting of such industries would be first utilised for provision of deficient service. There are two distinct actions to be taken in this and other similar cases;

a. The lease term should be scrutinised. The clearance of Central Govt. is needed for resumption of land for public purpose. DDA should approach Ministry of Urban Development for its specific direction, in the context of MPD-2001, to resume the land of the Industrial Unit by terminating the lease deed.

b. Eviction proceedings may be initiated for the land unauthorisedly occupied by this unit. Action in this respect are being taken by the Lands Deptt. through a separate file at their end.

5. Meanwhile Director (Shriram Industries & Enterprises Ltd.) in their fresh PUC dt. 19.2.92 requested DDA for a permission to lay gas pipeline to run their power plant in SFFI. This was referred to Delhi Admn. and based on the views received by Commissioner (Inds.) vide letter dt. 22.5.92, the 'no objection' for laying gas pipeline does not arise, mainly on account of the proposed shifting of the unit.

6. The proposal is put up to Technical committee for consideration on following specific issues/actions:

a. DDA should prepare the zonal plan as per MPD-2001 of the area considering the land available after the said unit is shifted. There should be provision as to encourage the industry to redevelop the land in the interest of the industry and the employee.

b. DDA should monitor such redevelopment in consistency with the zonal plan.

c. The lease term of the land with the unit should be scrutinised. (Lands Deptt. of DDA)

d. Eviction proceedings to be initiated (Lands Deptt. of DDA)

e. Cancellation of the licence; discontinuance of power & water & labour, welfare aspects etc. are to be seen by the Delhi Admn./MCD.

f. The actions to be monitored regularly in a well worked out time schedule.

g. Decision on proposal of reduction in pollution by using gas in place of coal till the unit function at this site.

Change of land use of an area measuring 4.035 ha. (10 acres) from 'Agricultural Green Belt' to 'Public and Semi Public Facilities' (Hospital) in village Maidan Garhi. F20(11)85-MP

1. BACKGROUND:

Lt. Governor, Delhi in 1977 approved the proposal for an area of about 20 acres, belonging to the Gaon Sabha, for setting up of a 100 bedded hospital in Maidangarhi. As the site was located in the 'Agricultural Green Belt' of MPD-62, the matter was referred by the Health Deptt. of Delhi Admn. for the clearance from land use point of view.

2. The case was discussed in Tech. committee meetings held on 12.2.88, 17.6.88 and 2.3.89 and the proposal was not agreed as a suitable site for this proposal mainly on account, of locational and land use considerations. However, in the Tech. committee held on 17.12.91 where Secy. (Health) Delhi Admn. present and explained the case, the Tech. committee made the following observations;:

- i. The site under reference forms part of the 'ridge area' identified in MPD-2001, but not declared as a 'Reserve forest by the Ministry of Environment, under the Forest Protection Act.
- ii. While that part of the ridge falls, within the Urban Extension Area of ;MPD-2001 but it had not been declared as a 'development Area' under section 12 of DD Act.
- iii. The hospital is proposed to be established ;to serve South Delhi's rural population which today ;constituted a large part of the patients attending Safdarjung Hospital.
- iv. NCR Plan had no specific proposals for location of social infrastructure (e.g hospital) to take care of such needs of the region's population.
- v. The land in question was in the possession of Health Deptt. of Delhi Admn.
- vi. As the site, forming part of the area identified in MPD-2001 as a 'regional park' change of land use would have to be processed as has been done in the case of the adjacent Indira Gandhi Open University area.
- vii. The coverage and FAR provided in MPD-2001 for a 100 bedded hospital as per norms would allow for a total development of about 1.0 ha. (2.47 acre) out of 8.1 ha (20 acres) The rest of the site would thus, have to be maintained as green.

3. Keeping in view the above observation, the Tech. committee recommended to the Authority for approval of change of land use of an area, measuring 1.0 ha (2.47 acres) out of 8.1 ha. (20 acres) from (reginal park) to 'Public and Semi Public Facilities' (Hospital) subject to that the rest of the area to be maintained as 'Green'.

4. While the area approved by Tech. committee (1 hect.) is being processed for seeking the approval of the Authority and the Govt. of India, another reference has been received from Delhi Admn. vide letter of Chief Secy. Delhi addressed to VC, DDA dt. 14.5.92 (appendix) It is indicated that Ministry of Health and Family Welfare, is interested in establishing a Super Speciality Hospital on 10 acres of land out of 20 acres available in the Maidan Garhi, with Japanese Assistance. Hence, land use clearance in respect of another 10 acre of land for the proposed Super Speciality Hospital is required to be changed. It is understood that Govt. of Japan will be financing the capital expenditure including hospital equipment etc. for the project.

5. The provisions of MPD-2001 and the physical planning considerations have already been brought to the notice of Technical Committee while taking a decision in respect of 100 bedded hospital project of Delhi Admn. Now in view of the observations of Technical Committee, the present proposal is again put up for consideration of Technical Committee.

Topic : Identification of sites to be developed for Country Liquor Vends.

F.3(52)88-MP

The Chairman, Delhi Tourism and Transportation Development Corporation Ltd., made a request for identification of 10 more sites for Country Liquor Vends in the green areas of Delhi. To examine the availability of such sites, V.C., DDA formulated a committee consisting of S/Sh.Babu Ram, Architect (Slum & JJ); Manager, Country Liquor DTTDC and R.K.Jhingan, Sr.Landscape Architect. The team inspected various sites in the month of April,1992 and identified the feasible sites. The location and the Controlling Authority are as below:

<u>S.No.</u>	<u>Location</u>	<u>Controlling Authority</u>
i.	Mall Road	Director (Hort.)North
ii.	Mangolpuri	Slum & JJ
iii.	Sultanpuri	-do
iv.	Jahangirpuri	-do-
v.	Seelampur	-do-
vi.	Mayur Vihar Gazipur Dairy Farm	Dir.(Hort.)North
vii.	Sarai Kale Khan	Slum & JJ
viii.	Govindpuri	Dir.(Hort.)North
ix.	Dakshin Puri	Slum & JJ
x.	Dwarka	Project Planner(Dwarka)

(Locations marked on the plan (laid on table)).

2. The site identified at Jahangirpuri is water logged and requires filling. The other sites could, however, be developed for this purpose.

3. This matter was earlier discussed in the TC meeting and it was decided that it is not desirable to have these structures in the green area. Proper shops in shopping centre may be identified for country liquor. Therefore, it was decided that Delhi Admn. should identify the areas where they want to establish 20 country liquor/rum shops so that allotment can be made to them in shopping centres in these area.

4. The matter is placed before the Tech. committee for consideration please.

JCF

[Signature]

9: Location of a new petrol pump site in the north of NH-24. File No. Dy. No. 229/JD(SA)

In the meeting held on 31.3.92, as item no. 50/92, the case of location of five petrol pump sites was considered and out of these, two sites were approved. Trans Yamuna area needs more sites, as such, case of location of one site in the north of NH-24 is again placed before the technical committee for reconsideration.

2. For Trans Yamuna Area, 44 petrol pump sites are required out of which 24 are to be provided in various commercial centres where developments may take a lot of time. 30 Petrol pump sites including existing sites have to be identified in various areas including service centres. At present, there are 19 petrol pumps in operation including those which are affected due to construction of fly over, small size of plot and less distance from junctions and other criteria from planning point of view.

3. Location of existing petrol pump sites; 19 existing petrol pumps are situated on various roads with a break up of 11 on G.T. Shahdara Road, 4 on Wazirabad Road, 2 on Loni Road, one on Vikas Marg (Preet Vihar) and one on Pandav Nagar Chowk.

4. Proposal for one site in the north of NH-24: Lands Department, DDA has identified 2 bigas of land, owned by DDA lying vacant and unutilized and is liable to encroach upon if not utilized.

5. The site has been surveyed and plan of location of one petrol pump site has been prepared after leaving 100 mtr. distance between the bund road and entry to the proposed filling-cum-service station. Area of the site is as per standards. Area to the west of proposed petrol pump site can be used for parking of battery buses at night for which there is a request from Delhi Admn. Triangular portion of land in the east of proposed site may be used for facilities like a park or a post office.

b. This location for the petrol pump is justified due to the following reasons:

- i. Construction of service roads; IBP vide their letter dt. 3.4.92, has agreed to fill up and develop the site.
- ii. Distance from the crossing of NH-24 and bund road - 100 mtr. as required as per standard.

- iii. Availability ;of land; The land is already acquired and is available and may be encroached upon if not used for some purposes.
- iv. It does not need any cut in the Central verge of NH-24.

5. In the meeting of the Tech. committee held on 31.3.92 this matter was considered with the following recommendation:

This particular location was not approved ;and one of the main reasons was heavy filling and construction of service road. Now IBP vide their letter dt. 3.4.92 has agreed to develop the site. DLM has also commented that the matter could be processed on assurance given by IBP for filling subject to the approval of the competent authority.

6. The item is placed before the Tech. committee of the DDA for approval of location of one site in the north of NH-24.

: Existing retail outlets at Behlolpur Khadar.
Fl1(237)91/LPB/56

1. The subject matter was considered in the Technical committee meeting held on 31.3.92 vide item no. 48/92 (annexed)
2. The decision taken upon is given as under:
"The Technical committee desired that the matter be brought before the Technical Committee along with Master Plan for Petrol Pumps earlier approved by DDA".
3. During the meeting of the Tech. committee it was explained that in the year 1962 Authority approved a Master Plan of petrol pumps vide Resolution no. 76 dt. 5.2.1962.
4. From the perusal of the file on the subject it is noted that the plan approved by the Authority is not available therein. The text of the Authority Resolution is annexed.
5. As per the approved Zonal plan of the area no petrol pump sites are located towards the East of ring road between Nizamuddin Bridge & Kalindi Colony. There are two petrol pumps, one under reference and the other adjacent to it are operating unauthorisedly in the Development Area of DDA, on the land in process of acquisition being contested in the Court of Law.
6. The matter is placed before the Tech. committee for information.

Sub: Existing retail outlets at Behlolpur Khadar.

F11(237)91/KPB/SE.

There are two petrol pumps functioning on Ring Road between Nizamuddin Bridge and Kalindi Colony towards river Yamuna located in Zone 'O' (river Yamuna). Both these petrol pumps are located in the 'development area' of the DDA and the land acquisition proceedings have already been initiated and contested in the court of law.

None of the site is earmarked for a petrol pump in the earlier Master Plan or Zonal Plan or in the MPD-2001. The area is to be developed as part of the river channelisation scheme. The petrol pumps are functioning by obtaining the licence from the Licensing Authority. After coming into operation of Delhi Master Plan and the Zonal Development Plan petrol pump are located on Govt. land and also allotted for new petrol pumps for shifting of objectionable retail outlets as per Master Plan/Zonal Plan/Layout plan to the Ministry of Petroleum/Oil Company. Later on, the same is allotted by the concerned company to the dealer according to their police and DDA charges the licence fee and also execute the licence deed with such company.

As no land has been allotted in these two cases by the DDA, these are functioning against the said police and of against the land use, as none of the site is earmarked for the petrol pump.

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

The Technical Committee desired that the matter be brought before the Technical Committee along with Master Plan for Petrol Pumps earlier approved by DDA.

: Grant of NOC for storage of petroleum class 'A' & 'B' products in Union Territory of Delhi.F.7(7)/91-M.P.

1. DDA has been receiving request for issue of NOC for issue of NOC for storage of A,B,&C class petroleum products from DCP Licensing from the land use point of view in Urban area as well as rural areas.
2. Most of the request are for the lands in possession of the applicants located in village abadi area/un-authorised areas.
3. The case is examined and the comments are as under;
 - i. Defination of petroleum class a,b & c are annexed.
 - ii. These products are either required for running a particular type of industry or for sale purposes.
4. The subject matter was considered in a meeting held on 15.5.89 wherein following decision was taken:
 - i. Wherever, the petroleum products are required for use in industrial unit located in approved industrial areas, we may issue the NOC subject to clearance for Fire/Explosive Departments as the case may be.
 - ii. Industrial units located in village abadies and unauthorised areas as permitted in MPD-62/PDP-2001 generally do not require the petroleum products to be used as a raw material or subsidiary material in such units. Therefore, in such cases, NOC could not be issued.
 - iii. For marketing the products, these units could lbe located in approved commercial schemes/warehousing schemes and the NOC could be issued subject to clearance by Delhi Fire Service/Explosive Department as the case may be.
5. Keeping in view the provisions of MPD-2001 the decision taken in the meeting held on 15.5.89 (refer Para 4):
6. The item is placed before the Technical committee for retification of the decision already taken in the matter.

Petroleum Act 1934 and Petroleum Rules 1976

Definitions

- i. "Petroleum Class 'A' means petroleum having a flash point below twenty-three degrees centigrade.
- ii. "Petroleum Class 'B' means petroleum having a flash point of twenty-three degrees centigrade and above but below sixty-five degrees Centigrade:
- iii. "Petroleum Class 'C' means petroleum having a flash point of sixty five degrees centigrade and above but below ninety-three degrees centigrade.

No licence needed for transport or storage of Class A quantities of petroleum, class B or Petroleum Class-C. No licence needed for Import, Transport or storage of small quantities of Petroleum Class A.

Containers exceeding one litre in capacity for petroleum class A and 5 litres in capacity for Petroleum Class B or Petroleum Class C shall be of a type approved by Chief Controller.

Licence necessary for the transport or storage in bulk of Petroleum class A&B.

**: GUIDELINES OF SANCTION OF BUILDINGS
PLANS IN THE MEHRAULI HERITAGE ZONE.**

BACKGROUND:

1. The subject matter was considered in the Technical Committee meeting held on 27.8.91 where in following decision was taken:-

" The matter was discussed in detail and it was decided that a comprehensive statement should be prepared by the Jt.Dir(WC&SA) indicating the present norms, the corresponding norms, suggested by INTACH and the norms now proposed along with comments thereon so that each issue could be discussed in detail and decisions can be arrived at. The case be brought before the next Technical Committee on 10.9.91"

2. As per the decision of the Technical Committee the matter has been examined and the comparative statement with regard to present norms, corresponding norms suggested by INTACH and the norms now proposed is annexed.

3. These guidelines for the sanction of building plans will be applicable in the area identified as Zone -I in the report prepared by INTACH which is characterised by present built up area with Lal Dora/ within the residential use zone as per MPD-2001 which is to be confirmed by the Lands Department for the sanction of any building plan in the individual cases.

4. A Special Group is proposed to be constituted under Section 5(a) of Delhi Development Act by the Competent Authority for screening the sanction in the identified areas the following members of the group are suggested:-

Director(Building) DDA	Chairman.
One representative from	
Archaeology Survey of India	Member
One representative from	
Archaeology Deptt. of Delhi Admn.	Member.
Director(Lands Management)DDA	Member
Joint Dir(Bldg), DDA	Member Secy.

The proposal contained in para 2, 3 & 4 above with annexure is placed before the Technical Committee for its consideration.

COMPARATIVE STATEMENT OF PRESENT NORMS/NORMS SUGGESTED BY INTACH &
THE NORMS NOW PROPOSED.

PRESENT NORMS	NORMS SUGGESTED BY INTACH	NORMS NOW PROPOSED.
1. The Building Plan in Urban Villages are presently sanctioned by MCD based on the City Area Policy (Annexure 'A')	1. Mixed land use is permissible here and special buildings regulations in relation to historic fabric of Mehrauli are to be enforced.	1) The city area policy coupled with recommendation of INTACH is to be followed.
2. Minimum size of plot as per the city area policy the minimum size of the plot for which the bldg. plans are to be considered for approval is 50 sq.yds.(42 mts.)	2. Minimum size of plot on which the building plans are to be considered for sanction is not recommended.	2) 42 sq.mt.
3. <u>Circulation:</u> Minimum road width to be maintained as per City area policy is 15'(4.5 mt) for roads below 15' and front set-back to be left so as to make the street 15' wide.	3. The street in front of the plot 3) shall be 6 mts. in case of loops identified on the plan. In other cases the width of the street shall be maintained as it is.	On the streets other than identified on the plan the minimum road R/W should be kept as 15'(4.5 mts.) and rest of the roads will be governed as per plan prepared. The existing road R/W will not be reduced. Further the set-backs to achieve the minimum road R/W of 15 ft.(4.5 mts) will be left.
4. <u>Controls of Buildings within the use premises:</u> MCD applies unified building bye-laws for the sanction of the plans on individual plots as per City Area Policy in Urban Villages.	4. Max, Ground Coverage and FAR shall be same as for residential plot in the plotted development.	4) FAR shall be same as for residential plot in the plotted development. Building coverage could be flexible.

ANNEXURE 'A'

SUBJECT :- CITY AREA POLICY

- 1) The City Area Policy is as follows:-
Upto 50 sq.yds. plots no building activity allowed.
- 2) Beyond 50 sq.yds.
 - i) for road width below 15' from set-back to be left so as make the street 15' wide.
 - ii) for trafficable road i.e. road with between 15' and 30' the front set-back shall be such so as to make the road width as 30'
 - iii) rear set-back shall be 5' minimum and 10' average provided the rear air plane is maintained by builder in his own plot.
3. Where the building on ground floor is existing with certain set-back under proper sanction no set-back will be required on the floors above the ground floor provided the front and rear air planes are maintained and coverages are according to the building bye-laws.
4. In back to back plots where the building is existing on four sides with open area in the centre, rear air plane is not insisted upon for construction of first floor provided the area of the plot is not more than 200 square yards.

5. The set backs are followed as per the city area policy (Para 3 & 4)

5. No specific recommendations are given.

5) Maximum and minimum setbacks not to be prescribed. Front set backs in relation to the adjoining building overall scheme if any. Light and airplans to be maintained.

6. SPECIAL FEATURES

There are no special regulations with reference to aesthetic and maintenance of character of the area.

6. Refer Annexure 'B'

6) Recommendations of INTACH could be followed as given in Annexure 'B'.

RECOMMENDATIONS OF INTACH WITH REFERENCE TO
CONSERVATION AND MAINTAINING CHARACTER OF
THE MEHRAULI HERITAGE ZONE.

1. The public and semi-public uses shall be retained in their present locations.
2. Control building/buildings within the use Premises:
 - i) The building shall be permitted to be constructed practically in the same form and style as existing as far as possible.
 - ii) While designing care should be taken to retain traditional essential planning elements such as courtyard, balconies, chajjas, entrance gates, plinth etc. New Buildings shall be minimum 2.4 metre from historic structures.
3. Building control regulations for specific Areas(Commercial spine).
 - a) New buildings to have a minimum 1.5 metre set back on the street in the form of raised plinth.
 - b) The canopy must be sloped and supported on wood or metal vertical members not exceeding 120 mt.dia.
 - c) Balcony not to project more than 1.2 mt.from the building line and to be supported on bracket. The roof of the balcony to be supported on wood or metal columns not exceeding 12 cms. and to be aligned with the bay spacing.
 - d) The balustrade not to exceed 75 cm.height
 - e) The parapet line to be in line with the building line and to exceed 75 cms. height.
 - f) The original system of bays 2.4 mt to 4 mt.wide to be maintained.

4. Sanction of Building Plans:

- a) All the proposals pertaining to development restoration, beautification, reconstruction etc. shall be referred to the Special Group.
- b) The building plans of all the properties located along 9 mt.R.O.W. main road including commercial street shall be forwarded to Special Group.
- c) All the plots around A, B and C Grade monuments are to be referred to Special Group.
- d) All non-residential uses shall be seen by the Group.
- e) All the plots abutting the Archaeological park shall be referred to the Special Group.

: Change of land use of an area measuring 1 ha. from 'Residential' to 'Commercial' at Tilak Nagar, Delhi.
F20(15)88-MP

Reference is invited to the Authority res. no. 86 dt. 14.7.88 (appendix) vide which Authority recommended the change of land use from 'Residential' to 'Commercial'. It was also desired that 4 storeyed building be used for 'office use' and not for 'commercial use' and this project be undertaken on an experiment and its achievement etc. be received before taking up any other project of a similar kind.

2. The Govt. of India Ministry of Urban Development was requested to convey the approval of Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objection/suggestion. The Ministry of Urban Development conveyed the approval of the Central Govt. for change of land use of one hect. out of 1.67 hec. of land, vide their letter dt. 22.8.90. The public notice was issued on 9.11.91.

3. In response to the public notice only one objection/suggestion has been received. This was from Additional Commissioner (Engg.) MCD, It is stated that the unauthorised construction is being carried out in this area without the consent of MCD, which falls under the jurisdiction of MCD. The proposed change of land is not acceptable to MCD and suggested to remove the unauthorised construction carried out in this area.

4. The area under reference is surrounded by Arya Samaj Mandir Gurudwara, CGHS Dispensary, MCD. Nursery. The subzi vanders are carrying their business since last thirty years and 18 jhuggies dwellers are living adjacent to MCD nursery's rear side since long. Apart from that on the open land, between Gurudwara and existing road, adjacent to MCD nursery, 275 stalls are constructed by DDA. This scheme was taken over from the Slum Wing of DDA in 1989. Originally, the scheme was entrusted to DDA (Slum Wing) by the Hon'ble L.G. Delhi on 24.11.87. The Ex. Engineer WD-3 has reported that no unauthorised construction is going on in this plot.

4. The proposal is placed before the Technical committee for consideration/recommendation to the Authority for the proposed change of land use.

. Allocation for space for 66 KV grid electric sub-station at Jasola. F6(12)91-MP

The allocation of space of 66 KV grid electric sub-station at Jasola was considered in the Technical committee meeting held on 27.9.91 under item no. 171-91. The site measuring 90 mt. x/120 mt. for the ESS was put up for consideration.

2. The Technical committee desired that the grid sub-station be located on road no. 13-A with a green strip between the road and the sub-station.

3. The decision was accordingly communicated to the Elect. Branch, DDA and DESU. The alternative site has been carved out in the facility centre area shown on plan (laid on table)

4. It is reported that the area of the Community Centre and the large chunk of the facility centre is under stay and may take long time to get vacated. The Elect. Deptt. is insisting for a site which is free from dispute so that the electrification scheme is not jeopardised due to any change of the grid sub-station site. The case is referred to Tech. committee again for reconsidering the site 'C' for the grid sub-station due to the legal status of the land.

5. The matter is again put up before the Tech. committee for reconsidering of the site as shown on the plan (laid on table.)

ILM No. 85/92

Sub: i) Allotment of 220 KV Sub-Stn. site for Walled City Area.

- ii) Route approval for 220 KV Tower Line from Wazirabad Road to proposed sub-stn. site.
F.6(7)89-MP.
F.6(1)85-MP.

1. The above said case was discussed in the Technical Committee meeting held on 3.2.92 (agenda placed as Annexure-I) in which the following decision was taken:

"The Technical Committee observed, at the outset, that the original site of the proposed 220 KV S/Stn. had been approved by the Authority. However, later on, at the instance of the Lt. Governor, of Delhi, the location of ESS had been changed to the present site. It was, therefore, for DESU to take up the matter with the L.G. and obtain his formal concurrence to the proposed reversion to the original site, before placing the matter before the Technical Committee. It was also noted that while agreeing to the original location of this 220 KV s/Stn. the understanding was that the line would be laid underground. Technical Committee desired that this fact should be brought to the notice of L.G. while requesting that he consider his decision to shift the said site. Meanwhile, it was agreed that site inspection be conducted by the Chief Architect, DDA, CE(E) and representatives of DESU in order to facilitate a satisfactory solution when the subject comes up for consideration again in the Technical Committee".

2. In pursuance of the Technical Committee decision, a joint site inspection of DDA and DESU officers was held on 3.5.92 for locating the site for 220 KV sub-stn. The sub-stn. site was identified on the southern side of ISBT flyover between river Yamuna and the left turning ramp from the bridge. Thereafter a detailed Plane Table Survey of the area was conducted by the Survey Unit of PPW. The proposed 220 KV sub-stn. site measuring 45 mtr. x 75 mtr. has been marked on the Plane Table Survey. A triangular pocket of about Hect.

is left in the corner between the bridge & the sub-stn.site. The approach to the sub-stn.site is proposed from Ring Road by a 10 mtr. wide road. This road shall also pass below the left turning ramp from the flyover. The road has been adjusted in a corner so that a corner so that a clear height of 4.50 to 5.50 mtr. is available below the ramp.

A copy of the P.T.Survey showing the sub-stn. site was sent to Commr.(Lands) on 4.6.92 to send the land ownership status, the same is awaited.

3. In the mean time EE(Plg.)IV, DESU vide letter dated 25.5.92 has submitted the revised route alignment proposal as per the new 220 KV sub-stn. site.

Route details:- The route starts from the existing Mandola-Narela H.T.line near Wazirabad Road. The tower line shall be taken parallel to the existing 220 KV H.T.line in a minimum safe distance in the Yamuna River bed upto ISBT bridge. From here it crosses the bridge diagonally and is taken parallel on the southern side of the bridge upto the proposed 220 KV sub-stn. site as shown in Drg.No.P.L.IV - 766 sent along with letter dated 25.5.92. The total length of the route is 5.90 km.

As the H.T.route passes through proposed MRTS corridor between ISBT flyover and old road cum Railway Bridge, NOC from Commr.(Tpt.) may be obtained.

The H.T.line route and foundations for the towers in Yamuna river bed shall be laid after obtaining clearance from Chief Engineer, Yamuna Bridge Project, PWD(DA) and Chief Engineer(I&F)DA. However it may be ensured that the H.T.line is taken in a manner that minimum area on the surface is wasted.

4. The case is put up to the TC for consideration of:
i) Approval of 220 KV sub-stn. site out of Distt.park and its approach road(plan to be laid on the table).
ii) Route alignment as explained under para 3(Plan to be laid on the table).

5. This was discussed in Tech. committee meeting dt. 31.7.92 and the case was deferred. The case is again place before Tech. committee for consideration.

Minutes of the Technical Committee meeting
held on 3.2.92.

Item No.17/92

Sub(i) Site for the 220 KV sub-station for Walled
City Area.

(ii) Route approval for 220 KV Tower Line from
Mandola to Kashmere Gate.

No.F.6(7)89-MP.

The site for 200 KV Sub-Station at Kashmere Gate
was approved by Authority vide Resolution No.102
dated 20.8.1987. However, due to some public objections
received by L.G., Delhi, the site was inspected by L.G.,
Delhi, alongwith the officers of DESU and DDA. G.M., DESU
agreed that further action shall be taken up after the
alternative site near Metcalf House is allotted to DESU.

The Ex-Engineer(Plg.)-IV, DESU vide letter No.XEN
(Plg.IV)/161/432 dated 31.10.1991 addressed to Chief Engg.
(Elect.), DDA requested that way-leave permission for
220 KV Tower Line from Mandola to Kashmere Gate may be
accorded by DDA.

1. BACKGROUND

(a) Technical Committee decision dt. 15.1.1990
(Item No.254)

"The route alignment of 220 KV line from
Metcalf House to Kashmere Gate is to go
underground and rest of the portion of the
alignment may be over-ground".

(b) L.G.Inspection.

Due to some Technical requirement and public
objections, L.G., inspected the site already
handed over to DESU for 200 KV S/Stn. In a note
submitted by G.M., DESU, to Secy., to L.G.
requested that an alternative site near Metcalf
house be allotted to DESU.

(c) Selection of alternative site.

A site inspection was arranged under the
Chairmanship of Commr.(Plg.) on 19.7.90 with
the officers of DDA and DESU. During this
site inspection following 4 sites were considered:

- (i) Existing 33 KV S/Stn.(North City Wall).
- (ii) Site opposite Metcalf House in Yamuna Bed.
- (iii) The existing 33 KV Sub-Station at Khabbar Pass.
- (iv) Near Gurdwara on Ring Road(near Wazirabad Bridge).

(d) TECHNICAL COMMITTEE DECISION

With the above background the case was discussed in Technical Committee vide item No.72/91 dt.15.4.91. The decision of the Technical Committee is given below:-

- (i) DESU should work out the total load which is likely to be generated with the proposed development of Khabbar Pass Distt. Centre and the extension of Delhi Admn. Offices so as to ensure that the same is fully cater to in terms of Sub-Stn. capacities.
- (ii) DESU should take a firm view with regards to location of a new 220 KV s/stn. site at Kashmere Gate, finalise the route alignment which would have to be mainly underground and submit the same for consideration of the Technical Committee.
- (iii) Alternatively the feasibility of up-grading the existing 33 KV S/Stn.near Khabbar Pass Distt.Centre to 220 KV and the land requirements thereon should be examined and reported.

(e) DESU CLARIFICATIONS ON TECHNICAL COMMITTEE'S DECISION

Ex-Engg.(Plg.)-IV, DESU vide letter No.XEN(Plg.IV)/92/233 dated 8.7.1991 addressed to D.D.(MP) informed that:-

- (i) 220 KV S/Stn. at Kashmere Gate is required to meet the demand of Walled City Area.
- (ii) The upgradation of 33 KV S/Stn. at Khabbar Pass is not in lieu of Kashmere Gate 220 KV S/Stn. but is required for Distt.Centre etc.
- (iii) L.G. in the meeting held on 21.8.90 has permitted DESU to continue the work of construction of 220 KV S/Stn. at Kashmere Gate.

(f) MEETING HELD UNDER THE CHAIRMANSHIP OF COMMR.(PLG.) ON 5.12.91.

All the issues mentioned above were discussed in the meeting held under the Chairmanship of Commr.(Plg.) on 5.12.1991. The views expressed in brief are as under:-

- (i) The Addl.Chief Engg.(DESU) explained that at present

walled city has no. of power break-down and creates lot of inconvenience to the residents. At present Walled City Power requirements are met by no. of surrounding smaller sub-station and these sub-stations have reached their saturation capacity. Thus, it is not possible to meet the growing demand mainly due to unauthorised conversion of residential units to commercial establishments. From the distribution point of view a 220 KV S/Stn. is required at nearest point of the demand area.

- (ii) Commr.(Plg.), DDA was of the opinion that the location of 220 KV electric S/Stn. near the City wall and also the proposed city museum is not desirable. DESU may consider the options decided during the site inspection of 19.7.90 or the options of upgrading the existing smaller sub-stations which are at present feeding the walled city requirement to meet the minimum authorised sanctioned power loads.

II. In the absence of the final decision regarding the location of 220 KV S/Stn. for which the feeder lines are proposed, it may be pre-mature to process the case of feeder lines. However, the DESU in the revised proposal submitted vide letter No.XEN(Plg.)IV/161/432 dated 31.10.91^{has} proposed the overhead tower lines from Mandola to proposed 220 KV S/Stn. at Kashmere Gate. In the proposed route about 6 towers will be provided in the Gaudesia and Tilak Park. This route alignment had been discussed in the T/C in this meeting held on 15.1.90 & 15.4.91 and in both the meetings, T/C has resolved that route alignment from Metcalf House to Kashmere Gate Sub-Station should be underground.

III. Item is placed before T/C for taking the final view on the location of 220 KV Sub-Station for the Walled City and also for the underground versus overhead 220 KV cable lines from Metcalf House to Kashmere Gate Sub-Station.

Decision of the Technical Committee meeting held on 3.2.92.

" The Technical Committee observed, at the outset, that the original site of the proposed 220 KV S/Stn. had been approved by the Authority. However, later on, at the instance of the Lt.Governor of Delhi, the location of ESS had been changed

to the present site. It was, therefore, for DESU to take up the matter with the L.G. and obtain his formal concurrence to the proposed reversion to the original site, before placing the matter before the Technical Committee. It was also noted that while agreeing to the Original location of this 220 KV S/Stn. the understanding was that the line would be laid underground. Technical Committee desired that this fact should be brought to the notice of L.G. while requesting that he consider his decision to shift above said site. Meanwhile, it was agreed that site inspection be conducted by the Chief Architect, DDA, CE(E) and representatives of DESU in order to facilitate a satisfactory solution when the subject comes up for consideration again in the Technical Committee.

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-1-

1. Item No.87/92

Sub: Regarding shifting of hazardous and abnoxious Units from Delhi. F3(133)73-MP

The Technical committee was apprised of the observations of the Hon'ble Lt. Governor, Delhi which he had sent vide his note dated 30.8.92. The following views were expressed.:

(a) The unit is of hazardous and abnoxious nature as per MPD-2001. Such units are to be closed/shifted by August, 1993. Any permission for change over at this stage from 'coal base' to 'gas base' should not be permitted as this permission would be cited as an argument for not shifting/closing the unit within the stipulated period.

(b) Another view was that shifting/closure of industries in compliance of Master Plan has always met with considerable resistance all over India. It involves financial loss to the owner and loss of jobs to the labour. It was, therefore, felt that a suitable package of incentives should be worked out by the local administration so that hazardous and abnoxious industrial units are encouraged to shift and use the available land for more gainful purposes.

2. Chairman wanted to know the extent of danger to the life of the people in the areas surrounding the unit in case of any sudden gas leak or an accident. It was explained that the unit manufactures, apart from other gases, chlorine which in the case of accidental leak, can cause considerable damage to the people in the area. Chairman also wanted to know whether there will be objection if the unit gives an undertaking that switch over from coal to gas will be without any pre-judice to the Master Plan provisions regarding closure/shifting of the unit. Director, TCPO explained that modernisation under the Master Plan has not been permitted in respect of hazardous and abnoxious units and is limited to some other units.

3. It was finally decided that a quick expert opinion be obtained from the Chemical Engineering Department of IIT, Delhi and IIT, Kanpur on the potential danger if any, which such units carry if they are allowed to continue, in case of any accidental leak or otherwise.

Contd....2/-

2. Item No. 88/92:

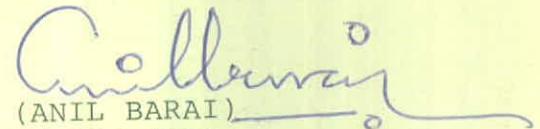
Sub: Change of land use of an area measuring 4.035 hect. (10 acres) from 'Agricultural Green Belt' to 'Public & semi Public Facilities' (Hospital) in village Maidan Garhi. F20(11)85-MP

The Technical Committee noted that in its earlier meeting, the proposal of change of land use for 1.0 hect. of land already recommended from 'Recreational use' to 'Public and Semi Public Facilities' (100 bedded hospital) Technical Committee desired that this should be processed.

(ii) Further, it was noted Delhi Admn. has desired to process the change of land use of another 4.0 hect. of land for a super speciality hospital, to be constructed with the financial assistance to be given by the Govt. of Japan. After detailed discussion, it was felt that the site has the following characteristics (a) It has no proper access, (b) the land use in MPD-2001 is for 'regional park' (part of the identified ridge), (c) municipal services are not available, and (d) the area in the vicinity is surrounded by large scale unauthorised construction, encroachments and of the village abadi.

(iii) Technical Committee was of the opinion that one of the sites earmarked for the hospital in the Master Plan in the new urban area like Dwarka Project may be more preferable.

This issues with the approval of the Vice Chairman,
DDA.


(ANIL BARAI)
DY.DIR.(MP)

No. F.1(35)92-MP

Dt. 23.9.92
21

Copy to:

1. OSD to VC for the inf. of the latter.
2. Engineer Member
3. Principal Commissioner
4. Commissioner (Plg.) Member Secretary
5. Commissioner (Lands)
6. Chief Architect
7. Director (DC&P)
8. Director (TYA)
9. Director (AP&B)
10. Chief Town & Country Planner,
Town & Country Planning Office,
Vikas Bhawan, 'E' Block,
New Delhi.
11. Chief Architect,
NDMC, Palika Kendra
New Delhi.
12. Town Planner,
MCD, Old Hindu College Bldg.
Kashmere Gate, Delhi.
13. Secretary,
DUAC, NDMC Commercial Complex
Lok Nayak Bhawan, Khan Market,
New Delhi.
14. Land & Development Officer,
Land & Development Office
Nirman Bhawan, New Delhi.
15. Sr. Architect
H&T P (I) Unit, Room no. 316
'A' Wing, 3rd floor,
Nirman Bhawan, New Delhi.
16. Deputy Commr. of Police (T)
MSO Bldg., IP Estate, New Delhi.
17. Chief Engineer (Plg.) DESU
Shakti Sadan,
Dindayal Upadhaya Marg, New Delhi.
18. PS to Lt. Governor of Delhi,
RaJ Niwas, Delhi.