

item No. 218/91 (5/92)

Sub: Report of the Committee on policy for location of industrial activities in Delhi.

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F.20(2)91-MP.

Technical Committee was informed that abnoxious polluting and hazardous industries are to be relocated/shifted, within a period of 3 years from the date of promulgation of the Master Plan-2001 i.e. by 31st July, 1993 and, therefore, the policy for this is to be finalised latest by June, 1992. Simultaneously, a list of such industries is to be prepared by the Director of Industries, Delhi Admn.

The policy decision taken by Delhi Admn. as communicated in a letter of Chief Secretary, Delhi Admn. with regard to non-conforming large and medium-scale as well as other non-conforming industries, was also noted by the Technical Committee and it was desired that Secretary, NCR Board, may be approached to find out whether new industrial estates are being developed elsewhere within the NCR so that such non-conforming industrial units in Delhi could be asked to shift/relocate their units there from the present non-conforming sites in the residential areas in Delhi.

For this purpose, Technical Committee observed that Delhi Admn., ~~the~~ (Directorate of Industries) would need to draw up a package of incentives so as to provide for such units who want to be relocated in industrial estates to be developed in NCR; and simultaneously those units which are not interested in relocation should be levied heavy penalties by DDA so as to induce them to leave the present non-conforming sites.

The Technical Committee was of the opinion that a ~~maximum~~<sup>minimum</sup> number of additional industrial units would still be required to serve the needs of Delhi's population and that even if such units are in the nature of extensive industries viz. Slaughter houses, hot mix plants etc., they would have to be located within the Union Territory of Delhi. It was, therefore, felt that about 60 hect of land in four different directions may be earmarked for this purpose.

As regards the comprehensive list of various industries which had already been given in MPD-2001, the Committee felt that there was no need to effect any addition or alterations in the same at this stage as suggested by the Chief Secretary, Delhi Admn.



While on the subject, Technical Committee noted that Directorate of Industries had formulated certain policies for promoting growth of specified industrial units in villages, Technical Committee felt that this would be contrary to the policy of Delhi Admn. as well as against the provisions of Delhi Master Plan-2001 and that therefore, Delhi Admn. should review these policies. It was also noted that while MPD-2001 had identified 11 growth centres, no planning exercises had either been taken up or completed by the MCD so far for any of these growth centres.

As such, Technical Committee thought it advisable that these plans be drawn up on a priority basis and within a definite time-frame so as to ensure that the industrial units which are now coming up indiscriminately within the village abadi areas could very well be located within the growth centres. With this in view, it was also observed that DD <sup>A</sup> could undertake to carry out the said planning work either in whole or in part, on behalf of MCD.

Item No. 184/91

Sub: Application of development control regulations from Greater Bombay, March 1991, to improve the quality of SITU development and construction of urban spaces at Seelampur in proportionate FAR of facilities-cum-district centre to compensate rehabilitation of jhuggie.

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The comprehensive exercise conducted by Director(AP&B) for utilisation of that portion of Seelampur land now being encroached by the squatters, for implementation of a slum upgradation scheme, on a concept of built space, was explained in detail. He explained that with 184 FAR on the total site, with a provision of 50% FAR <sup>for development + sale by</sup> as the builders and the remaining 50% FAR <sup>being</sup> kept, both for rehabilitation of squatters and related facilities, <sup>a</sup> financially viable scheme could be evolved provided the prescribed density norms for residential pockets in the MPD-2001 could be <sup>relaxed</sup> released to the extent of 4-5 times. The matter was discussed in detail.

While appreciating the overall approach, it was felt that while the scheme should be self-financing, it should, as far as possible, be brought within the parameters of the Master Plan with regard to density, ground coverage, facility norms, height etc. so that the same could be adopted as a model for the slum upgradation schemes to be taken up in the VIIIth Plan. Keeping this in view, Technical Committee constituted a group with Director(AP&B) as convener <sup>and</sup> with Dir.(TYA), Jt.Dir.(T), A.C.A.II, Senior Architect (Sh. Ram Aggarwal) and Dy.Director(NCR) as its other members, to go into the various parameters of the scheme and submit its report/-recommendations within 2 weeks.

Item No. 206/91.

Sub: Inland Container Depot, Tuglakabad.

f.3(4)/89-MP.



A detailed presentation was made by the representatives of the CONCOR about the ICD project at Tuglakabad. Some of the significant points made were as follows:

i) The project had reached <sup>a</sup>very advanced stage of development and was scheduled to take off in July, 1992.

ii) The capacity of ICD now planned for Delhi was 1.15 lakh TEUs by 2001. This was a modified figure arrived on the basis of the RITES 1989 report, superceding their 1987 report.

iii) For a design capacity of 1.15 lakh TEUs in 2001 (92,000 TEUs in 1995-96), the project would generate traffic of about 500 trucks per day in 2001 (368 trucks/day in 1995-96). This would mean about 46 gate moves per hour (138 PCUs) during 2001.

iv) The total area under the said project was 40.7 ha. Out of this, for an ICD of 1.15 lakh TEU size, it was proposed to utilise only 34.7 ha. while the balance 6.0 ha would be kept green as per the revised layout <sup>plan</sup> (laid on table).

v) A parking lot had been provided with 198 parking slots of 20 M. which could accommodate more than 500 trucks at a time.

vi) The additional PCU's generated due to ICD on Mehrauli Badarpur road would be 138 PCUs and on Mathura Road 96 PCUs, in 2001, which <sup>works out to</sup> is 19.1% 2.72% of the existing traffic on these roads respectively.

2. Based on the presentation, a number of important issues were raised by the members of the Technical Committee, as given below:

i) In view of the fact that revised capacity worked out for the ICD at Tuglakabad includes the container traffic requirements of the metropolitan towns of NOIDA, Bahadurgarh, Ghaziabad, Gurgaon, Faridabad etc., CONCOR may further examine the possibility of reducing the capacity of ICD from 1.15 lakh TEUs to about 80,000 TEUs in 2001, as was worked out in the note of Ministry of Urban Development. Reduction in capacity of ICD may also be possible on account of the fact that some of the commodities considered for containerisation are not being consumed in Delhi but are meant for further distribution in the region.

ii) Accordingly, CONCOR may also work out the additional areas not required for ICD & hence to be kept green for all time to come, based on a maximum requirement of 80,000 TEUs by 2001.

iii) In the light of the additional traffic projections, <sup>a</sup>detailed circulation

scheme for the area needs to be worked out indicating the details of road and junction improvement, <sup>separate</sup> ..... and dedicated traffic lanes to be provided, CCI siding design etc. The scheme shall also indicate the number of properties and the trees affected. The scheme to be prepared by CONCOR in about a month and submitted to the Technical Committee for scrutiny, so that the same could be finalised latest by the end of third week of March, 1992.

iv) CONCOR shall frame a concrete proposal for the 4th directional passenger terminal for south zone trains in consultation with Northern Railway, within a maximum period of 6 months.

v) CONCOR shall, within ten days, submit the revised internal circulation plan along with particulars of the parking area, approach road, CCI siding and green area. These could be considered for purposes of conceptual approval in the next meeting of the Technical Committee.

Item No.217/91 (4/92)

Sub: Construction of dispensary at Kh.No. 28/2/2 land, 18 biswas in village Madanpur Dabas Khanjhwala.

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Deferred

Item No.219/91 (6/92)

Sub: Hire purchase transit camp sites; disposal of.

...

Deferred.

Item No. 10/92

Sub: Revision in the sites already approved by the Technical Committee for locations of sewage treatment plant in Narela and Rohini.

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Deferred.

Item No. 211/91.

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

....

Deferred.

Item No.12/92.

SuB: Scientific Hostel at R.K.Puram.

It was observed that Addl.Secretary (UD), Ministry of Urban Develop-

ment, in a written communication, had stated that Min. of UD, in consultation with MCD, had identified 2.5 acre of land in R.K.Puram to be used for service personnel scheme for MCD staff and, therefore, land earmarked for service personnel in R.K.Puram, Sector X be allowed to be used for <sup>both</sup> pool housing and ~~for~~ the construction of a hostel for Govt. scientists\*. The matter was discussed in detail and it was noted that there was no site plan of an area of 2.5 acres which was proposed to be used for service personnel housing. Technical Committee, while agreeing <sup>in principle,</sup> to the proposal for use of land for pool housing (type V) and for a scientists' hostel in sector X, R.K.Puram desired that a detailed plan be obtained from CPWD in this regard and be placed in the next meeting of the Technical Committee.



DELHI DEVELOPMENT AUTHORITY  
( MASTER PLAN SECTION )

Draft minutes for the meeting of Tech. committee held on 21.1.92 at 9.30 A.M. in the Conference Room of Vikas Minar of Delhi Development Authority, IP Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Mr. Cecil Noronha, Vice Chairman (In the chair)
2. Mr. H.D. Sharma, E.M.
3. Mr. J.C. Ghambir, Commr.(Plg.)
4. Mr. Manjit Singh, Commr. (S&JJ)
5. Mr. Santosh Auluck, CA
6. Mr. B.R. Khurana, CE (Elect.)
7. Mr. R.G. Gupta, Dir. (TYA)
8. Mr. P.C. Jain, Dir. (AP&B)
9. Mr. S.Prakash, Dir. (Lands)
10. Mr. K.K. Bandupadhyaya, JD (R)
11. Mr. J.R. Rajan, J.D. (Constn.)
12. Mr. P.N.Dongre, JD (TYA)
13. Mr. Chander Ballabh, JD (AP)
14. Mr. V.N.Sharma, JD (D&J)
15. Mr. N.K. Aggarwal, JD (WC&SA)
16. Mr. A.K. Gupta, JD (B)
17. Mr. Vijay Risbud, JD (Narela)
18. Mr. Prakash Narain, JD (T)
19. Mr. H.S. Sikka, JD (Dwarka) Ph.III
20. Mr. C.P. Rastogi, Jt.Dir.(CCG)
21. Mr. M.N. Khullar, Addl. CA
22. Mr. Pradeep Behari, Sr. Arch. (East zone)
23. Mr. Kaura, Dy. Dir. (Instt.)
24. Mr. S. Srivastava, Dy. Dir.(ZP)
25. Mr. J.S. Sody, Dy. Dir.(AP)
26. Mr. S.P.Bansal, Dy. Dir. (NCR&UE)
27. Mr. Anil Barai, Dy. Dir.(MP) (Convenor)

MCD (TP DEPT.):

28. Mr. S.K. Malik, Asstt. Arch.

SPECIAL INVITEES:

NCR & PB:

29. Mr. R.P. Rastogi For item no. 206/91

rites :

- 30 Mr. B. Ramamurthy, Gen. Mgr. For item no. 206/91

WS&SDU:

31. Mr. S.K. SHARMA For item no. 10/92

DEVELOPMENT AUTHORITY  
( MASTER PLAN SECTION )

Draft minutes for the meeting of Tech. committee  
held on 21.1.92 at 9.30 A.M. in the Conference Room of  
Vikas Manir of Delhi Development Authority, 14, Astor, New  
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The following were present:

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1. Mr. Cecil Noronha, Vice Chairman
2. Mr. N.P. Sharma, E.M.
3. Mr. S. S. Chandra, Commr.(P.L.)
4. Mr. Jagjit Singh, Commr. (S.U.)
5. Mr. Santosh Auluck, CA
6. Mr. A.N. Sharma, C. Elect.
7. Mr. R.C. Gupta, Dir. (TYA)
8. Mr. S.C. Jain, Dir. (AP&B)
9. Mr. S. Prakash, Dir. (Land)
10. Mr. A.N. Sandhu, Dir. (R)
11. Mr. S.C. Singh, J.D. (Constn.)
12. Mr. P.N. Chopra, J.D. (TYA)
13. Mr. Ganesha Bhatnagar, J.D. (AP)
14. Mr. V.N. Sharma, J.D. (D&L)
15. Mr. N.K. Agarwal, J.D. (WC&A)
16. Mr. A.N. Gupta, J.D. (B)
17. Mr. Vijay Mishra, J.D. (Nepela)
18. Mr. Prakash Narain, J.D. (T)
19. Mr. S.C. Singh, J.D. (Dwarka) E.M.I.
20. Mr. C.P. Kataria, J.D. (C.C.)
21. Mr. M.N. Khullar, Addl. CA
22. Mr. Pradeep Kataria, Sr. Archt. (East zone)
23. Mr. Kataria, Dy. Dir. (Instt.)
24. Mr. S. S. Shrivastava, Dy. Dir. (AP)
25. Mr. S.C. Gupta, Dy. Dir. (AP)
26. Mr. S.P. Bansal, Dy. Dir. (Nepela)
27. Mr. Anil Datta, Dy. Dir. (NP)

MOD (TP DEPT.):

Mr. S.M. Malik, Asstt. Secy.

SPECIAL INVITEES:

MR & FB:

29. Mr. S.M. Kastogi For item no. 206/91

MR & FB:

30. Mr. S. Ramamurthy, Gen. Mgr. For item no. 206/91

MR & FB:

31. Mr. S.K. Sharma For item no. 10/92



MINISTRY OF RAILWAYS:

32. Mr. Shanti Narain, Ex. Dir.  
CONTAINER CORPN:

For item no. 206/91

33. Mr. P.K.Malik, Director

--do--

34. Mr. A.K. Kohli, (GCM) (Engg.)

--do--



Item No.218/91 (5/92)

Sub : Report of the Committee on policy for location of Industrial activities in Delhi.

F20(2)91-MP

Technical Committee was informed that annexious, <sup>polluting & hazardous</sup> non-conforming industries are to be re-located/shifted, as per the provision of MPD-2001, within a period of 3 years from the date of promulgation of <sup>the Master Plan 2001</sup> this Plan i.e. by 31st Jly 1993 and therefore, the policy for this is to be finalised latest by June'92. Simultaneously, a list of such industries is to be prepared by the Director of Industries, Delhi Admn.

<sup>a letter</sup> The policy decision taken by Delhi Admn. communicated through Chief Secy. <sup>Delhi Admn.</sup> ~~letter~~ with regard to non-conforming medium, heavy & large <sup>scale</sup> industries was also noted by the Technical Committee and it was desired that Secretary, NCR Board, may be approached to find out whether new industrial estates are being developed within the NCR so <sup>elsewhere</sup> as such non-conforming industrial units <sup>in Delhi could</sup> may be asked to shift/relocated their units <sup>there</sup> from the non-conforming <sup>present</sup> estates and presently functioning in the residential areas in Delhi.

<sup>TC observed that</sup> For this purpose, Delhi Admn., the Directorate of Industries <sup>will need to know up to</sup> have to finalise the package <sup>so as to provide</sup> incentives <sup>for</sup> such units who want to be re-located in such industrial estates to be developed in NCR; and simultaneously the units which are not interested to be relocated should be levied <sup>by DDA</sup> heavy penalties <sup>to induce them to leave</sup> so as they can push out from the present non-conforming units. <sup>S. Es</sup>

The Technical Committee was of the opinion that <sup>a</sup> ~~minimum number of additional~~ essential industrial units <sup>are also likely to be</sup> required to serve Delhi's population even if such units are of the nature of extensive industries viz. Slaughter House, <sup>they would</sup> Hot Mix plant etc. <sup>will</sup> require to be located within the Union Territory of Delhi. And, <sup>it was</sup> therefore, ~~it was~~ felt that about 60 hect. of land in different directions may be earmarked for this purpose.

<sup>four</sup> In MPD-2001, <sup>as regards the</sup> a comprehensive list of various categories of industries <sup>which have already been given</sup> is already provided and need not to be changed <sup>in MPD-2001</sup>. The Committee felt that <sup>this stage</sup> there was no need to effect any addition or alterations in the same at this stage as suggested by the Chief Secy, Delhi Admn.

Other non-conforming industries

Incentives



*Whole on the subject,*  
~~Technical Committee~~ noted that ~~Delhi Admn.~~ <sup>Delhi Admn.</sup> Directorate of Industries had formulated ~~some~~ <sup>certain</sup> policies with regard to ~~certain relaxation~~ <sup>promoting growth of specified</sup> for establishing ~~certain~~ industrial units ~~for~~ <sup>in</sup> villages, the Technical Committee felt that this ~~is~~ <sup>would be</sup> contrary to the policy of Delhi Admn. as well as against the provisions of Delhi Master Plan-2001 and ~~therefore~~ <sup>that</sup>, Delhi Admn. should review these policies. It was also noted that while MPD-2001 ~~identified~~ <sup>had</sup> 11 growth centres, no planning exercise had been taken ~~up~~ <sup>up or completed by</sup> by the MCD so far for any of these growth centres. Therefore, ~~Technical Committee~~ <sup>to such</sup> felt that it ~~would~~ <sup>be</sup> advisable if ~~this work~~ <sup>that</sup> is taken up by the Authority ~~and~~ <sup>plans</sup> for that ~~purpose~~ <sup>request</sup> refunds are made available out of the funds allocated to the MCD to the tune of Rs.50 crores for this purpose. Tentatively, ~~the amount~~ <sup>however</sup> required for planning of such growth centres is Rs.50 lakhs, ~~if~~ <sup>that</sup> the planning and development of such growth centres is taken up. The industrial units which are ~~coming~~ <sup>now</sup> within the village abadi area ~~can~~ <sup>up indiscriminately</sup> very well be located at the appropriate location within the growth centres. The technical committee also decided that a separate policy paper for utilisation of the lands earmarked for industrial units in the Master Plan (within the urban area) and are not ~~now~~ <sup>to be</sup> used for industries, ~~should be prepared and put up.~~

*and within a definite time frame so as to ensure that*

*With this in view it was also observed that DDA could undertake the said planning work which was Item No.184/91*

Sub : Application of Development Control regulations from Greater Bombay, March 1991, to improve the quality of SITU development and construction of urban spaces at Seelampur in proportionate FAR of facilities-cum-district centre to compensate losses in rehabilitation of jhuggi.

*comprehensive*  
 The exercise conducted by Dir.(AP&B) for utilisation of Seelampur land ~~presently~~ <sup>now being encroached</sup> occupied by the squatters, in a ~~comprehensive manner~~ <sup>development of a clear upgradation scheme</sup>, on a concept of built space, was explained in detail. He explained that with 184 FAR on the total site with a provision of 50% FAR in the share of builder (has his share for disposal) and the remaining 50% FAR for rehabilitation of squatters and for facilities, will be constructed in 5 storied and 8 storied complex to accommodate all the squatters and ~~about~~ <sup>equivalent</sup> 25% squatters families in the share of builders for disposal, ~~will~~ <sup>will</sup> give a density which is 4-5 times density prescribed for any residential pockets in the MPD-2001. Therefore, he explained that relaxation in regard to density, FAR & Community space in the form of built areas rather than

*on a low cost high scheme could be developed evolved provided the present had*

*to the extent of 4-5 times*



plots will be necessary. The matter was discussed in detail. <sup>while appreciating the overall</sup> ~~Various points were raised~~ <sup>and approach taken it was</sup> ~~it was suggested that~~ <sup>thought</sup> ~~scheme as far as possible should be within the parameters of the Master Plan with regard to density, ground coverage, facility norms, height, <sup>etc</sup> of the builds etc. and is to be should~~ ~~be self-financed scheme without any commercial need. Therefore, it needs to be re-examined to see whether share of the state level facility if this concept is taken as a model for such developments, could be met and whether such a concept/approach could be advisable/desirable. The Technical Committee constituted a group with Dir.-(AP&B) as its convener with Dir.(TYA), Jt.Dir.(T), A.C.A.II, Senior Architect (Shri Ram Aggarwal) and Dy.Dir.(NCR) as its <sup>other</sup> members. They may also invite any other officer so desire. The report should be submitted within 2 weeks.~~

<sup>to go into the various parameters of the scheme and submit its report/recommendations within 2 weeks</sup>  
Item No.206/91

Sub : Inland Container Depot, Tuglakabad.  
F3(4)89-MP

<sup>A detailed presentation</sup>  
I A ~~prosecution~~ was made by the representatives of the CONCOR about the ICD project at Tuglakabad. Some of the signifact points made <sup>were</sup> ~~are~~ as fellows

i) The project had reached very advanced stage of development & <sup>was</sup> ~~is~~ scheduled to take off in July 1992.

was 1.15 ii) The capacity of ICD now <sup>planned</sup> ~~considered~~ for Delhi ~~local~~ <sup>is 1.15</sup> lakh TEU <sup>by</sup> ~~for~~ 2001. This <sup>was</sup> ~~is~~ <sup>a</sup> ~~refined & modified~~ figure arrived on the basis of <sup>the</sup> RITES 1989 report, <sup>superceding</sup> ~~superseding~~ their 1987 report.

iii) For a design capacity of 1.15 lakh TEU in 2001 (292,000 TEUs) in 1995-96, <sup>traffic of</sup> ~~it has been worked out that~~ the project would generate <sup>about</sup> 500 trucks per day in 2001 ~~& about~~ 368 trucks/day in 1995-96. This would mean about 46 gate moves per hour (138 PCU) during 2001.

iv) The total area under the <sup>said</sup> ~~project with railways~~ is 40.7 ha. Out of this, for an ICD of 1.15 lakh TEU size, it <sup>was</sup> ~~is~~ <sup>proposed to use</sup> 34.7 ha <sup>with the only</sup> ~~for ICD~~ <sup>and while</sup> the balance 6.0 ha. <sup>would</sup> ~~be~~ kept green as per the layout <sup>revised</sup> ~~laid on table~~.

v) A parking lot had been provided <sup>with</sup> ~~having~~ 198 parking slots of 20 M<sup>2</sup> which could accommodate more than 500 trucks at a time.

vi) The additional PCU's generated due to ICD on Mehrauli Badarpur road would be 138 PCU & on Mathura Road 96 PCU in 2001; which is 19.1% & 2.72% <sup>existing</sup> ~~of the existing~~ traffic on these reads respectively.

Self that the scheme should be self financing it should



2. Based on the presentation a number of <sup>important</sup> issues were raised by the members of the Technical Committee. ~~Some of the significant and requiring action, are as given below:~~

i) <sup>In view of the fact that revised</sup> Since the capacity worked out for Delhi <sup>the ICD at Tughlakabad</sup> local ~~fact~~ includes the traffic of the metropolitan towns of NOIDA, Bahadurgarh, Ghaziabad, Gurgaon, Faridabad etc., CONCOR may further examine the possibility of reducing the capacity of ICD from 1.15 lakh TEUs <sup>to</sup> about 80,000 TEUS in 2001, as was worked out in the note of Min. of Urban Development. Reduction in capacity of ICD may also be possible on account of the fact that some of the commodities considered for containerisation are not being consumed in Delhi but are meant for further distribution in the region.

ii) Based on the reduced size of the ICD, <sup>Accordingly</sup> CONCOR <sup>may also</sup> shall <sup>addition</sup> workout the areas not required for ICD & hence to be kept green for all times to come, <sup>based on a maximum requirement</sup> of 80,000 TEUS by 2001.

iii) <sup>Due to the additional traffic generated by ICD a</sup> detailed circulation scheme for the area needs to be worked out indicating the road & junction improvement, <sup>details of</sup> separate and points, CCI siding design etc. The scheme shall also indicate the number of properties & the trees affected. The scheme shall be ~~not~~ prepared by CONCOR in about a month <sup>time</sup> and shall be submitted to the T/C of DDA for scrutiny; so that the same could be finalised latest by the end of 3rd week of March 1992.

iv) CONCOR shall <sup>work to frame a</sup> pursue the Northern Railway to <sup>concrete</sup> workout a definite ~~feasible~~ proposal for the 4th directional passenger terminal for south zone trains within maximum <sup>period</sup> of 6 months ~~time~~.

v) CONCOR shall <sup>within</sup> in about ten days, submit the revised internal circulation plan, <sup>along with</sup> particulars of the parking <sup>area</sup> details, ~~area under encroachment~~, details of the approach <sup>road</sup> road & CCI siding <sup>+ green area</sup> for the further reduced size of the ICD. These could ~~then~~ <sup>be</sup> considered for <sup>purpose of</sup> conceptual approval during the next meeting of the Technical committee.

Item No.217/91 (4/92)

Sub : Constn. of dispensary at Kh. No.28/2/2 land, 18 biswas in village, Madanpur Dabas Khanjhwala.

Deferred.

Item No.219/91 (6/92)

Sub : Higher purchase Transit camp sites; Disposal off

Deferred.

Q. Container

Q. In the light of the traffic projection of traffic to be generated

additional traffic projection

Q. Consultation with Northern Railway



Item No.10/91

Sub : Revision in the sites already approved by the Tech. Committee for locations of sewage treatment plant in Narela and Rohini.

✓ Deferred.

Item No.211/91

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

✓ Deferred.

Item No.12/92

Sub : Scientific Hostel at R.K. Puram.

It was observed that in a written communication that Addl.Secy.(UD), Min. of UD, in a reference communicated with the Ministry, had stated that MCD, had identified 2.5 acre land in R.K.Puram to be used for service personnel schemes for MCD staff and therefore, the land earmarked for service personnel in R.K.Puram Sector 10 be allowed to be used for peol housing and for the construction of a hostel for Govt. Scientists. The matter was discussed in detail in the meeting and it was noted that there is no site plan of an area 2.5 acres which is to be used for service personnel housing. The Technical Committee while agreeing to the proposal for use of land for peol housing (Type V) and for Scientific Hostel in sector 10 R.K.Puram desired that a detailed plan be obtained from CPWD in this regard and be placed in the next meeting of the Technical Committee.

✓ Registrar



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Agenda for the Meeting of Technical Committee held on  
21.1.92 at 9.30 A.M. in the Conference Room of Vikas Minar  
at 5th Floor, Delhi Development Authority, I.P. Estate, N. Delhi.

<u>Sl.No.</u>	<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	206/91	Inland container Depot, Tughlakabad. F.3(4)/89-MP/ To be presented by DD(NCR&UE).	
2.	217/91(4/92)	Constn. of dispensary at Kh.No.28/ 2/2 land, 18 Biswas in Village, Madanpur Dabas Khanjhwala. F.13(4)/89-MP/ To be presented by DD(NCR&UE)	
3.	219/91(6/92)	Higher purchase Transit camp sites: Disposal off: F.20(7)91-MP pt.I To be presented by JD(AP)	
4.	10/92	Revision in the sites already approved by the Tech. Committee for locations of sewage treatment 1-2 plant in Narela and Rohini. DD/PP/UE/91/F.9(part.) To be presented by DD(NCR&UE)	
5.	211/91	Grant of NOC for storage of petr- oleum class 'A' & 'B' products in 3-4 Union Territory of Delhi. F.7(7)/91-MP, To be presented by JD(WC&SA)	
6.	184/91	Application of Development Control Regulations from Greater Bombay, March 1991, to improve the quality of SITU development and construction of urban spaces at Seelampur in proportionate FAR of facilities-cum-district centre to compensate losses is rehabilitation of jhuggi. F.Slum.1(6)91/Adn.(p&I)/pt.I To be presented by Dir. (AP&B).	
7.	X 9/92 withdrawn	Overall Planning development and management by CIDC for a population of 2 million at Bombay including Transportation and services management. To be presented by C.A.	
8.	218/91(5/92)	Report of the Committee on policy for location Industrial action this in Delhi. F.20(2)/91-MP/ To be presented by DD(NCT&UE).	



Item No. 218/91.

Sub: Report of the Committee on policy for locating Industrial activities in Delhi.

F20(2)/91-MP

1. Based on the decision of the Delhi Admn. conveyed to DDA during December, 89 to stop development of new industrial estates in Delhi, planning wing of D.D.A. brought out implications of the same for consideration of the Authority in its meeting held on 27.3.91. After detailed discussion within the frame work of Master Plan for Delhi-2001 and Regional plan-2001 for NCR, the Authority resolved that while the new industrial estates need not be developed in Delhi in principal as a means of employment generation and encouragement to be given to small scale industries. It was felt that a committee comprising of Commissioner(Inds) as convenor and Commr., MCD or his nominee and Administrator, NDMC or his nominee, Shri Meshram Chief Planner, TCPO or his representatives and Sh. J.C. Gambhir, Commissioner(Plg) DDA may go into whole question of identifying those service <sup>light industries which will be allowed to come up in Delhi</sup> in the urban extension and also look into the question as to whether the land upto 2% is required for them.
2. Committee vide its two meetings has finalised its report. The salient points raised by the committee are as follows :
  - i) In order to meet the day to day needs of the community more commercial space would be necessary. Therefore, the space reserved for commercial use be increased by about 2%. The increase in area would be utilised for all such activities which does not perform manufacturing and are required to serve community needs.
  - ii) The list of such activities as considered appropriate by the committee is as follows:
    - a) Repair of vehicles(except truck, buses, trollyes and tractors such as cars, three wheelers and two wheelers including scanning facilities for identification of fault.
    - b) Petrol pump
    - c) Tyre Retreading
    - d) Battery charging

Note : It will be advisable to set apart specific space in the commercial area for the above activities as some of them are likely to create nuisance for other users. Permission for Petrol pump should be granted subject to fulfilment of the guidelines of TCPO in this respect. Consent of pollution Control Board



of Delhi Admn. should be obtained for activities such as Petrol pumps and tyre retreading. The area earmarked for repair/servicing of vehicles at a time to avoid spill-over of the activities from the designated space. The number of spaces specially reserved for this activity may be proposed to be served.

- V Repair of bicycles and tricycles.
- b) Repair of household electronic equipment such as T.V., Radio VCR, V/CP, Tape Recorder.
- c) Repair of house-hold electical appliances such as electric iron, room cooler, desert cooler, air conditioner, refrigerator, toaster, fan, geyser, heater (including motor rewinding of such appliances.
- d) Repair of other house-hold goods/kitchen appliances such as trunks, suitcases and other leather/raxin made ups, wooden furniture, watches, clocks, cookers, gas burners, musical instruments.
- e) Services establishments such as laundry, dry cleaning tailoring, embroidery, hair cutting salloon, beauti parlour, medical diagnostis centre, testing laboratory, photo studio, picture framing, painting of sign boards, rubber stamp making, cobblers, fruit and sugarcane juices, photocopying, book-binding and printing (excluding offset) printing.
- f) Servicing industry such as atta chakki, grinding of pulses and spices, small welding jobs (with one welding machine only), cotton filling in pillows, quilts and mattresses, small bakeries, making of papad, vermicellin and macaroni, oil ghani and carpentry.
- g) Handicrafts as per list of handicraft Board.

### 3. OBSERVATIONS:

The recommendations have been studied in the PPW of the DDA. To suitably adopt recommendations of the Committee with respect of the Master Plan for Delhi-2001, the following is recommended :

- i) No more development of areas in Delhi (it would mean that all non-conforming light and extensive industrial units as per Master Plan for Delhi Perspective-2001, would have to close down/shift on their own to areas outside Delhi.
- ii) 2% additional area for the commercial use to be divided as under :
 

a) District centre level	1%
b) Community Centre level	0.67%
c) Local Shopping Centre level	0.33%
- iii) These areas would be distinctly separate from the Commercial areas would be developed with the following controls :
  - a) Ground floor Coverage (Overall 33%)
  - b) F.A.R. 100%



The area would be developed as mixed use and 33% of the floor space would be used for residential activities.

iv) The permitted industrial activities would be as per provision of the Master Plan of Delhi Perspective-2001.

v) In the land use plan earmarked for industrial use but not developed so far shall be utilised 50% per public and semi public activities and recreational area at Master Plan level and remaining 50% for residential. Case to case change of land use shall be processed.

4. The proposal has been considered by the Technical committee in its meeting held on 6.8.91 and the Technical committee accepted in principle the recommendation of the Narayanswami committee that 2% of the gross urban extension area be reserved for service/light industries meant to meet the day to day needs of the local population and that the %age of the land reserved

for the commercial sector be increased to that extent, thereby reducing the land exclusively reserved for the industrial sector to nil(2) of the five specific proposals made thereon in the agenda note the ones at i to iii were also accepted. Regarding (iv) Commissioner(Industries) was requested to give his detailed observations (v) was generally accepted as a guidelines which could be varied in specific locations at the time of preparation of zonal development plans. It was also decided that while the policy frame thus evolved would be for implementation in the urban extension area, a seperate policy paper should be prepared for all existing urban area.

5. The Chief Secy., Delhi Admn. on the decision of the Technical committee meeting held <sup>on</sup> 6.8.91 has written vide his D.O. No. PAC 1(21)/NCRDDA/2040 dated 17.9.91 that ;

- a) I am concerned with only two of the observations and ~~these~~ relates to (i) the proposal of the P.P. Wing that all non-conforming ~~xx~~ light and extensive industrial units would have to close down/shift on their own to areas outside Delhi, as no more industrial areas are to be developed and (ii) further, that in the additional 2% area being earmarked for service sectors/establishments industrial activities contained in Annexure III-A and III-B, & III-C of the revised Master Plan would be promoted.



- b) I would like to make quite clear that it is not the intention of the Delhi Administration to ask industrial units in non-conforming areas, other than those which are hazardous/obnoxious, or polluting beyond a limit that would not permit reduction through anti-pollution devices, to shift from Delhi. It was in pursuance of such an approach that the MCD had announced its ad-hoc registration policy in 1989 with the prior approval of the Lt. Governor to grant such ad-hoc registration to units which had unauthorisely established themselves in non-conforming areas till 31.12.89. This facility was, ofcourse, subject to certain conditions such as the unit being not hazardous, non-polluting and so on. This policy also took care to stipulate that the Industries Department would not grant such units SSI registration, the intension being that these units should not have the facility to expand at their present locations. Keeping these factors in mind and also the tremendous upheaval that would occur in the labour/employment sector if a forcible shift of innumerable units were to be pursued. I am firmly of the view that the proposal of the DDA in this regards should not be pursued further. What is really called for is an effort to concentrate on large, heavy and medium units, highly power incentives units and so on, and extend to them an attractive package of incentives so as to make it easier for them to either close down their operations in the Union Territory of Delhi or move elsewhere.
- c) As regards permitting industrial activities in the 2% additional area proposed by the Commissioner of Industries to accommodate service industries/establishments, I am of the view that this would be undesirable as this additional area has been provided for a specific purpose and this should not be treated at par with the areas earmarked under the mixed land use concept to accommodate manufacturing industries.



6. In view of the observations raised by Chief Secy. in his letter referred earlier and subsequent development thereafter, following issues needs reconsideration of Technical committee:

- i) As discussed earlier, part of the proposed 2% additional area (which was mainly for accommodating service industries/ establishment) would be required to accommodate certain activities which are categorised as ~~asxx~~ "extensive industries" in MPD-2001 and are required to meet the Delhi's requirement e.g. sites for Slaughter house, shifting of Hot mixed plant etc. etc.
- ii) The list of service industries/establishments which may be permitted in the proposed service industries may be relooked in relation to light and service units proposed in MPD-2001.
- iii) The entire success of the revised thinking of curbing industrial growth in Delhi depends on the effectiveness of the enforcement machinery which would have to actually create condition so that no unauthorised establishments are allowed to be set up in Delhi. Methods adopted in the past and the ones under consideration like not granting SSI registration have proved effective. Municipal deptt. like Water Supply and Sewage Disposal Undertaking and DESU have to play very crucial role of amending their regulation to see that such units are not permitted with required services for their establishment. Land protection branch of MCD as well as Delhi Development Authority have also to reorganise themselves for such a task. The State Pollution Control Board now established in Delhi would also have to take stringent action against units causing environmental pollution.

7. The case is now once again put up for consideration of Technical committee.



ILM No. 217/91

Sub: Construction of a dispensary at Khasra No. 28/2/2,  
land 18 Biswas in village Madanpur Dabas;  
Khanjawala block.

F.No.: F.13(4)88-MP.

1. Addl. Director, Health Service vide his letter No. F.12/77/84/DHS/P&S 28367 dt. 29.8.88 had requested the issue of NOC for construction of a dispensary building at village Madanpur Dabas (Khanjawala block) the gaon sabha has made available the plot of land measuring 18 Biswas approximately at Khasra No. 28/2/2. The case has been examined in the R/O of DDA for this 1395 sq.mt. of proposed land in village Madanpur Dhabas and the observations made are as follows :
  - i) Village Madanpur Dabas in North West Delhi is part of the Urban Extension proposed in the Draft MPD Perspective-2001.
  - ii) From the site plan submitted by the Director of Health Services, Delhi Admn. it appears that the proposed dispensary falls in the residential use of the structural plan approved by the Authority. Further, it is noted that it is part of phase IV of Urban Extension.
  - iii) According to Draft MPD-2001 one dispensary site is proposed for every 15,000 population with an area of 800 to 1200 sq.mt. (average 1000 sq.mt.). In the draft MPD-2001 certain villages have been identified as growth centres depending on their growth rate and road link as for location of health facilities, markets, schools and rural industries. Village Madanpur Dabas does not form part of the list of proposed growth centres.
  - iv) As per the existing practices of land acquisition, development and disposal followed in Delhi clearance for locating dispensary site in the village Madanpur Dabas does not seek favour. In fact, village 'Jaunti' which is a better location in terms of road linkages may be considered as an alternative for locating of the dispensary site. It is also observed that the dispensary should found part of the village development plan.



2. The Technical committee discussed the proposal on 27th Feb., 89 and keeping in view that the proposed dispensary is in village Madanpur Dabas, Khanjawala block approved the site and desired that the site should be integrated as a part of the village development plan.

Further the Technical committee desired that a reference be made to MCD, requesting that they should prepare the development plan for rural villages as a number of reports are put up by Delhi Admn. to provide facilities on the available land in the vicinity of then villages.

3. In reply to this, vide letter No.F.12/1/91/DHS/P&S/11423 dated 4.4.1991 from Dy.Dir.(STAT), Directorate of Health Services Delhi Admn. and letter No.TP/G/7063/90 dated 1.1.91 from Architect(O.P) of M.C.D. Town Planning Deptt. It has been mentioned that Madanpur Dabas is not an urban villages and as such no development plan for the same could be formulated.
4. Further, in this context, we may observe that village Madanpur Dabas comes within proposed urban extension-IV phase and the land use proposed as per the approved structure plan of UE is residential.

Also, there is no mention/reference about the "Preparation of Development plan for rural villages" by MCD, as desired by Technical committee of DDA, as a number of requests are being put up by Delhi Admn. to provide facilities on the available land in the vicinity of these villages.

5. The case was then put up to Internal Planning committee for further discussions on 4.7.1991.
6. The Internal Planning committee discussed the issue in details and took decision that -
  - i) Site inspection of the site u/r be got conducted;
  - ii) The site location for the dispensary should be near the village;
  - iii) As per the decision taken by L.G., it is to be taken into consideration that in future trees are to be planted on the gaon sabha land and
  - iv) The approval of site allotment, after re-examination, may be given with the condition that for any readjustment of site required for urban extension(UE) proposals, the same will have to be surrendered by the Health deptt. of Delhi Admn. as and when required.



7. Now, the site inspection has been got done and it was noted that the proposed site is on gaon sabha land and the location under consideration is near the village abadi. The site is stated to be approachable by road.
8. In view of the facts, above, it is now proposed that the site for dispensary on the proposed location at village Madanpur Dabad may be approved subject to the above stated conditions decided in the internal planning committee meeting held on 4.7.1991 (ref para 6).
9. The case is now put up for the consideration (of the para 8) of the Technical committee.



Item No. 219/91

SUB: Higher Purchase of Transit Camp sites : Disposal of.  
F.20(7)/91-MP Pt.I

Reference may please be made to the Circular issued by Engineer Member No. EM-I(5)84/19/69-78 dated 2.11.1989 to grant ownership right to the allottees of Transit Camps on Higher Purchase basis as per the decision conveyed my Secretary, L.G. to V.C. This decision has been taken on the request received from the owners of these plots in the Transit Camps. E.M. had desired of the Chief Engineers for complying and taking up the matter and with Commissioner(H) so as to cost of finalised the electrification and services/ maintenance.

2. The matter has been examined and it is reported that six Transit Camps are existing, having a total of 5934 units. The details direct of the units given below:-

Area	Name of the T. Camps	Total No. of Units	Total No. of units allottees	Total No. of unallotted Units	Remarks
	Raghubir Nagar	1558	1552	6	Under Secty.
South:	Govindpuri	2094	2091	3	Under unauthorised occupation.
	Pandav Nagar	332	188	134	Vasant Kunj for allotment.
East:	Trilokpuri	480	471	9	Under stay & unauthorised occupation.
	Khichripur	440	439	1	Under stay
West:	Hastsal	1049	1037	3	Used by staff.
TOTAL:		5934	5778	156	

3. Accordingly all the Chief Engineers were requested to send the layout plan of the received schemes of the Area Planning Unit with a view to access its further processing including the agenda of land use if required

Contd.....2



4. In response, however the layout plan of only two localities namely Raghbir Nagar and Hasthsal have been received from Chief Engineer(West Zone). The matter has been examined and it is found out that the change of land use for 3.38 hect. in case of Hasthsal will be required from "Rural use of Residential" Raghbir Nagar Transit Camps names is located in the residential area as per MPD-2001. The detailed examination of remaining four schemes would be taken up after receiving the layout plan other details from Chief Engineer(East) for Trilokpuri and Khichari Pur, Chief Engineer(West), Pandav Nagar and Chief Engineer (South East Zone) for Govindpuri. It is reported that the DDA is to recover about Rs.12 crores from these camping sheds.

5. The matter is submitted to the Technical Committee for change of land use of 3.38 Hect. in case of Hasthsal Transit Camps in West Delhi.



Item No. 10/92

Sub: Revision in the sites already approved by the Technical committee for locations of Sewage treatment plant in Narela and Rohini.

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File No. DD/PP/UE/91/F.9(Part)

#### BACKGROUND

A comprehensive proposal on integrated planning for sewerage system in Urban Extension 2001 was placed before the Technical committee of DDA on 1.4.91 vide agenda item No.4 where following land requirement for the proposed sewage treatment plant in urban extension were approved, which are as follows :

- 1) A new sewage treatment plant near Budhpur village east of G.T. Road.  
Capacity 90 Mgd.  
Area 50 Hact.  
This plant will serve the need of population in Narela Project.
- 2) A new treatment plant along the Nangloi drain near village Sahibabad Daulatpur in North West Delhi.  
Capacity 70  
Area 40 hact.  
This plant will serve the need of population of Rohini Phase III, IV and V.
- 3) A new sewage treatment plant near Amberhai in South west Delhi.  
Capacity 65 Mgd.  
Area 40 hact.  
Specific location to be finalised by the Project Planner(Dwarka) this plant will serve the need of population in Dwarka Phase I and II.
- 4) A new treatment plant near village Nangloi syed in West Delhi (to be initiated during 9th five year plan)  
Capacity 35 Mgd.  
Area 20 Hact.

However, now it is felt by project planner Rohini/Narela that there needs to be slight revision in the sites already approved by the Technical committee, DDA.



- I. Project Planner(Narela) has expressed vide his letter ~~xxxx~~ No. FP/NP/89/142/1560 dated 20.9.91 that during the meeting with the MCD on 13.9.91 regarding the sewa scheme of Narela the Chief Engineer(DR) MCD pointed out that the MCD had earlier requested for two treatment plants one with the capacity of 20 Mgd an area of 10 hectare near village Khampur and other site near Budhpur village with an area of 50 hectare and 70 Mgd. capacity.

It is noted that the site near Budhpur with an area of 50 hect. is already been cleared by the Technical committee DDA on 1.4.91.

Hence an approval of 10 hectare of land for 20 Mgd. capacity sewage treatment plant near Khampur is required, as stated this treatment plant will cater the need of existing Narela town and the area being developed by the DDA. A plan showing the exact location of the site is laid on the table.

- II Project Planner Rohini vide letter No.FP/R/2006/Services/90/-1114 dated 5.8.91 expressed that the location of Sewage treatment plant near Sahibabad Daulatpur in Rohini phase-III as approved by Technical committee needs slight modification. The exact location of the site as indicated by Project Planner (Rohini) is transferred on the part survey of India sheet laid on the table.

With the facts given above the case is put up to Technical committee for consideration.



Item No. 211/91

SUBJECT:- Grant of NOC for storage of petroleum class 'A' & 'B' products in Union Territory of Delhi. F2(7)/91-MP.

1. DDA has been receiving request 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/ unauthorised 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 the use in industrial unit located in approved industrial areas, we may issue the NOC subject to clearance from 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 be located in approved commercial schemes/warehousing schemes and the NOC could be issued subject to clearance by Delhi Fire Service/Explosive Departments 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 above) are in order.
- 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 flashpoint of twenty -three degrees Centigrade and above but below sixty-five degrees Centigrade;
- iii) "Petroleum Class 'C' means petroleum having a flashpoint of sixty -five degrees Centigrade and above but below ninety-three degrees centigrade;

No licence needed for transport or storage of Class- 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.