

MASTER plan

परिचय रिपोर्ट (F)

F1 (4) 93-mP

Sub - DRAFT Minutes of Technical

Committee meeting

Held on - 21/1/93

DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL & PLG. WING

Minutes of the Technical Committee meeting held on  
21.1.93 in the Conference Room, Vikas Sadan, New Delhi  
is placed opposite for approval.

*S.C. Gupta*  
(S.C. GUPTA)  
DIRECTOR (DC&P)  
22.1.93

Commr. (Plg.)

*J.C. Jaiswal*  
25.1.93.

*S.P.*  
27/1

V.C.

*Sir (V.C.)* *J.C.* 27/1/93

*reg. secy. conf.*

*Defender*  
28/1/93

वापस (मार्ग) कार्यालय  
सं. 322  
दिनांक 27-1-93

वापस कार्यालय  
सं. 322  
दिनांक 27-1-93



*Ilus*

ZONAL DEVELOPMENT PLAN

ZONE 'C'

AREA PLANNING UNIT  
DELHI DEVELOPMENT AUTHORITY  
JAN., 1993

CONTENTS

<u>Sr.No.</u>	<u>CHAPTER</u>	<u>PAGE NO.</u>
1.0	BACK GROUND AND EXISTING FEATURES.	
2.0	STATUTORY PROVISIONS AND OBJECTIVES.	
3.0	MASTER PLAN STIPULATIONS	
4.0	POPULATION AND EMPLOYMENT	
5.1	IMPORTANT DEVELOPMENT/REDEVELOPMENT ASPECTS	
5.2	BUNGALOW AREA	
5.3	SPECIAL AREA	
5.4	WALLED CITY EXTENSION	
5.5	OTHER IMPORTANT SPECIFIC USE AREA	
5.5.1	OLD SECRETARIATE	
5.5.2	DEIHI UNIVERSITY	
5.5.3	NORTHERN RIDGE	
5.5.4	CORRONATION FILLAR	
5.5.5	RECREATIONAL COMPLEX	
6.0	ZONAL LEVEL PLANS	
6.1.1	LAND USE PLANS	
6.1.2	POLLUTING INDUSTRIES	
6.1.3	HEAVY AND LARGE SCALE INDUSTRIES	
6.1.4	NOXIOUS & HAZARDOUS INDUSTRIES	
6.2	TRANSPORTATION NET WORK	
6.3	GREEN AREAS	
6.4	PHYSICAL INFRASTRUCTURE	
7.0	PUBLIC & SEMI PUBLIC FACILITIES AND UTILITIES	
7.1	COMMUNITY STRUCTURE	
7.2	EDUCATIONAL	
7.2.1	COLLEGES	
7.2.2	SENIOR SECONDARY SCHOOLS	
7.3	HEALTH	
7.3.1	HOSPITALS	



- 7.4 COMMERCIAL
- 7.5 PETROL PUMPS
- 7.6 GAS GODOWNS
- 7.7 OTHER COMMUNITY FACILITIES
- 7.8 UTILITIES
  - 7.8.1 WATER SUPPLY
  - 7.8.2 SEWERAGE
  - 7.8.3 POWER
  - 7.8.4 SOLID WASTE
- 8.0 MIXED LAND USE
- 8.1 ADDITIONAL LOCAL COMMERCIAL AREA AS PER APPROVED ZONAL PLAN
- 8.2 NURSING HOMES
- 8.3 GUEST HOUSE
- 9.0 LAND USE CHANGES AT MASTER PLAN LEVEL
- 10.0 CIVIL LINES BUNGALOW ZONE SCHEME
  - 10.1 BUNGALOW AREA CIVIL LINES
  - 10.2 BACKGROUND
  - 10.3 DELINEATION OF BUNGALOW AREA
    - 10.3.1 C-2 QUDESIA GARDEN & J. P. COLLEGE
    - 10.3.2 C-3 (CIVIL LINES AREA)
    - 10.3.3 C-11 (NORTHERN RIDGE)
    - 10.3.4 C-12 (OLD SECRETARIATE)
    - 10.3.5 C-13 (UNIVERSITY AREA)
  - 10.4 EXISTING SITUATION
    - 10.4.1 C-2 SUB ZONE
    - 10.4.2 C-3 SUB ZONE
  - 10.5 POPULATION
  - 10.6 EXISTING AND PROPOSED LAND USES
    - 10.6.1 SUB ZONE C-2
    - 10.6.2 SUB ZONE C-3

IV

13. SEWERAGE AND SOLID WASTE
14. NON-RESIDENTIAL ACTIVITIES
15. LAND USE CHANGES AT MASTER PLAN LEVEL
16. PROPERTIES IN C-2 SUB ZONE
17. POPULATION IN C-2 & C-3 SUB ZONE
18. EXISTING AND PROPOSED LAND USE IN SUB ZONE  
C-2 & C-3



- 10.7 STUDY OF BUNGALOW PLOTS
- 10.8 COMMUNITY FACILITIES
- 10.9 CIRCULATION
- 10.10 RECOMMENDATIONS
- 10.10.1 BOUNDARY OF BUNGALOW AREA CIVIL LINES
- 10.10.2 DEVELOPMENT CONTROL NORMS

ANNEXURES:

- 1. SUB ZONE WISE PROJECTED POPULATION
- 2. ESTIMATE WORK FORCE - 2001
- 3. PROPOSED DISTRIBUTION OF LAND USE
- 4. SUB ZONE WISE LOCATION OF POLLUTING INDUSTRIES  
AS SUPPLIED BY DEPTT. OF INDUSTRIES, DELHI  
ADMN.
- 5. FACILITIES FOR SUB-ZONE C-2 & C-3 (POPULATION  
30,000)

TABLES

- 1. STATUS OF APPROVAL OF SUB-ZONE C-8
- 1 A. LAND USE ANALYSIS AT ZONAL PLAN LEVEL
- 2. HEAVY & LARGE INDUSTRIES
- 3. NOXIOUS & HAZARDOUS INDUSTRIES
- 4. BUS DEPOTS
- 5. BUS TERMINALS
- 6. PROPOSED COMMUNITY STRUCTURE
- 7. SENIOR SECONDARY SCHOOLS
- 8. HOSPITALS
- 9. COMMERCIAL CENTRES
- 10. PETROL PUMPS & GAS GODOWNS
- 11. NEW FACILITY CENTRES
- 12. REQUIREMENT OF WATER SUPPLY

- 1 -

- 8

ZONAL (DIVISIONAL) PLAN FOR ZONE 'C'

**1.0 BACKGROUND AND EXISTING FEATURES:**

In the Master Plan for Delhi perspective-2001, the Union Territory of Delhi has been divided into 15 zones (Divisions) - 8 in Urban Delhi (A to H), 6 in Urban Extension and Rural Areas (J to N and F) and 1, the river and river front area (O).


1.1 Zone 'C' (Division) is located in the North, covering an area of 3959 Ha. and consists of 21 sub-zones.

1.2 The zone is surrounded by Delhi Amritsar Railway Line in the South West, Rural area in the North-West and North, River Yamuna in the East and Walled City in the South. The zone has different types of development. The main feature of the zone is Northern Ridge. Besides this other important activities in the zone are Delhi University, Wholesale Fruit & Vegetable Market and Sanjay Transport Nagar. The zone has also some declared forest areas.

(REFER PLAN CP-1)



## 2-

-  ROADS
-  RAILWAY
-  DRAIN
-  ZONE (DIMENSIONS)  
BOUNDARY

-- SUB ZONE BOUNDARY  
-- UNION TERRITORY OF DELHI BOUNDARY

WIII B-ZONE.





2.0 STATUTORY PROVISIONS AND OBJECTIVES:

- 2.1 MPD-2001 stipulates that already approved sub-zonal plans shall continue to be operative. The proposed zonal plan, after approval, would supercede earlier approved sub-zonal plans.
- 2.2 The Zonal (Divisional) plan of the area has been formulated under Section 8 and will be processed under Section - 10 of the Delhi Development Act, 1957. The modification of land use shall be processed under Section 11(A) simultaneously.
- 2.3 Zone 'C' is divided in 21 sub-zones. Part of sub-zone C-1 is located within Walled City and the same has been dealt in the zonal plan for the Walled City. Status of approval of sub-zonal plans (earlier zonal plans) has been indicated as follows:







Sub-Zone	Name of Area	Status
C-1	Kashmiri Gate	Approved
C-2	Qudesia Garden/I. P. College.	Approved
C-3	Civil Lines	Approved
C-4	Old Subzi Mandi	Draft
C-5	Old Subzi Mandi	Draft
C-6	Malka Ganj (West)	Draft
C-7	East Malka Ganj	Draft
C-8	Roshnara Garden	Approved
C-9	Shakti Nagar	Draft
C-10	Roop Nagar, Kamla Jawahar Nagar	Draft
C-11	Northern Ridge	Approved
C-12	Old Secretariate	Approved
C-13	University Area	Draft
C-14	Timarpur	Approved
C-15	Kingsway Camp	Approved

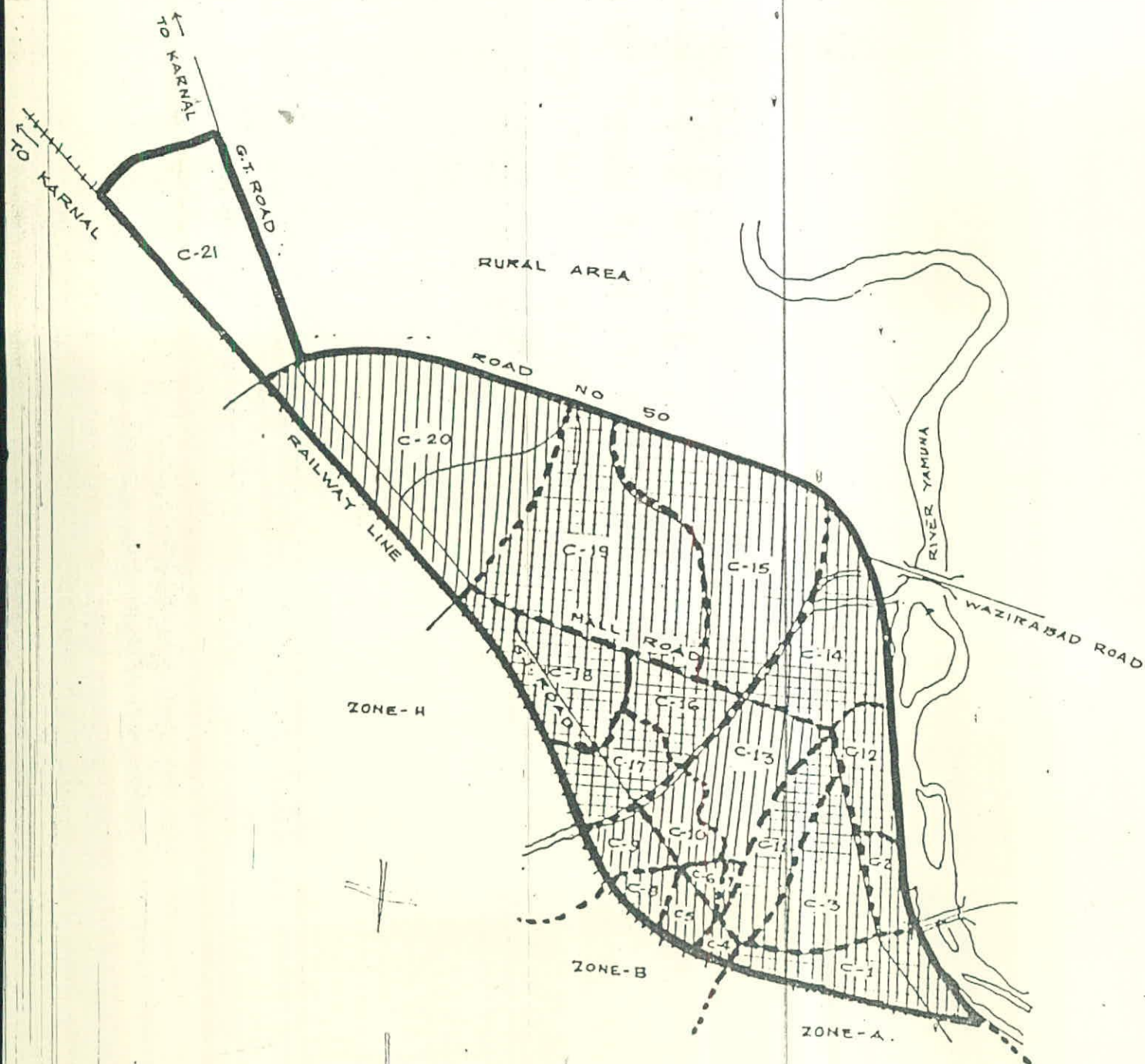


# -4- STATUS OF SUB-ZONAL PLANS

(EARLIER NAMED ZONAL PLANS)

9

-  ZONAL BOUNDARY
-  SUB ZONE BOUNDARY
-  RAILWAY LINE
-  APPROVED ZONAL PLAN
-  DRAFT ZONAL PLAN
-  YET TO BE PROP/APPROVED



Sub-Zone	Name of Area	Status
C-16	Vijay Nagar	Approved
C-17	Rana Partap Nagar	Approved
C-18	Tripoli Area	Approved
C-19	Model Town	Approved
C-20	Adarsh Nagar	Draft
C-21	Samepur Badli	New Sub-Zone

OBSERVATIONS:

1. Approved - 12 Nos.
2. Draft - 8 Nos.
3. New - 1 No.
4. Total Area - 3940 Ha.

3.0 MASTER PLAN STIPULATIONS:

3.1 MPD-2001 stipulates that Civil Lines Area has mainly Bungalow area and studies be conducted to maintain its basic character.

3.2 Five Sub-Zones mainly C-4 & 5 (Old Subzi Mandi), C-6 (West Malka Ganj), C-7 (East (Malka Ganj) and C-10 (Roop Nagar - Part) have been identified as a part of Special Area and therefore to be dealt as per special provisions given in the Master Plan for Urban Renewal Areas.



4.0 POPULATION AND EMPLOYMENT:

- 4.1 - Population as per MPD-2001  
i.e. Delhi Urban Master Plan - 3,37,685 persons
- Population as per Census 1981 - 5,30,547 persons
- Population as per Census 1991 - 5,53,089 persons
- Planned population year 2001 - 7,98,455 persons
- Holding capacity as envisaged  
in MPD-2001 - 8,37,200 persons

Sub-Zone wise projected population is given  
in the annexure \_\_\_\_\_.

- 4.2 As per MPD-2001 work studies zone 'C' has been  
categorised under Marginal potential area with  
respect to the utilisation of available holding  
capacity of 2001 population.

- 4.3 Based on various activities a total of 19 employ-  
ment centres have been identified with estimated  
workforce of about 2.5 lacs. The following  
work places will have more than 10,000 work-  
force:

- |   |          |
|---|----------|
| i) Regional Wholesale Market with<br>Warehousing & Truck Terminal<br>Samepur Badli. | - 13,600 |
| ii) Wholesale Fruit & Vegetable<br>Market Azadpur                                   | - 37,000 |
| iii) Old Sectt. Complex   | - 48,250 |
| iv) Rajasthan Society Indl. Area  | - 43,950 |
| v) Samepur Badli Indl. Area   | - 50,350 |
| vi) District Centre (Road 50)   | - 20,280 |
| vii) Tis Hazari Courts  | - 15,875 |



5.0 IMPORTANT DEVELOPMENT/REDEVELOPMENT ASPECTS:

5.1 As per MPD-2001 Zone 'C' for the purpose of development/redevelopment can be divided into following parts:-

- i) Bungalow Area
- ii) Special Area, Urban Renewal Area
- iii) Walled City Area
- iv) Other Important Specific Use Areas

5.2 BUNGALOW AREA:

The sub-zones C-2 (Qudesia Garden/I. P. College) and C-3 (Civil Lines) covering an area of around 250 Ha. form a part of Civil Lines Bungalow Area as envisaged in Master Plan. To maintain the basic character of this area, separate development norms have been detailed out in a section.

5.3 SPECIAL AREA

As per provisions of MPD-2001, part of sub-Zone C-1 (Kashmiri Gate), C-7 (East Malka Ganj), C-8 (Reshanara Garden) and C-10 (Roop Nagar, Kamla Nagar, Jawahar Nagar) as well as the sub-zones C-5 (Old Subzi Mandi) and C-6 (West Malka Ganj) form a part of special area for the purpose of development. Development/redevelopment is given in section.

5.4 WALLED CITY EXTENSION:

As per MPD-2001, a part falls in the Walled City Area and has therefore been dealt in the Walled City Zonal Plan.

5.5 OTHER IMPORTANT SPECIFIC USE AREA:

5.5.1 OLD SECRETARIATE AREAS:

At present, a old structures are existing in this area. With the decision of the Government to upgrade Delhi into Legislative Assembly, this area would have to replanned to include the additional needs. An Urban design scheme synthesising symbolising the Delhi State the old and the new should be prepared.

5.5.2 DELHI UNIVERSITY AREA :

The Delhi University Complex has also a number of old historical building and care could be required to preserve this character. Therefore an Urban Design study is required to be taken for this sub-zone.

5.5.3 NORTHERN RIDGE:

Northern Ridge is a rocky outcrop of Aravalli Hills. It needs to be preserved in its natural state.

5.5.4 CORRONATION PILLAR :

This area, as per MFD-2001 is to be developed as a special children play area for this population for this part of the city similar to the one existing at India Gate.

5.5.5 RECREATIONAL COMPLEX:

It is the area across Road No.50 in Zone 'P' to be developed as Recreational Complex. Though it is not a part of zone 'C', it will cater to the needs of this zone also.



6.0 ZONAL BEVEL PLANS :

6.1.1 LAND USE PLAN :

In consistant with the MPD-2001, framework the zonal development plan has detailed out the provision s and proposals of the Master Plan particularly with reference to various use zone, circulation, public and semi public facilities, infrastructure and recreational etc..

Based on the existing land use analysis at the zonal plan level (Table ), the proposed land use analysis the the zonal and sub zonal level are given in Table 14 and 15 respectively. The facilities proposed in various sub-zones have been detailed out in the land use plan.

6.1.2 POLLUTING INDUSTRIES :

According to 1985 list of 1476 based on Rapid Survey by Delhi Admn.. only 116 such industries are located in zone 'C', 28 falling in planned industrial schemes and the remaining 88 in unplanned schemes/isolated locations. A total 78 nos. of the list are presently functioning in Samaipur Badli Extensive Industrial Area for which a layout plan for regularisation is to be prepared & approved. Around 10 units are functioning in the non confirming use zone should be shifted as per provisions in MPD-2001.

6.1.3 HEAVY AND LARGE SCALE INDUSTRIES :

These heavy and large industries are prohibited in within the Union Territory of Delhi and has been listed in annexure-III-H(B) of the master plan. In case of polluting industries, these are also



LAND USE ANALYSIS AT ZONAL PLAN LEVEL ZONE 'C'

S.No.	Land use Analysis	EXISTING		PROPOSED	
		AREA (HECT.)	%age	AREA (HECT.)	%age
1.	RESIDENTIAL	1143.7	29.41	1625.3	41.8
2.	COMMERCIAL	142	3.65	255.7	6.6
3.	MANUFACTURING	162.1	4.16	162.1	4.2
4.	RECREATIONAL	472	12.13	645.9	16.5
5.	TRANSPORTATION	410.4	10.6	417.4	10.6
6.	UTILITY	94.7	2.4	94.7	2.4
7.	GOVERNMENT	92.1	2.4	92.1	2.4
8.	PUBLIC/SEMI PUBLIC	494	12.70	601.8	15.5
9.	VACANT	877	22.55	-	-
TOTAL		3888..	100%	3889	100%

**SUB : LIST OF HEAVY AND LARGE INDUSTRIES  
LOCATED IN ZONE 'C' OUT OF THE LIST  
SUPPLIED BY DELHI ADMN..**

S.No.	List No.	Name & Address	Area in Ha.	Scale small/ large	Degree of pollution
1.	C-236	Birla Cotton & Spinning Mills, Kamla Nagar	10 Ha	Large	Medium
2.	C-238	Grayshan & Company 7249, Roop Nagar	2 Ha	Heavy medium	Medium
3.	C-243	Ajadhya Textiles, Azadpur near Azadpur DTC Terminal	7 Ha	Large	Medium

**SUB : LOCATION OF NOXIOUS & HAZARDOUS INDUSTRIES  
IN ZONE 'C' (PLG. DIVN.) AS PER LIST OF 10  
INDUSTRIES RECEIVED FROM DELHI ADMN..**

NIL

either have to be shifted or the level of pollution is to be reduced as per the norms prescribed by Delhi Admn. so as not to cause any hazard pollution in the area. These heavy and large industries given in annexure-( ) shall shift to DMA & NCs, keeping in view the National Capital Plan ~~and~~ and National Industrial Policy of Govt. of India. The land thus become available on account of shifting would be used for making up the deficiency in facilities as per the requirement of the zone/sub-zone. It is recommended that the owner will on an average surrender 40% of the total land to be used for meeting the deficiency and the remaining 60% would be for his gross use as prescribed land use in the zonal plan.

10 A.

6.1.4 NOXIOUS & HAZARDOUS INDUSTRIES :

Delhi Admn. has supplied a list of 2 10 such industrial units in Nov., 1992 none of these is located in zone 'C'.

6.2 TRANSPORTATION NETWORK

All the major road of 18 mts. right of way and above been shown in the transportation plan. The major transportation route in the zone is the G.T.K. Railway Line which serves the wholesale Markets of Azadpur and industrial areas of the Zone. The major roads in the zone 300' R/W National Bye Pass along the Yamuna River. 210' R/W GTK Road and 200' R/W Mall Road. Two important inter-sections with grade separators have been proposed in view of the growing volume of traffic.

Contd../-



BUS DEPOTS

S.No.	Community No.	Required as per MPD-2001	Position in Zonal Plan			Net deficiency(-)/ Surplus(+)	Remarks
			Existing	Prop.	Total		
1	0		-	-	-		
2	0		-	-	-		
3	0	1	-	-	-	+ 1	
4	0		2	-	2		
5	0		-	-			
6	0		-	-			
7	0	1	1	-	1	+ 1	
8	0		-	1	1		
TOTAL		2	3	1	4	+ 2	

BUS TERMINALS

S.No.	Community No.	Required as per MPD-2001	Position in Zonal Plan			Net deficiency(-)/ Surplus	Remarks
			Existing	Prop.	Total		
1		1	2		2	+ 1	
2		1	1		1	-	
3		1	-		-	- 1	
4		1	1		1	-	
5		1	1		1	-	
6		1	-		-	- 1	
7		2	-		-	- 2	
8		1	-		-	- 1	
TOTAL		9	5		5	- 4	

6.3 GREEN AREAS :

The major green areas in the zone are the Northern part of Delhi ridge, Roshanara Garden, Qudesia Garden built in 18 Century, Chhatrasal Stadium, Police grounds, University Grounds etc.. In addition a number of disstt. parks and green areas have been proposed in Dhirpur and Dhirpur Extn. Scheme. The Bungalow area is other major green area of the zone.

The historically important protected monuments are to be developed as per the provisions in MPD-2001.

1. Baradari (Roshanara) Shahi Drawaja,
2. Coronation Pillor
3. Qudesia Bark
4. City Wall of Kashmere Gate etc..

6.4 PHYSICAL INFRASTRUCTURE :

In the zone there are two existing water treatment plants viz. Chandrawal I & II having an existing capacity of 90 mgd. in 1981. A sewage treatment plant covering an area of around 82 acres is existing in sub zone C-19 (Model Town). An oxidation pond covering an area of around 30 acres is existing in sub zone C-14 (Timarpur). Similarly a 220 KV sub-station is a part of Dhirpur Scheme. A large sanitary refill site is existing along the National Bypass. Also shown in the physical infrastructure plan are the lower Lines of 33 KV and above alongwith the electric sub-stations.



7.0 PUBLIC AND SEMI PUBLIC FACILITIES & UTILITIES :

7.1 COMMUNITY STRUCIURE :

As per MPD-2001, Cellular Community structure with communities of one lac population (average) are proposed to be identified which would enable a balanced and heirarchical provision of community facilities. In the zone the population of around 8 lac is proposed to identified into 8 communities as given below ;

PROPOSED COMMUNITY STRUCTURE IN ZONE 'C'

<u>S.No.</u>	<u>Community No.</u>	<u>Sub Zone(s)</u>	<u>Population</u>
1.	1	C-1, C-2, C-3, C-11 & C-12	62,000 Persons
2.	2	C-4, C-5, C-6, C-7, C-8 & C-9	1,08,345 Persons
3.	3	C-10, C-13 & C-14	1,08,540 Persons
4.	4	C-15 & C-16	1,00,000 Persons
5.	5	C-17 & C-18	98,600 Persons
6.	6	C-19	71,122 Persons
7.	7	C-20	1,63,000 Persons
8.	8	C-21	86,400 Persons
<b>TOTAL</b>			<b>7,98,457 Persons</b>

7.2 EDUCATIONAL

7.2.1 COLLEGES :

The Delhi University has a total 11 colleges including some other specillies institutions within its complex. One more college in sub-zone 'C' has been proposed.

Contd../-

HOSPITAL:

S.No.	Community No.	Required as per MPD-2001 Gen.:Inter	Position in Zonal Plan				Net deficiency/ Surplus		Remarks
			Existing Gen.	: Inter	: Proposed Gen.	: Inter	: Total Gen.	: Inter	
1	}	2	4	-	-	-	4	-	-2
2		-	-	-	-	-	-	-	-2
3		1	1	-	-	-	1	-	-2
4		2	-	-	2	-	-	2	-
5	}	2	-	-	-	-	-	2	-
6		1	1	-	1	-	1	1	-
7		2	1	-	1	-	1	1	-1
8		2	-	-	1	-	-	1	-1
TOTAL		2	7	-	-	7	7	+5 -8	



### 7.2.2 SENIOR SECONDARY SCHOOLS:

At present there are 56 schools functioning in this area while some of the senior secondary school of Delhi Admn. running in double shifts. 23 new senior secondary school sites have been proposed in the Zonal plan. Deficiency of 25 schools therefore have remained against the total requirement of 104 schools as per MPD-2001

### 7.3 HEALTH

#### 7.3.1 HOSPITALS:

As per MPD-2001, the hospital have been broadly in two categories namely General Hospital and Inter-mediate Hospital. As against the requirement of 7 general hospitals are presently existing in the zone 'C'. 7 new Intermediate Hospitals have been proposed in the zone, as detailed out in Table \_\_\_\_\_.

### 7.4 COMMERCIAL

In the zone two new district centres including the one at Khyber-pass have been proposed. Similarly 2 additional community centres and 11 local shopping centres have been proposed in the zone, as detailed out in the Table \_\_\_\_\_.

#### COMMERCIAL CENTRES IN ZONE 'C'

S.No.	Description	Existing No.	Proposed No.	Total No.
1.	District Centre	-	2	2
2.	Community Centre	6	2	8
3.	Local Shopping Centre	18	11	29

As per the provisions in MPD-2001 one regional wholesale market with warehousing and truck terminal facilities has been proposed at Samepur Badli. Similarly Warehousing & depots have been proposed at G.T. Karnal Road Indl. Area and at the crossing of Outer Ring Road and G.T. Road.

7.5

PETROL PUMPS:

As against the requirement of 16 petrol pumps as per MPD-2001, 22 petrol pumps are already existing in the zone. 7 additional petrol pumps have been proposed mainly in new Commercial centres and other new schemes where the facility does not exist.

PETROL PUMP & GAS GODOWN IN ZONE 'C'

S.No.	Description	Required as per MPD-2001	Position in Z.P.		Net defl. -ciency/ Surplus
			Existing	Prop.:Total	
1.	Petrol Pump	16	22	7 29	+ 13
2.	L. P. Gas Godown	16	20	- 20	+ 4

7.6

GAS GODOWNS:

As against the 16 gas godowns required as per MPD-2001, 20 gas godowns are already existing in the zone. Accordingly no additional gas godown has been proposed in the zone.

7.7

OTHER COMMUNITY FACILITIES:

A number of public and semi public facilities have been augmented in the zone mainly in five facility centres as per detailed in the table. In addition as per the provision of MPD-2001, the land becoming available on account of shifting



TABLE

NEW FACILITY CENTRES IN ZONE "C"

Sl. NO.	Sub-Zone	Facility Centre No.	Area in Hect.	Facilities proposed
1.	C-15	FC-3	7.5	General college, Intermediate Hospital 'B' Police Station, Head Post Office.
2.	C-15	FC-4	7.0	Intermediate Hospital 'A' Nursing Home.
3.	C-18	FC-2	5.0	Intermediate Hospital 'A' & 'B', Nursing Home, Head Post Office Telegraph Office.
4.	C-19	FC-5	9.0	Social Cultural Facilities.
5.	C-20	FC-7	4.5	Fire Station
TOTAL		5 Nos.	33.0 Hect./	

of existing hazardous and noxious industrial units would be utilised for the making up the deficiency as per the needs of the community based on the norms specified in MPD-2001.

## 7.8 UTILITIES :

### 7.8.1 WATER SUPPLY :

Based on the norms of Master Plan-2001, the total requirement of water supply for the entire zone will be around 64 MGD (Million Gallons per day) with the break up as follows :

i)	Domestic (@225 litres per capita per day)	MGD 39.57
ii)	Industrial, commercial and community (@ 4500 litres/hect./day) i.e. @ 47 litres per capita per day.	8.26
iii)	Fire Protection @ 1% of total demand i.e. @ 4 litres per capita per day.	0.70
iv)	For floating population and special uses like embassies, big Hotels etc. @ 52 litres/capita/day.	9.14
TOTAL		63.83 MGD

Already in the zone there are two existing water treatment plants viz. namely Chandrawal-I & Chandrawal-II having an existing capacity of 90 MGD in 1981 which as per Master Plan - 2001, is required to be raised to 150 MGD by the year - 2001.

### 7.8.2 SEWERAGE :

Assuming that 80% of the total water requirement will go into the sewerage, the total sewerage for the entire zone would be around 51 MGD as per the details given in the Table No. \_\_\_\_\_. In sub-zone C-19 (Model town) a sewerage treatment plant covering an area of around 82 acres is already



existing. Similarly an oxidation pond covering an area of around 30 acres is existing in sub-zone C-14 (Timarpur).

#### 7.8.3 POWER

Keeping in view, the norms of Master Plan-2001, the total power requirement for the entire zone would be of the order of around 249 M.W. by the existing 33 KV and above high tension line along the location of existing sub-station including 220 KV sub-station of the put scheme passing through the zone are illustrated in detail in the Physical & Social Infrastructure of the zone.

#### 7.8.4 SOLID WASTE :

Keeping in view, the norms of 0.6 kg. per capita per day as prescribed in the Master Plan the total solid waste disposal of the entire zone works out to around 479 Tonnes per day as detailed out in the Table No. \_\_\_\_\_. A large part of this solid waste could be accommodated in the Sanitary refill sites already existing along the National Bypass.

SEWERAGE & SOLID WASTE

COMMUNITY	SEWERAGE (MGD) @ 64 GPD	SOLID WASTE (TONNES) @ 0.6 kg./capita
1	3.96	37.20
2.	6.93	65.01
3	6.94	65.12
4	6.42	60.27
5	6.31	59.16
6	4.55	42.67
7	10.43	97.80
8	5.52	51.84
TOTAL	51.06 MGD	479.07 TONNES



8.0 MIXED LAND USE:

According to the provision in MPD-2001 non-residential activities on residential premises could be permitted selectively, carefully taking into consideration its community needs, provision for traffic and parking generated and also the environmental impact. For mixed use activities the MCD has forwarded a total of 19 streets having R/W of 18 mtr. and above in this zone. These have further been studied and it is observed that non-residential activity could be permitted along the following roads as per the conditions specified in MPD-2001:-

S.No.	Name of Road	Length in Km.	Remarks
1.	Roshanara Road	1.0	Urban Renewal Area
2.	G.T. Road (Part)	2.18	
3.	Shakti Marg (Nagla Park round about)	0.32	
4.	Saljwati Road	0.15	
5.	Mandelia Road	0.6	
6.	Kolhapur Road	0.6	
7.	Malkaganj Road	0.28	
TOTAL		4.08 Km.	





8.1 ADDITIONAL LOCAL COMMERCIAL AREA AS PER  
APPROVED ZONAL PLAN.

Most of commercial areas indicated in the approved zonal plan have already been covered in the recommendations A to D above. The front plots of the Hudson Line in Mall Road have not been included and the same measuring about 0.3 hect. have been indicated in the zonal plan.








8.2 NURSING HOMES:

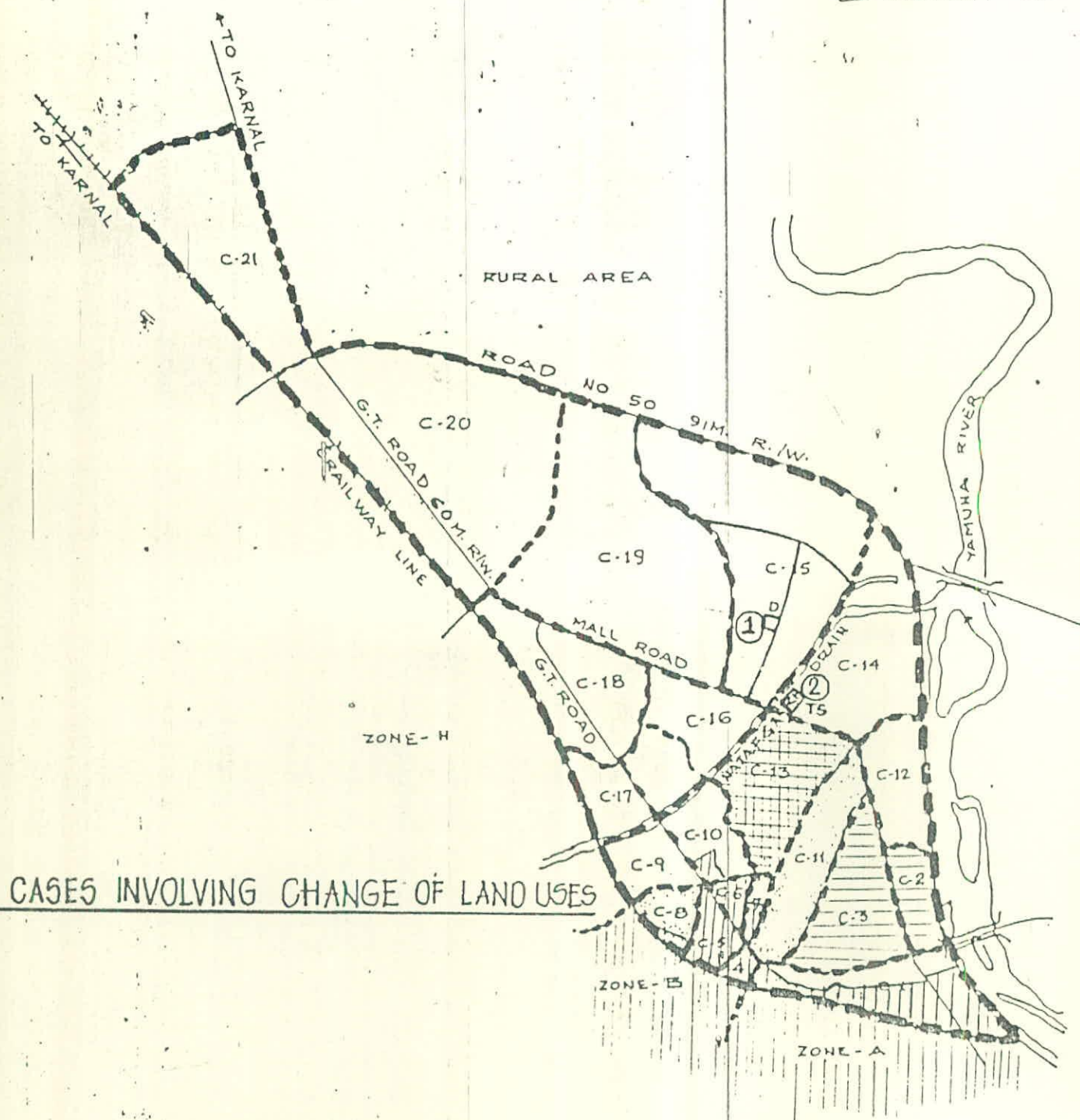
As per the survey a total of 32 Nursing homes have been identified which are presently functioning in residential area and have not been recommended for commercialisation by MCD. As per MPD-2001 Nursing Homes are not permitted in residential areas. Efforts will be made to relocate these Nursing Homes in the nearby commercial schemes.

8.3 GUEST HOUSES:

As per the survey about 8 Guest Houses are functioning in Adarsh Nagar/Majlis Park Area mainly catering clients visiting New Subzi Mandi and nearby industrial area.

# SUB-ZONES OF ZONE-C (WITH SPECIAL AREA AND OTHER AREA)

-  ZONAL BOUNDARY
-  SUB ZONE BOUNDARY
-  RAILWAY LINE
-  SPECIAL AREA
-  OTHER THAN SPECIAL AREA
-  BUNGALOW ZONE
-  UNIVERSITY AREA



CASES INVOLVING CHANGE OF LAND USES





# 9.0 LAND USE CHANGES AT MASTER PLAN LEVEL

As per zonal plan proposals the following two cases involve Master Plan level land use changes as per details below:

S.No.	Sub-Zone	Area in (Ha.)	Land use as per Master Plan	To be changed to	Remarks
1.	C-14	5.0	Residential	P.S.P. (Transmission Centre)	Existing Transmission Centre
2.	C-15	1.0	Residential	Transportation (Depot)	Existing Haryana Roadways Depot

10.0

CIVIL LINES BUNGALOW ZONE SCHEME

10.1

BUNGALOW AREA - CIVIL LINES

The MPD-2001 has recommended the following for the bungalow area in Lutyens' Delhi & Civil Lines Area.

"Lutyens' New Delhi comprises of large size plots and has a very pleasant environment. In fact, the area is unique in its continuing existing at low density in the heart of the city. While formulating the redevelopment plans, of this area due care should be taken to ensure that its basic character is maintained.

Civil line also has bungalow area. Studies also should be conducted to maintain its basic character". (page 122 Gazette).

"In case of Bungalow area (part Division D) and Civil Lines Area (part Division C) and net housing density in group housing pockets shall be prescribed on the basis of detailed schemes". (Page 160 Gazette)

Considering the provisions of MPD-2001 an exercise has been conducted for Bungalow Area relating to following aspects :

- (i) Delineation of the Bungalow Area.
- (ii) Intensity of development to be permitted.

10.2. BACKGROUND

Civil Line Area comprises of 5 sub-zones namely C-2, C-3, C-11, C-12 and C-13 (University Area). The zonal development plan for these zones (except C-13)



- (ii) The internal roads within the redevelopment area proposed to be widened to 30'-45' according to the location/requirement.
- (iii) The road widening was mainly envisaged equally on either side from the centre line of existing road.
- (iv) The facilities and 'uses' as per the approved zonal plan ie. College, a Hr.Sec. School, a primary school, 3 petrol pumps, one local shopping Centre and Delhi Admn. offices were incorporated.
- (v) 3 Nursery Schools had been proposed. One of the Nursery School site may be shown in the Vacant land of Maiden Hotel and other land made available under ULCR which is to be redeveloped.
- (vi) There being no other Govt. land, the facilities like primary school, Nursery Schools, Offices etc. had been provided on the private land, therefore, involving acquisition of land.
- (vii) The locations of existing electric sub-stations were to be incorporated. The required 8 sub-stations to be shown in the Redevelopment Scheme.
- (viii) The height of the buildings in this area would be maximum 35'.

The Redevelopment Scheme, however, could not be finalised. In the meantime, norms for development of Group Housing in Civil Lines area were approved by the

was approved as a composite plan vide letter no.21023 (5)/66-UD of 10th Oct., 1966, Ministry of Works, Housing and Urban Development. The important features of the approved zonal plan are as under :

- (i) Sub-division of individual plots can be permitted so that the minimum plot area after sub-division could not be less than 1/2 an acre.
- (ii) In all plots of 1 acre and above, group housing would be permissible on the condition that owners of such plots will not be allowed to construct more than 2 storeyes and Barsati over them.
- (iii) A Redevelopment Plan showing the road alignment and location of the Shopping Centre etc. will be prepared and till such time it is done, the building activities will have to be suspended.

A draft Redevelopment Scheme for Sub-Zone C-2 was approved and published on 20.5.67 and all together 39 objections/suggestions were received. The recommendations of the Screening Board were approved by the Authority vide Resolution No.168 dt.26.6.77. The main features of the scheme and recommendations of the Screening Board are summarised below :

- (i.) The widening of Alipur Road and Ring Road incorporated as per Master Plan/approved Alignment Plan.



Authority vide Resolution No.184 dt.24.12.80 as under :

Ground Coverage	25%
FAR	75 (with 35' height)
Density	62-75 ppa or 15 dus per acre.

Group housing in the area is being developed on the basis of above norms.

10.3. DELINEATION OF BUNGALOW AREA

Study of Sub-zones C-2 (Quadasia Garden and I.P. College) C-3 (Civil Lines Area), C-11 (Northern Ridge), C-12 (Old Secretariat) and C-13 (University Area) has been done which is explained as under :

10.3.(i) C-2 (Quadasia Garden and I.P.College) :  
This sub-zone measuring about 199 acres(80 hect.) is under old Civil Lines along the river Yamuna and is bounded by Ring Road in the East, Ashram Marg in North, Alipur Road in the West and Boulevard Road in the South. The zone is mainly divided in three distinct uses namely Institutional (I.P.College) in the North, residential development in the middle and Quadasia Garden in the south. The residential density in this area is relatively low with some trees and small houses within large plots and therefore, this sub-zone can form part of the Bungalow area.

10.3.(ii) C-3 (Civil Lines Area) :  
The triangular area of Alipur Road and Rajpur Road known as Civil Lines area was developed as

a settlement prior to the development of New Delhi by the Britishers. The area had been informally planned with small buildings on large residential plots having tree studded character. Presently, this area measuring about 430 acres (175 ha.) has a medium residential density and low intensity development. This sub-zone is suitable to form part of the Bungalow Area boundary.

10.3. (iii) C-11 (Northern Ridge) :

This Sub-zone measuring about 321 acres (130 ha.) is wholly covered by the Northern part of the Ridge, being controlled under the Forest Act and is to be preserved with its natural flora and fauna. Therefore, this is excluded from the proposed Bungalow Area.

10.3. (iv) C-12 (Old Secretariat) :

This sub-zone measuring about 277 acres (112 ha.) primarily has the Old Secretariat, and Water works besides some Defence establishments and hardly any bungalow character exists. Therefore, this sub-zone is excluded from the proposed Bungalow Area Boundary.

10.3. (v) C-13. (University Area) :

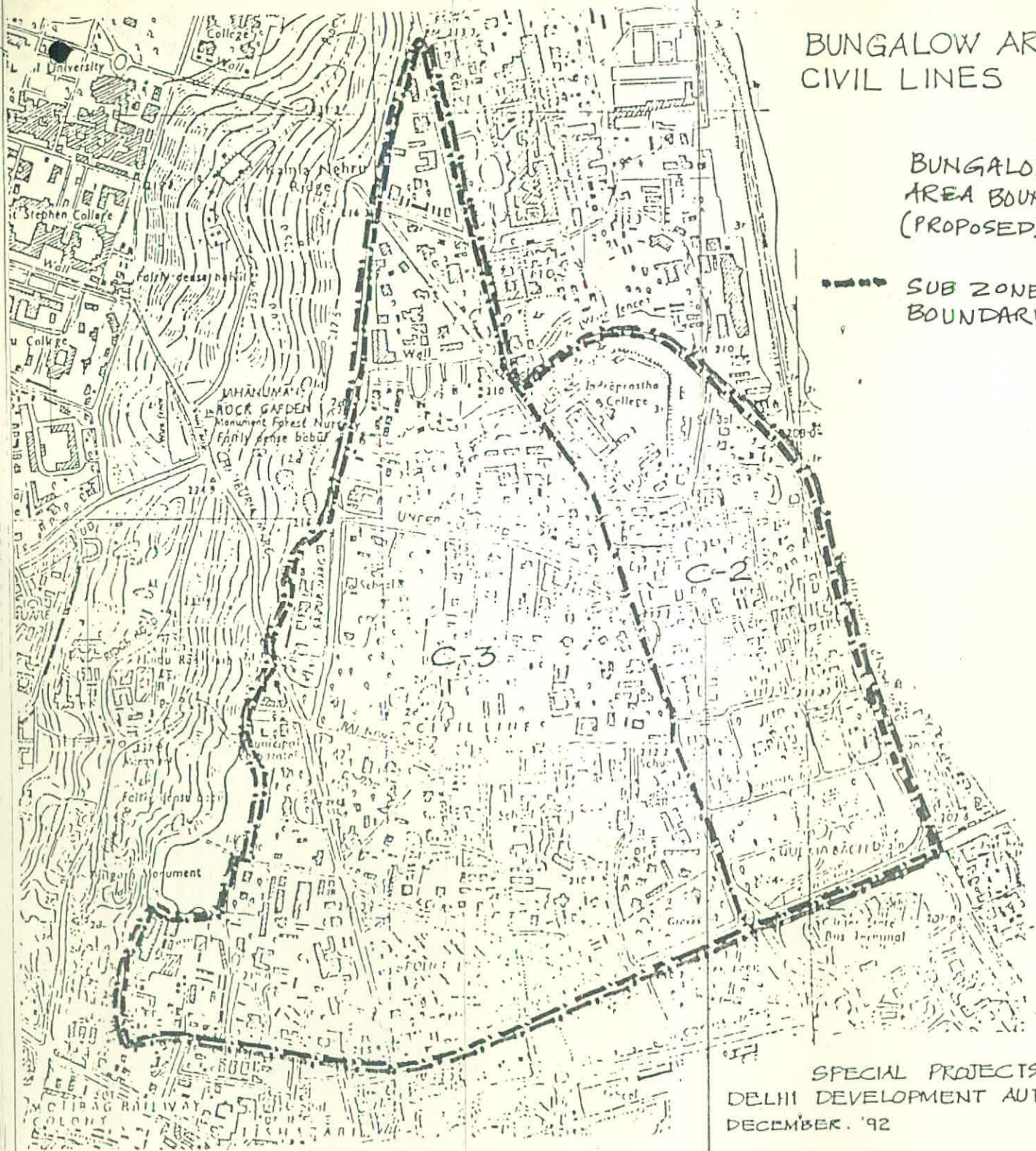
This Sub-zone measuring about 448 Ac (181 ha.) mainly has the Delhi University Campus. The land use being Institutional, this area is to be governed by MPD-2001 norms. There is no



# BUNGALOW AREA CIVIL LINES

BUNGALOW  
AREA BOUNDARY  
(PROPOSED).

----- SUB ZONE  
BOUNDARY



SPECIAL PROJECTS GROUP  
DELHI DEVELOPMENT AUTHORITY.  
DECEMBER, '92



significant bungalow character, and hence, this sub-zone is also excluded from the Bungalow Area boundary.

From the above, it is evident that the Bungalow Area measuring about 255 Hect. may comprise of only sub-zones C-2 and C-3, which have low residential densities with tree studded character (Refer Plan).

10.4. EXISTING SITUATION

10.4. (1) C-2 SUB - ZONE

In this sub-zone the land use is predominantly residential. There are about 157 properties, mostly belonging to pvt. parties, out of which about 40 fall within the category of bungalows, 80 have been redeveloped and about 10 in the form of 3 storeyed flats. The details of existing development are given in the following table.

DETAILS OF PROPERTIES IN C - 2 SUB ZONE.

S.No.	Property type	Nos.	%age
1.	Bungalows	40	26
2.	New construction (Single St./Double St.)	80	52
3.	Group Housing/flats	10	06
4.	Old Houses	6	04
5.	Other(Comm.Govt.etc.)	21	12
TOTAL		157	100%

SOURCE : Based on Survey conducted by DDA in Nov., 92.

Most of the land is free hold (privately owned) and very limited land belongs to Government. This sub zone also accommodates some of the offices.



Delhi Administration, a well established I.P.College, and Higher Secondary School etc. besides Maiden Oberoi Hotel which is a historical building. This should be retained in its original form keeping its architectural style.

Recently constructed flyover bridge runs along half of the Eastern boundary of the zone, being part of the Ring Road (100M R/W). This massive structure has considerably affected the aesthetics on the western side of the Ring Road since a number of Group Housing plots have been developed. All these have reduced the green cover of this prestigious area which was once a very peaceful tree studded area and was occupied by most of the dignitaries of that time. Thus, tranquility of this area is being gradually spoiled due to heavy movement of vehicles more intensive uses.

10.4.(ii) C - 3 SUB - ZONE

The land use in subzone C-3 is also predominantly residential. However, the pockets on the Southern side are occupied by Police Lines and Railways, having few bungalows and staff flats besides Raj Niwas. There are nine schools existing in this sub-zone which are not only serving this area, but other areas as well of the city. Some of the properties have been

converted into group housing by private parties as well as MCD and Delhi Administration for the staff housing. It is also observed that certain large size plots are having congested/ill planned houses on their periphery. In general the residential density in the subzone is low.

There is no organised shopping area and play area in the C-2 and C-3 subzones. M.C.D. should explore the possibility for providing suitable play area may be along the river bed.

#### 10. 5. POPULATION

The population as per 1981, 1991 census, MPD-2001 and based on the development norms have been computed as under :

Sub-Zone	Population			
	1981	1991	MPD-2001	As per Dev.Norms
1. C-2	4526	5200	6000	6000
2. C-3	17900	19000	20000	24000
TOTAL	22426	24200	26000	30000

The population for the C-2 and C-3

Sub-zones is computed around 30000 persons based on the norms of Development of group housing, approved by the Authority in 1980, as most of the properties are privately owned and are likely to be redeveloped in future.



10.6. EXISTING AND PROPOSED LAND USES

10.6.1 SUBZONE C-2 :

It measures about 30hects. out of which predominant land use is residential (45%) followed by public and semi-public use (16.25%), circulation 16.25% and park and open spaces 15%. Almost same distribution of land uses has been kept in the proposed land use pattern except circulation which has been increased from 16.25% to 18.75% due to road widening of Shal Nath Marg and other internal roads.

10.6.2 SUBZONE C-3 :

It measures around 175 hects. and the predominant land use of this sub-zone is residential (47.6%) followed by public and semi-public uses (29.6%), circulation 12%. In the proposed land use of sub-zone C-3 almost the same distribution is kept except park and open spaces has been increased from 7.2% to 11.2%, residential from 46.7% to 52.0% whereas there is a marginal decrease from public and semi-public use from 29.6% to 20.3%. This sub-zone is very much deficient in commercial use.

The predominant land use in both sub-zones is residential and having a very peaceful character. The sub-zones seems to be practically balanced except the commercial areas at the local level particularly in sub-zone C-3. Therefore, two local shopping centres are proposed in sub-zone C-3 (Refer table).

- 37 -

Existing and proposed landuse in sub zone C-2 & C-3

S.No.	Landuse	Existing Area				Proposed Area			
		C-2		C-3		C-2		C-3	
		Area in (Ha.)	%	Area in (Ha.)	%	Area in (Ha.)	%	Area in (Ha.)	%
1.	Residential	36.0	45.0	83.0	47.6	35.0	43.75	92.0	52.0
2.	Commercial	3.2	4.0	-	-	1.2	1.50	2.0	1.1
3.	Parks & Open Spaces	12.0	15.0	13.0	7.2	12.0	15.00	18.0	11.2
4.	Government Offices	2.8	3.5	6.0	3.6	2.8	3.50	6.0	3.4
5.	Public & Semi Public	13.0	16.25	52.0	29.6	14.0	17.50	36.0	20.3
6.	Circulation	13.0	16.25	21.0	12.0	15.0	18.75	21.0	12.0
		80.0	100.0	175.0	100.0	80.0	100.0	175.0	100.0

NOTE: 1. Police Lines Area accounted in residential in sub zone C-3.

2. Grave Yard Area/green accounted in Parks and open spaces in sub zone C-3.



50  
10. 7. STUDY OF BUNGALOW PLOTS

There are large size plots in subzones C-2 and C-3, but some of them have been subdivided. The approved zonal plan had recommended subdivision of plots to be not less than half an Acre and Group Housing was permitted on plots measuring more than one acre. This area therefore is not comparable with the Lutyens' Bungalow area due to following reasons:

- a) The area was planned informally with narrow lanes and internal roads mostly as cul-de-sacs whereas New Delhi area is well planned with wide tree-studded roads, large size plots etc.
- b) Buildings have been constructed on the plots which are not essentially Bungalows.
- c) Group Housing have been developed on some of the plots as per the norms approved in the Authority in 1980.
- d) Tree cover has been reduced considerably.

In view of this, the norms for development may not be same as applicable in case of Lutyens' Bungalow area which essentially envisaged replacement of a Bungalow by a bungalow. It is therefore, suggested that the remaining plots may also be allowed to be developed on low intensity pattern.

10.8. COMMUNITY FACILITIES

Provision of Community Facilities is to be made for the projected population of 30000 in sub-zones C-2 and C-3. It is observed that no worth mentioning shopping facility and organised play area is available in these sub-zones. The Exchange store in C-2, measuring about 0.2 hect. be redeveloped as Convenient shopping with adequate parking facilities. Provision for play area be made, if feasible in the river bed. Land occupied by Delhi Admn. offices in subzone C-2 be redeveloped as office Complex.

A local shopping centre is proposed near the R.T.O. on Under Hill Road on Govt. land in sub-zone C-3. A Community hall and library on vacant plot on Court Road (C-3) opposite police lines, Convenience shopping Centre on the Bungalow plot belonging to Delhi Administration on Yamuna Road (C-2) (Refer Annexure-I and drawing) and another local shopping centre on the crossing of Alipur Road and Under Hill Road.

10.9. CIRCULATION

Two major roads namely Alipur Road and Rajpur Road pass through the Civil Lines Area, carrying the bulk of the traffic. The approved zonal plan for the sub-zone has recommended the widening of these roads to 30 M (100') and 24M (80') R/W respectively and the same are to be retained.



Internal roads are narrow in nature and some of them end as cul-de-sacs and thus, there is not much through traffic. Existing inner roads/lanes are 8 to 10mts. in width. These are proposed to be widened upto 15mts. equally on either side from the Centre line of the existing road/lane depending on the feasibility. Provision is to be made to plant suitable trees in view of gradual reduction of tree cover in the area along roads/lanes.

10.10. RECOMMENDATIONS

10.10.1. BOUNDARY OF THE BUNGALOW AREA, CIVIL LINES:

The boundary of the Civil Lines Bungalow area shall contain the areas of earlier sub-zones C-2 and C-3, measuring about 235 hect. Thus, the boundary is to run from ISBT along outer Ring Road, Ashram Marg, Alipur Road, Rajpur Road, Ridge boundary in the West, Boulevard Road (Qudasia Road) meeting Ring Road at ISBT.

10.10.2. DEVELOPMENT CONTROL NORMS:

There were considerable number of large size (more than one acre) bungalow plots, but with the passage of time quite a number of plots have been utilised/sub-divided for Group Housing and otherwise. These plots are generally fronting on narrow roads/lanes (8 to 10mts. wide) which are to be widened

reasonably (upto 15mts.). Therefore, remaining plots shall be further reduced in size. Considering such ground realities it may not be appropriate to follow the bungalow policy of New Delhi Area i.e. a bungalow to be replaced by a bungalow. Norms for development for residential categories shall be given under:-

(i) BUNGALOW PLOT(4000 sqm. and above)

Development norms shall be as per D.D.A. resolution no.184 dt.24.12.80 i.e. ground coverage 25%, FAR 75, with height 35' and density 62-75 pha or 15 dus per acre.

(ii) STREET WIDTH FOR GROUP HOUSING:

Since this is a Special Area and there is hardly any scope to achieve the road widening upto 20m as provided in MPD-2001 it is recommended that the fronting road width could be upto 15 m R/W.

Therefore, existing roads are to be widened equally on either side from the Centre line of the road.

iii) OTHER RESIDENTIAL PLOTS

The norms for development of plots



less than 4000 sqms. shall be on low intensity as under:

Plot Size (Sqm.)	Max.	Max. Ground Coverage (%)	FAR	Max. Height (Metre)	NO. OF DVS
Below 4000	33.33	45	75	11	Upto 15 DVS

OTHER CONDITIONS:

- a) Basement, if any, shall be counted in FAR if not used for parking/services where applicable.
- b) Parking and tree plantation/landscape shall be governed as per MPD-2001 norms.
- iv) The existing residential plots ( ) shall not be permitted to be sub-divided.
- (v) PLOTS OTHER THAN RESIDENTIAL  
Development norms for such plots shall be worked out keeping in view the urban form studies within the prescribed code of MPD-2001 so as to maintain the existing character of the area, subject to height restriction of 12m.

- vi) Local shopping Centre is proposed on Govt. land adjoining R.T. Office on Under Hill Road (C-3) and another on the crossing of Alipur Road and Under Hill Road. A Convenient Shopping Centre be developed on Yamuna Road adjacent to Govt. office Complex (C-2). The existing Exchange store be re-developed as Convenient Shopping with adequate parking facilities. A Community Hall and a Library has been proposed on the vacant land on Court road opposite Police Lines in C-3.
- vii) MIXED USE
- This area is practically free from the mixed use and considering the tranquillity of the area, no mixed use be permitted along except professional activity (MPD2001).
- viii). ASSEMBLY OF CAPITAL TERRITORY OF DELHI:
- Considerable space would be needed to accommodate the offices and facilities as and when Delhi Assembly comes into existence. Therefore, Delhi Administration should take note of it and initiate action at the earliest. However, part of the offices could be located at property no.5, Sharnath Marg as and when redeveloped.
- ix) River bed should be exploited for providing recreational facilities, play area etc. by providing subways.



- x) The building of the Overoi Maidens Hotel is unique in architectural style/urban scape and should be retained as it is.
- xi) Alipur Road and Rajpur Road to be widened to 30 metre and 24 metre respectively and other internal roads in C-2 to be widened to 15 metre equally on either side from the Centre Line of the road. The Court Road and Underhill Road be widened to 24 metre and Rajniwas Marg to 18 metres Northend Road and Flag Staff Road to be widened to 15 metres in subzone C-3.
- xii) Existing roadside plantation should be retained and more trees are to be planted wherever possible.
- xiii) Detailed urban form study should be conducted around important junctions. (Alipur Road and Under Hill Road crossing Rajpur Road and Under Hill Road etc.).
- xiv) Hoardings - No hoardings be permitted unless properly designed and approved by the local Authority.

ANNEXURE: I

SUB-ZONE WISE PROJECTED POPULATION

SUB ZONE	NAME OF THE AREA	CENSUS 1981	CENSUS 1991	POPULATION 2001	HOLDING CAPACITY
C-1	Kashmiri Gate	31,356		32,000	32,000
C-2	Qudesia Garden	4,526		6,000	6,000
C-3	Civil Lines	17,900		20,000	20,000
C-4 )	Old Subzimandi	2,000		3,500	3,500
C-5 )	Old Subzi Mandi	24,732		31,345	33,000
C-6	West Malka Ganj	26,247		28,500	28,500
C-7	East Malka Ganj	6,542		7,000	7,000
C-8	Roshanara Garden	7,100		8,000	8,000
C-9	Shakti Nagar	25,844		30,000	30,000
C-10	Kamla Nagar & Jawahar Nagar	40,558		45,000	45,000
C-11	Northern Ridge	Ridge		--	--
C-12	Old Secretariate	2,500		4,000	4,000
C-13	University Area	26,502		30,500	30,500
C-14	Timarpur	25,195		33,040	35,000
C-15	Kingsway Camp	44,263		88,450	99,500
C-16	Vijay Nagar	11,136		12,000	12,000
C-17	Rana Partap Bagh	53,000		60,000	58,600
C-18	Tripolia Area	38,067		40,000	40,000
C-19	Model Town	42,104		71,122	78,375
C-20	Adarsh Nagar	1,01,285		1,63,000	1,78,000
SUB-TOTAL		5,30,547		7,12,055	7,50,800
C-21 (New)	Samaur Badli	--		86,400	86,400
GRAND TOTAL		5,30,547		7,98,455	8,37,200



PROPOSED DISTRIBUTION OF LAND USE IN ZONE 'C'

	Resid- ential	Comme rcial	Manu fact uring	Recr eati onal	Trans porta tion	Uti lity	Gover nment al	Public semi & public	Total
1.	2.	3.	4.	5.	6.	7.	8.	9.	10
C-1* (Pt.)	12.0	5.3	-	12.8	31.6	-	13.5	15.5	90.7
C-2	36.6	3.9	-	11.3	14.5	-	2.3	8.0	76.6
C-3	132.5	1.0	-	9.8	10.5	-	1.7	18.3	173.8
C-4	18.7	-	-	-	2.7	-	-	2.6	24.0
C-5	28.1	0.6	-	-	8.0	-	-	3.7	40.4
C-6	14.4	5.0	-	-	1.3	-	-	1.7	22.40
C-7	13.7	0.3	-	-	1.5	-	-	0.8	16.3
C-8	-	-	-	34.0	6.3	-	-	-	40.3
C-9	45.8	5.9	10.0	-	5.8	1.5	-	1.8	70.8
C-10	71.8	-	-	-	2.9	1.1	-	5.1	80.9
C-11	-	-	-	124.6	2.4	-	-	7.5	134.5
C-12	-	16.0	-	-	14.3	40.1	38.6	6.0	115.0
C-13	7.0	-	-	9.8	6.6	1.3	-	156.5	181.2
C-14	132.5	2.6	-	69.2	22.3	7.8	36.0	33.5	303.9
C-15	279.7	8.8	-	67.3	20.8	3.6	-	73.7	453.9
C-16	29.2	1.0	-	21.0	7.5	1.3	-	38.3	98.3
C-17	106.3	2.6	-	-	13.0	2.1	-	10.7	134.7
C-18	68.6	7.0	37.1	64.8	35.7	-	-	24.6	237.8
C-19	244.7	16.7	-	118.4	35.6	28.0	-	123.1	
C-20	262.6	86.7	61.4	64.1	75.4	-	-	53.3	603.5
C-21	121.1	92.3	53.6	38.8	91.7	7.9	-	17.1	422.5
TOTAL	1625.3	255.7	162.1	645.9	410.4	94.7	92.1	601.8	3888.0
%age	41.8	6.6	4.2	16.5	10.6	2.4	2.4	15.5	100%

ANNEXURE

II

PLANNING DIVISION 'C'

WORK FORCE 2001

S.No.	Schemes	Estimated Work Force-2001
<u>COMMERCIAL</u>		
1.	District Centre (Majnu-ka-Tilla)	- 9,200
2.	District Centre (Dhirpur Extension)	- 20,280
3.	Community Centre (Tis Hazari)	- 2,925
4.	Community Centre (Dhirpur Project)	- 4,030
5.	Community Centre (Model Town)	- 2,600
6.	Community Centre (G.T. Karnal Road Industrial area).	- 2,080
7.	Community Centre (Timarpur)	- 990
8.	Warehousing at G.T. Karnal Road Indl. Area-	345
9.	Warehousing (Outer Ring Road & G.T. Road Crossing).	- 1,875
10.	Wholesale Fruit & Vegetable Market Azadpur	- 37,000
11.	Regional Wholesale market with Warehousing & Truck Terminal at Samepur Badli.	- 13,600
<u>INDUSTRIAL</u>		
1.	G.T. Karnal Road Indl. Area	- 30,340
2.	Rajasthan Co-op. Indl. Society	- 43,950
3.	Samepur Badli Indl. Area.	- 50,350
<u>TRANSPORTATION</u>		
1.	I.S.B.T. Kashmiri Gate	- 1,225
2.	Idle Truck Parking, Timarpur	- 760
3.	Sanjay Transport Nagar	- 8,700
<u>GOVT. &amp; SALE OFFICES</u>		
1.	Old Sectt. Complex	- 48,250
2.	Tis Hazari Courts	- 16,875
TOTAL		- 2,95,375



# UNPLANNED SCHEMES (88 Nos.)

S.No.	Subzones	Name & Address
1.	C-6	M/s Benign Soap Factory, 1799 Sohan Ganj Delhi
2.	C-9	M/s Birla Cotton & Spinning Mills, Kamla Nagar.
3.	C-10	M/s Ganes Floor Mills, Clock Tower Subzi Mandi
4.	C-10	M/s Ganeshan & Company, 7249 Roop Nagar
5.	C-10	M/s Sethi Soap Mills, 5286 Clock Tower
6.	C-10	M/s H.C.Jain Manufacturing Company, Roop Nagar.
7.	C-18	M/s Ajudhia Textiles Works GTK Road
8.	C-20	M/s Moti Soap Mills, 6 Ramesh Nagar, Azadpur.
9.	C-20	M/s Mechanio International Khasra No. 1074 Bhalaswa
10.	C-20	M/s General Equipment Manufacuring Com. PlotNo.209 Village Bhalaswa.
11.	C-21	M/s Best Polymers, Libaspur, Delhi
12.	C-21	M/s Gurdeep Industries, Kh.No.38/7, Libaspur, Delhi
13.	C-21	M/s Agarwal Textile Co., Vill. Samepur (Libaspur)
14.	C-21	M/s Mohindera Industries, Libaspur Road
15.	C-21	M/s F.Saint Company, Kh.No.34, Vill. Libaspur
16.	C-21	M/s Emkay Mfg. Co., A.6, Libaspur Delhi.
17.	C-21	M/s Ashoka Enterprises, 28/15, Vill. Libaspur
18.	C-21	M/s Hindustan Cables, Libaspur Vill Delhi
19.	C-21	M/s Shiv Rao Cable & Chemicals, Vill Libaspur
20.	C-21	M/s Mysore Sangam Aggarwani, 28/13, Libaspur
21.	C-21	M/s Golden Soap & Oil Industries, 25/24, Libaspur
22.	C-21	M/s Foetex Industries, Kh.No.34, Libaspur
23.	C-21	M/s Delhi Glass & Chemical Industries, Libaspur Rd
24.	C-21	M/s Decent Rubbers, 445, Shahibabad Daulatpur
25.	C-21	M/s Bright Woolen Mills, 28/3-A-31, Libaspur
26.	C-21	M/s Veenus Dyeing Mills, Vill Libaspur
27.	C-21	M/s Vikas Woolen Mills, 30/19, Libaspur Road
28.	C-21	M/s Silni Industries, Shahibabad Daulatpur
29.	C-21	M/s Shah Foam Industries, 34, Libaspur Road
30.	C-21	M/s Royal Woolen Mills, 30/19, Libaspur Road
31.	C-21	M/s R.L.Woolen Mills, Rithala, Shahibabad Daulatpur
32.	C-21	M/s O.K.Foam Industries, Siraspur Road
33.	C-21	M/s Neyhyeti Soap Indus., Libaspur
34.	C-21	M/s Mahakali Rollings, Railway Road
35.	C-21	M/s Lalji Woolen Mills, 28/31, Libaspur.
36.	C-21	M/s Cherbhai Foundry, Village Libaspur
37.	C-21	M/s Seem Engg. 30/12, Libaspur
38.	C-21	M/s Pandit Chemicals, A-45-46, Libaspur
39.	C-21	M/s Amba Soap Factory, A-51-52, Libaspur
40.	C-21	M/s Hindustan Socket Works, Libaspur Road
41.	C-21	M/s Agarwal Udyog, 28/28, Libaspur
42.	C-21	M/s Shri Ram Processors, Libaspur near Primary Sch.
43.	C-21	M/s Vardhman Soap Mills, Libaspur Rd.
44.	C-21	M/s Ranjit Soap Mills, Libaspur
45.	C-21	M/s B.M.Engg. Company, Libaspur Road
46.	C-21	M/s Sanam Industries, 4-A, Libaspur Road, Samepur
47.	C-21	M/s Globe Enterprises, 1861 Libaspur
48.	C-21	M/s Alpha Pigment, 19, Badli Ind. Area
49.	C-21	M/s Saini Trg. Com., S-106, B.I.A.
50.	C-21	M/s Chand Harish Lal, M-4, B.I.A.
51.	C-21	M/s Ram Kumar Sharma, M-6, B.I.E.
52.	C-21	M/s Shanlu Dayal, M-14, B.I.E.
53.	C-21	M/s Jagdish Raj, M-21, BIE
54.	C-21	M/s United Commercial Corp., S-25, B.I.E.
55.	C-21	M/s Prem Machine Tools, S-36, B.I.E.
56.	C-21	M/s Uttam Singh, S-61, B.I.E.
57.	C-21	M/s Mohan Parkash, S-65, B.I.E.
58.	C-21	M/s Jai Narain, S-105, B.I.E.
59.	C-21	M/s Matadin Aggarwal, S-91, B.I.E.
60.	C-21	M/s MC Chopra, S-95, B.I.E.
61.	C-21	M/s Bhagsons Paints Ind. M-10, B.I.E.
62.	C-21	M/s Bharat Chemical Ind. M-10, B.I.E.
63.	C-21	M/s Allora Plastic, S-52, B.I.E.
64.	C-21	M/s Radha Hosiery, S-85, B.I.E.
65.	C-21	M/s Hans Raj, B.I.E.
66.	C-21	M/s Neeraj Praksh, S-9, B.I.E.



SUB : LIST, LOCATION AND ADDRESSES OF POLLUTING INDUSTRIES AS SUPPLIED BY DEPTT. OF INDUSTRIES, DELHI ADMINISTRATION

- (i) Total number of indicated as per list in 'C' Plg. Divn.. - 271 nos
- (ii) Industries not falling in Plg. Divn. 'C' (Planning Divn. 'P' = 141 nos.) (Planning Divn. 'H' = 14 nos.) - 155 nos.
- (iii) Balance actual falling in 'C' Zone - 116 nos.
- (iv) Located in planned schemes - 28 nos.
- (v) Located in unplanned schemes - 88 nos.

Sub-zone wise list of polluting industries of 116 polluting industries falling in Planning Divn. 'C'.

PLANNED SCHEMES (28 nos)

S.No.	Sub-zone	Name & Address
1.	C-18	M/s Rana Soap Factory, B-714, GTK Road
2.	C-18	M/s M.C. Auto(s) Ltd., B-15 GTK Road
3.	C-18	M/s New Steel Industries, B-16, GTK Road
4.	C-18	M/s Paul Auto Engineer Works, B-113 GTK ROAD
5.	C-18	M/s Shri Industries, B-19, GTK Road
6.	C-18	M/s Halax Latex Industries Ltd., B-23, GTK Road
7.	C-18	M/s H.S. Engg. Works, B-28, GTK Road
8.	C-18	M/s Jain Metal works, B-7m GTK Road
9.	C-18	M/s Mittal Products, B-55/A, GTK Road
10.	C-18	M/s Sverjeet Auto Industries, B-105, GTK Road
11.	C-20	M/s Delhi Acrylic Man Company, 28 Rajasthani Udyog Nagar.
12.	C-20	M/s J.K. Metals, 65 Rajasthani Udyog Nagar, GTK Road
13.	C-20	M/s Choudhary Holsery Pvt. Ltd., 48 Rajasthani Udyog Nagar.
14.	C-20	M/s Sixxen Cratts, 44 Rajasthani Udyog Nagar.
15.	C-20	M/s Govind Ferro Alloyee(P) Ltd., 33 Rajasthani Udyog Nagar
16.	C-20	M/s Rohini Metal & Alloy, 17 Rajasthani Udyog Nagar
17.	C-20	M/s Krishna Industries, 55 Rajasthani Udyog Nagar
18.	C-20	M/s Goyal Steel Corporation, 2 Rajasthani Udyog Nagar.
19.	C-20	M/s Haryana Industries, 78 Rajasthani Udyog Nagar
20.	C-20	M/s Singhal Steel, 7 Rajasthani Udyog Nagar.
21.	C-20	M/s Shyam Sunder Re-rellings, 57 Rajasthani Udyog Nagar.
22.	C-20	M/s Bharat Oils(P) Ltd., 5-A, Rajasthani Udyog Nagar
23.	C-20	M/s Bharam Paper Mills, 71, Rajasthani Udyog Nagar
24.	C-20	M/s Sahu Refrigeration Industries, 80 Rajasthani Udyog Nagar.
25.	C-20	M/s Rishipal Glass & Chemicals, 75 Rajasthani Udyog Nagar.
26.	C-20	M/s Pashupati Nath Metal Industries, 78, Rajasthani Udyog Nagar.
27.	C-20	M/s Bhawani Metal Industries, 81, Rajasthani Udyog Nagar.
28.	C-20	M/s 59, Rajasthani Udyog Nagar.



<u>S.No.</u>	<u>Sub-zone</u>	<u>Name &amp; Address</u>
67.	C-21	M/s Ajay Ind. S-89, B.I.E.
68.	C-21	M/s Dalip Singh Kundan Lal, S-69, B.I.E.
69.	C-21	M/s Ajay Bye Chemicals Ind. Plot No.60, PH.-II
70.	C-21	M/s Bal Brothers, Shed No.7, B.I.E.
71.	C-21	M/s Bharat Krishi Yantra, 4, B.I.E.
72.	C-22	M/s Industrial Process, Shop No.3, B.I.E.
73.	C-21	M/s Ambey Chemical Ind, 28/1 Libaspur
74.	C-21	M/s Bhagwati Chemical Ind., Plotno. 28, Libaspur
75.	C-21	M/s Universal Chemicals & Dyes Ind. Gali No. 1 Samepur.
76.	C-21	M/s Ladharal & Sons(P) Ltd., 4-A, Libaspur
77.	C-21	M/s Manoj Chemical Ind., Vill Pahladpur Delhi-42
78.	C-21	M/s Bharat Rubber Udyog, Bawana Road.
79.	C-21	M/s Best Polymers, Libaspur, Delhi
80.	C-21	M/s Gurdeep Industries, Kh.No.28/7, Libaspur, D
81.	C-21	M/s Aggarwal Textile Company, Vill.Samepur(Lib
82.	C-21	M/s Mohindera Industries, Libaspur Road
83.	C-21	M/s P.Saint Com., Kh.No.34, Village Libaspur
84.	C-21	M/s Enkay Mfg. Com., A-6, Libaspur Delhi.
85.	C-21	M/s Ashoka Enterprises, 28/15, Village Libaspur
86.	C-21	M/s Hindustan Cables, Vill Libaspur Delhi
87.	C-21	M/s Shiv Rao Cable & Chemical, Village Libaspur
88.	C-21	M/s Mysore Sangam Aggarwati, 28/13, Libaspur

-51-

ANNEXURE - I

FACILITIES FOR SUBZONES C-2 & C-3 (POPULATION 30000)

S.No.	FACILITY	REQD. (NOS.)	EXISTING	PROPOSED	REMARKS
1.	Nursery School	12	2	-	Served by Integrated schools.
2.	Primary School	6	3	-	Served by Integrated schools.
3.	Community Room	6	-	-	
4.	Convenience Shopping	6	-	2	Part of detailed scheme. on govt. land in C2 and Re- development of Exchange store.
5.	Religious	6	6	-	
6.	Milk Booth	6	-	-	
7.	Housing area Park	1	-	-	Part of detailed scheme.
8.	Housing area Play	1	-	-	Served partly by the play area in Schools.
9.	Higher Sec. School	4	10	-	
10.	Dispensary	2	5	-	
11.	Community Hall & Library	2	-	1	Proposed on court road opp. Police lines.
12.	11 KV. ESS	4	-	-	Part of Detailed scheme.
13.	Local Shopping Centre	2	-	2	On under Hill Road adj. R.T.O. office and at the junction of Alibay Road and under Hill Rd
14.	Three Wheeler & Taxi Stand	2	2	-	Proposed in River bed.
15.	N.H. Play	2	-	-	Served by Rudrasagar garden
16.	N.H. Park	2	1	-	



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Draft minutes of Technical Committee meeting held on 21.1.93 in the Conference Room at Vikas Sadan, Delhi Development Authority, I.N.A., New Delhi.

The following members were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman (In chair)
2. Sh.H.D.Sharma, Engineer Member
3. Sh.S.Roy, Commercial(Land Disposal)
4. Sh.J.C.Gambhir, Commr.(Plg.)
5. Sh.S.C.Gupta, Director(DC&P)
6. Sh.R.G.Gupta, Director(TYA)
7. Sh.P.C.Jain, Dir.(AAP&B)
8. Sh.Santosh Auluck, Chief Architect
9. Sh.Chander Ballabh, Jt.Dir.(AP)
10. Sh.Prakash Narain, Jt.Dir.(T)
11. Sh.C.P.Rastogi, Jt.Dir.(SPG)
12. Sh.S.P.Bansal, Jt.Dir.(NCR&UE)

TOWN & COUNTRY PLANNING OFFICE/

13. Sh.K.T.Gurumukhi, Addl.C.P.

M.C.D.

14. Sh.V.K.Bagga, Addl.Town Planner

LAND & DEVELOPMENT OFFICE

15. Sh.L.D.Gantora, E.O.

DELHI POLICE(TRAFFIC)

16. Sh.Rupchand Sharma, A.C.P.

Item No.1/93

Sub : Parking plan for cars & HTV's of Loha Mandi, Naraina,  
near the junction of Road No.25 & 89.

F.5(21)89-MP

✓ Deferred

Item No.2/93

Sub : Grant of 'NOC' for storage of Petroleum products  
Class 'A', 'B' & 'C' at premises in Killa No.63  
Mustatil/Kh.No.1/2 Dhansa Road Miyraon, New  
Delhi - case of M/s.Kishor Oil Co.

F7(3)92-MP

Technical Committee approved the site for storage  
of kerosene oil only, subject to

- a) that the storage on the present/existing site at  
Najafgarh Town (Market Area) be closed down.
- b) the site proposed will be used only for storage of  
kerosene oil with the minimum essential construction  
as indicated on the plan (laid on table).
- c) that no encroachment/construction/development will  
be done within the road right of way.
- d) that in future, if the land under reference, ~~storage~~  
where the site is proposed, is required for any public  
purpose as part of urban extension etc., this approval/  
NOC will not be a constraint of making available  
the land for such future use.
- ✓ e) the site will be developed subject to the 'no objection'  
from the concerned departments like Delhi Fire Services,  
Explosive Deptt., MCD and Delhi Police Department  
and will be used after obtaining the proper license.

Item No.3/93

Sub : Provision of Banquet Halls in various residential  
colonies in Delhi.

F8(40)APB

The Technical Committee observed that Banquet



Hall within the residential premises is not a permitted use and, therefore, felt that residential premises cannot be allowed to be used for such activities. However, keeping in view that there is a genuine need of such Banquet Halls, proper sites be identified during the planning process, at suitable locations as part of regular schemes developed and desired that MCD may be informed accordingly.

Item No.4/93

Sub : Regarding 40 mtr. wide road, linking Mehrauli-Badarpur Road with Indira Gandhi National Open University.

F5(14)90-MP

Technical Committee, after detailed discussion, desired that PWD, Delhi Admn. may be asked to send the <sup>detailed alignment</sup> ~~Survey~~ Plan of the area where the Master Plan road has been indicated in urban extension scheme <sup>for consideration of the Technical Committee Authority.</sup> so that the link plan could be worked out keeping in view the feasibility of site. Technical Committee also decided that the <sup>existing</sup> road under reference, ~~due to the approach from this road to Indira Gandhi Open University, the proposed hospital at Madangarhi and other areas, it would be necessary to widen the road and, therefore, the Corporation may be advised to widen this road after removal of unauthorised constructions/extensions etc.~~

Item No.5/93

Sub : Carving out of alternative residential plots in North Zone, Shalimar Bagh.

F.27(45)73-IL

Technical Committee did not agree <sup>to</sup> ~~for~~ the proposal ~~of~~ carving out the plots in the totlot area.

Item No.6/93

Sub : Setting up of a police station on the Gaon Sabha land at Kanjhawala village opposite DTC Bus Depot.

F8(4)91-MP

Technical Committee observed that a number of proposals are being received to allow use of Gaon Sabha land by various govt. departments. Such requests are received in a piece-meal manner. It was,

~~therefore~~, felt by the Technical Committee that Gaon Sabha land which ~~are~~ forming part of urban extensions and ~~are~~ falling within the urban areas, should be thoroughly examined for their utilisation. It was, therefore, decided that a small Group may be constituted by the Commr. (Plg.) with a representative of TCPO to make suggestions for the utilisation of such lands in an integrated and planned manner within the overall urban/urban extension schemes. Group may also indicate policy for utilisation of such lands which are falling outside the urban and urban extension schemes.

As far as the present case for setting up <sup>a</sup> Police Station at Gaon Sabha land at Khanjhawala Village is concerned, it was decided that its location, <sup>being</sup> ~~if~~ in the vicinity of the settlement and this village is falling in the urban extension area, NOC for location of the Police Station may be given, <sup>this will be</sup> ~~however~~, subject to <sup>the condition</sup> that in case in the overall plan, subsequently, some land is required for improvement of circulation etc., the Police Department will not have any objection for surrendering of such piece of land.

Item No.7/93

Sub : Addition plans for construction of Auditorium and Dormitory Building by National Spiritual Assembly of Bhai's of India, Kalkaji.

F.13(50)78-Bldg.

Technical Committee desired that in the first instance, authenticated copy of the notification# of declaring the area under reference as the 'forest area' be obtained from Delhi Admn. and the case be submitted again with necessary comments.

Item No.8/93

Sub : Acquisition of land for Nangloi drain in the Revenue Village Sahibabad Daulatpur in Kanjhawala Block.

F4(2)92/CRC/DDA

Technical Committee decided that the NOC may be issued for the acquisition of 0.88 acre# of land. Technical Committee also observed that an overall drainage plan for Phase IV and V is to be prepared.



Item No.9/93

Sub : Zonal Development Plan for Zone 'C'

Zonal Development Plan for Zone 'C' and its text were explained by Jt. Director (Area Planning) and Jt. Director (Special Project Group) and were discussed in detail. The following observations were made:

- i. On page 6 para 4.1 of the text, mPD-2001 be replaced as Master Plan-62.
- ii. The figure pertaining to the strength of the higher secondary schools may be collected from Delhi Admn. and be compared with the strength of the students of the zone as per the norms to establish where really there is some deficiency of higher secondary schools in Planning Division 'C'.
- iii. The list of the road/streets supplied by MCD <sup>to</sup> be declared as commercial street, may be annexed with the report and those roads which are not considered feasible to be declared as 'commercial streets' be indicated after giving reasons. The <sup>conditions for</sup> ~~definition of~~ such streets <sup>declared for</sup> ~~indicating~~ the mixed land use, may be indicated, based on MPD-2001 proposals, in the text.
- iv. For group housing schemes, the right of way of roads as 13.5 mtrs. given in the study of Bungalow Area, will require no amendment in MPD-2001 where the minimum right of way of the road is 20 mtr. due to the reason <sup>that</sup> the density in the Bungalow Area is only 15 DUs instead of 50 DUs; in case of group housing <sup>with where</sup> ~~minimum~~ 20 mtr. width of road is required.
- v. MPD-2001 provides that approved Zonal Plan in consonance with MPD-2001 will be operated <sup>live</sup>. Therefore, as there are 12 sub-zones where the Zonal Plans were earlier approved, may be examined <sup>whether</sup> ~~where~~ there is any change indicated now from the approved Zonal Plan which were in line with the provisions of MPD-2001. If there is any change justification will have to be given.

vi. In the Bungalow Zone area, for governmental use where the maximum FAR is 150 with 25% ground coverage; the height has been restricted as 14 mtrs. It was felt that height of such complexes may be ~~restricted~~ maximum to 26 m~~t~~rs.

vii. Approved scheme of Dhirpur and Dhirpur Extension Area may be included in the Zonal Plan.

viii. ~~the list of polluting industries given including its annexures~~ <sup>in the</sup> may be ~~deleted from the text and The proposal of utilisation of land~~ 60:40 ~~and The proposal of utilisation of such lands vacated by the~~ hazardous industries' in the ratio of 60:40 needs to be elaborated; further to indicate on ~~what~~ <sup>basis</sup> ~~this~~ <sup>on which</sup> has been suggested.

ix. Location of the intersection/grade separator/ 33, 66, 220 KV sub-stations and their alignment wherever <sup>approved</sup> may be incorporated.

x. Configuration of ISBT fly over and proposed fly over of Wazirabad Road with the right of way of the roads may be indicated. Also the existing petrol pump may be indicated with the provisions that petrol pumps along the Ring Road may also be used for 'natural gas facility'.

~~depth proposed~~  
xi. MRTS/LRT alignments may be indicated.

<sup>→ detailed</sup>  
xii. Area under the District Parks and the zonal green may be indicated ~~separately~~ <sup>in the write up separately</sup>.

Technical Committee desired that with the above observations, the proposal may be submitted to the Authority for its consideration.

Item No.10/93

Sub : Proposal for a Japanese Restaurant proposed by DTDC in the vicinity of Qutab area in District Park as per MPD-2001 amendment in MPD-2001 for restaurant in District Park.

Technical Committee considered the proposal of amendment in MPD-2001 for the provision of the restaurant within the District Park areas and recommended that provision be made to allow <sup>setting up of</sup> restaurant within the District Parks <sup>which have area more than 100 acres</sup> area subject to the following conditions:

- i) It should be a single storey building within a maximum height of ~~15~~ <sup>4</sup> mtrs. (~~four~~ <sup>four</sup> metres)



ii) the restaurant plot should not be more than 1% of the District Park area subject to a maximum of 0.8 hect. ( 2 acres) without any physical segregation.

iii.) <sup>FAR</sup> restaurant building should not <sup>be more than</sup> cover 5% <sup>area of the</sup> FAR of the plot. <sup>(five percent)</sup>

iv) the building <sup>should</sup> harmonized with the surroundings, development and should not have any residential facility.

v) parking facility should be provided within the plot, if <sup>not</sup> ~~any~~ available in the vicinity.

✓ vi) the organisation running such restaurant will have to make their own arrangement for water supply, <sup>sewage</sup> storage and other utilities, wherever <sup>not</sup> available at site and provided by the local body.

Item No.11:

Sub : Request for additional strip of land for Indian Spinal Injury Centre, Vasant Kunj, where the foundation stone laid by former Prime Minister of India Late Sh.Rajiv Gandhi.

✓ Deferred

Item NS.12/93

Laid on table:

Sub : Land for <sup>A</sup> Ash disposal from Indraprastha Power Station.

It was observed that the proposal submitted by DESU is not suitable <sup>area</sup> being part of the river front scheme <sup>and in the vicinity of Saran Smiti van</sup> and, therefore, it was decided that the fly ash should be <sup>allowed to be</sup> dumped in the specified locations in Vasant Kunj <sup>Phase-II</sup> area. Such sites may be identified by Chief Engineer (south-West), DDA. ~~It was also decided that Dir.(AP&B) may work out the proposal, if feasible, for dumping of the fly ash in certain pockets within river front scheme. It was also decided that the comprehensive report may be submitted for the kind information of IG/Chief Secretary.]~~ <sup>Rajiv</sup>

Item No.13:

Sub : Directions issued under Section 41 of D.D.Act, 1957 by the Ministry of UD in respect of reducing seating capacity of cinema to a minimum of 300 and utilising the balance FAR for commercial purposes.

✓ Deferred

Item No.14

Sub : Conceptual plan scheme of area along N.H.8.

File No R104 27/42-M.P.

Technical Committee discussed the "indicative plan" mentioned in para 9 and desired that the scheme be submitted before the Authority. Technical Committee also <sup>desired</sup> ~~noted~~ that ~~if~~ other mode of development of this area without acquisition could be to allow construction to the extent of 1% as is incase of farm houses and instead of only the farm houses, other uses may be allowed such as motels, apartments etc. The area will remain as low intensity area and the parties will have to make their own arrangements for municipal infrastructure.]

(i) and while submitting the case before the Authority, the allocation of land uses in various sectors ~~would~~ <sup>will</sup> be indicated in addition to plan <sup>prepared</sup> with the indication of sites where the requests are pending for location of hotels, motels etc. <sup>and (iii) X</sup> may also be placed <sup>before</sup> the Authority.

\* ~~specifically~~ the issues of modification required in the Rasta Plan 2001 because of its stipulation to keep 2 km. depth as green belt along the National Capital Territory boundary and the urban land policy ~~being requested~~ may be brought out in the agenda note.

Signature

J. P. S.  
23/55



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN)

No.F.1(2)93-MP,

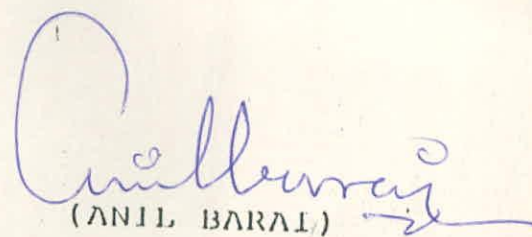
DE.7.1.93

MEETING NOTICE

The Technical committee meeting of DDA will be held on ~~14.1.93~~ <sup>21.1.93</sup> at ~~3.00 p.m.~~ <sup>9.30 AM</sup> in the Conference Room, Vikas Sadan, 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)

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Minutes of Technical Committee meeting held on 21.1.93  
in the Conference Room at Vikas Sadan, Delhi Development Authority,  
I.N.A., New Delhi.

The following members were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman (In chair)
2. Sh.H.D.Sharma, Engineer Member
3. Sh.S.Roy, Commr. (Land)
4. Sh.J.C.Gambhir, Commr. (Plg.)
5. Sh.S.C.Gupta, Director (DC&P)
6. Sh.R.G.Gupta, Director (TYA)
7. Sh.P.C.Jain, Dir. (AAP&B)
8. Sh.Santosh Auluck, Chief Architect
9. Sh.Chander Ballabh, Jt.Dir. (AP)
10. Sh.Prakash Narain, Jt.Dir. (T)
11. Sh.C.P.Rastogi, Jt.Dir. (SPG)
12. Sh.S.P.Bansal, Jt.Dir. (NCR&UE)

TOWN & COUNTRY PLANNING OFFICE/

13. Sh.K.T.Gurumukhi, Addl.C.P.

M.C.D.

14. Sh.V.K.Bagga, Addl.Town Planner

LAND & DEVELOPMENT OFFICE

15. Sh.L.D.Gantora, E.O.

DELHI POLICE (TRAFFIC)

16. Sh.Rupchand Sharma, A.C.P.



Item No.1/93

Sub : Parking plan for cars & HTV's of Loha Mandi, Naraina, near the junction of Road No.25 & 89.

F.5(21)89-MP

Deferred

Item No.2/93

Sub : Grant of 'NOC' for storage of Petroleum products Class 'A', 'B' & 'C' at premises in Killa No.63 Mustatil/Kh.No.1/2 Dhansa Road Miyraon, New Delhi - case of M/s.Kishor Oil Co.

F7(3)92-MP

Technical Committee approved the site for storage of kerosene oil only, subject to

- a) that the storage on the present/existing site at Najafgarh Town (Market Area) be closed down.
- b) the site proposed will be used only for storage of kerosene oil with the minimum essential construction as indicated on the plan (laid on table).
- c) that no encroachment/construction/development will be done within the road right of way.
- d) that in future, if the land under reference, where the site is proposed, is required for any public purpose as part of urban extension etc., this approval/ NOC will not be a constraint of making available the land for such future use.
- e) the site will be developed subject to the 'no objection' from the concerned departments like Delhi Fire Services, Explosive Deptt., MCD and Delhi Police Department and will be used after obtaining the proper license.

Item No.3/93

Sub : Provision of Banquet Halls in various residential colonies in Delhi.

F8(40)APB

The Technical Committee observed that Banquet

Hall within the residential premises is not a permitted use and, therefore, felt that residential premises cannot be allowed to be used for such activities. However, keeping in view that there is a genuine need of such Banquet Halls, proper sites be identified during the planning process, at suitable locations as part of regular schemes developed and desired that MCD may be informed accordingly.

Item No. 4/93:

Sub: Regarding 40 mtr. wide road, linking Mehrauli-Badarpur Road with Indira Gandhi National Open University.  
F5(14)90-MP

Technical committee, after detailed discussion, desired that PWD, Delhi Admn., may be asked to send the detailed alignment plan of the area where the Master Plan road has been indicated the urban extension scheme for consideration of the Technical committee/Authority. Technical committee also decided that the existing road under reference, as approach to Indira Gandhi Open University, the proposed hospital at Madangarhi and other areas, would be necessary to widen and, therefore, the Corporation may be advised to widen this road after removal of unauthorised constructions/ extensions etc.

Item No. 5/93:

Sub: Carving Out of alternative residential plots in North Zone, Shalimar Bagh. F27(45)73-IL

Technical committee did not agree to the proposal if carving out plots in the tot-lot area.

Item No. 6/93:

Sub: Setting up of a police station on the Gaon Sabha land at Kanjhawala village opposite DTC Bus Depot.  
F8(4)91-MP

Technical Committee observed that a number of proposals are being received to allow use of Gaon Sabha land by various govt. departments. Such requests are received in a piecemeal manner. It was,

Contd...3/-



felt by the Technical Committee that Gaon Sabha land which form part of urban extensions and fall within the urban areas, should be thoroughly examined for their utilisation. It was, therefore, decided that a small Group may be constituted by the Commr. (Plg.) with a representative of TCPO to make suggestions for the utilisation of such lands in an integrated and planned manner within the overall urban/urban extension schemes. Group may also indicate policy for utilisation of such lands which are falling outside the urban and urban extension schemes.

As far as the present case for setting up a Police Station at Gaon Sabha land at Khanjhawala Village is concerned, it was decided that its location, <sup>being</sup> in the vicinity of the settlement and this village is falling in the urban extension area, NOC for location of the Police Station may be given <sup>be</sup> This will be <sup>the condition</sup> subject to that in case in the overall plan, subsequently, some land is required for improvement of circulation etc., the Police Department will not have any objection for surrendering of such piece of land.

Item No, 7/93

Sub : Addition plans for construction of Auditorium and Dormitory Building by National Spiritual Assembly of Bhai's of India, Kalkaji.

F.13(50)78-Bldg.

Technical Committee desired that in the first instance, authenticated copy of the notification of declaring the area under reference as the 'forest area' be obtained from Delhi Admn. and the case be submitted again with necessary comments.

Item No, 8/93

Sub : Acquisition of land for Nangloi drain in the Revenue Village Sahibabad Daulatpur in Kanjhawala Block.

F4(2)92/CRC/DDA

Technical Committee decided that the NOC may be issued for the acquisition of 0.88 acre of land. Technical Committee also observed that an overall drainage plan for Phase IV and V is to be prepared.

Item No.9/93

Sub : Zonal Development Plan for Zone 'C'

Zonal Development Plan for Zone 'C' and its text were explained by Jt. Director (Area Planning) and Jt. Director (Special Project Group) and were discussed in detail. The following observations were made:

- i. On page 6 para 4.1 of the text, MPD-2001 be replaced as Master Plan-62.
- ii. The figure pertaining to the strength of the higher secondary schools may be collected from Delhi Admn. and be compared with the strength of the students of the zone as per the norms to establish where really there is some deficiency of higher secondary schools in Planning Division 'C'.
- iii. The list of the ~~roads~~/streets supplied by MCD/<sup>to</sup> be declared as commercial street, may be annexed with the report and those roads which are not considered feasible to be declared as commercial streets be indicated after giving reasons. The ~~conditions~~ /<sup>for</sup> such streets declared for mixed land use, may be indicated, based on MPD-2001 proposals in the text.
- iv. For group housing schemes, the right of way of roads as 13.5 mtrs. given in the study of Bungalow Area, will require no amendment in MPD-2001 where the minimum right of way of the road is 20 mtr. due to the reason <sup>that</sup> the density in the Bungalow Area is only 15 DUs instead of 50 DUs; in case of group housing/<sup>where</sup> minimum 20 mtr. width of road is required.
- v. MPD-2001 provides that approved Zonal Plan in consonance with MPD-2001 will be operative. Therefore, as there are 12 sub-zones where the Zonal Plans were earlier approved, may be examined <sup>whether</sup> there is any change indicated now from the approved Zonal Plan which were in line with the provisions of MPD-2001. If there is any change justification <sup>be</sup> given.



- vi. In the Bungalow Zone area, for governmental use where the maximum FAR is 150 with 25% ground coverage; the height has been restricted as 14 mtrs. It was felt that height of such complexes may be maximum to 26 mtrs.
- vii. Approved scheme of Dhirpur and Dhirpur Extension Area may be included in the Zonal Plan.
- viii. The list of polluting industries is given in the annexure. The proposal of utilisation of such lands vacated by the 'hazardous industries' in the ratio of 60:40 needs to be elaborated; further to indicate on the basis on which this has been suggested.
- ix. Location of the intersection/grade separator/33,66 220 KV sub-station and their alignment wherever approved may be incorporated.
- x. Configuration of ISBT flyover and proposed flyover of Wazirabad Road with the right of way of the roads ;may be indicated with the provisions that petrol pumps along the Ring Road may also be used for 'natural gas facility'.
- xi. Proposed MRTS/LRT alignments may be indicated.
- xii. Details area under the District Parks and the zonal green may be indicated in the write up seperately.

Technical committee desired that with the above observations, the proposal may be submitted to the Authority for its consideration.

Item No. 10/93:

Sub: Proposal for a Japanese Restaurant proposed by DTDC in the vicinity of Qutab area in District Park as per MPD-2001 amendment in MPD-2001 for restaurant in District Park.

Technical committee considered the proposal of amendment in MPD-2001 for the provision of the restaurant within the District Park areas and recommended that provision be made to allow setting up of restaurant within the District Park Parks having ;area more than 100 acres area subject to the following conditions:

- i. It should be a single storey building with a max. height of 4 mtrs. (four metres.)

- ii) the restaurant plot should not be more than 1% of the District Park area subject to a maximum of 0.8 hect. (2acres) without any physical segregation.
- iii. FAR of the restaurant building should not be more than 5% (five percent) of the area of the plot.
- iv) the building should harmonize with the surroundings and should not have any residential facility.
- v) parking facility should be provided within the plot, if not available in the vicinity.
- vi) the organisation running such restaurant will have to make their own arrangement for water supply, sewerage and other utilities, wherever not available at site and provided by the local body.

Item No. 11:

Sub: Request for additional strip of land for Indian Spinal Injury Centre, Vasant Kunj, where the foundation stone laid by former Prime Minister of India Late Sh. Rajiv Gandhi.

Deferred.

Item No. 12/93:

Laid on Table:

Sub: Land for Fly Ash disposal from Indraprastha Power Station.

It was observed that the proposal submitted by DESU is not suitable area being part of the river front scheme and in the vicinity of Rajiv Samiti Van and, therefore, it was decided that the fly ash should be allowed to be dumped in the specified locations in Vasant Kunj Phase II area. Such sites may be identified by Chief Engineer (south-west) DDA.

Item No. 13:

Sub: Directions issued under section 41 of DD Act, 1957 by the Ministry of UD in respect of reducing seating capacity of cinemas to a minimum of 300 and utilising the balance FAR for commercial purposes.

Deferred.



Item No. 14/93.

Sub: Conceptual Plan scheme of area along NH-8.  
File no. F10(2)92-MP

Technical Committee discussed the "Indicating plan" mentioned in para 9 and desired that the scheme be submitted before the Authority. Technical committee also desired that

- i) while submitting the case before the Authority, the allocation of land uses in various sectors be indicated
- ii) Plan be prepared with the indication of sites where the requests are pending for location of hotels, motels etc. and
- iii) the issues of modifications required in the Master Plan-2001 because of its stipulation keep 2 km. depth as green belt along the National Capital Territory boundary and the urban land policy backing may be brought out in the agenda note, may also be placed before the Authority.

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

(ANIL BARAI)  
DY.DIRECTOR(MP)

7.2.93

To

1. OSD to VC for the information of the later.
2. Engineer Member.
3. Principal Commissioner
4. Commissioner(Plg.) Member Secy.
5. Commissioner(Lands)
6. Chief Architect
7. Director(DC&P)
8. Dir.(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.

.....



# I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	1/93	Parking plan for cars & HTV'S of Loha Mandi, Naraina, near the junction of Road no. 25 & 89 Extn. F5(21)89-MP	1-4
2.	2/93	Grant of 'NOC' for storage of Petroleum products class 'A', 'B' & 'C' at premises in killa no. 63 Mustatil / Kh. no. 1/2 Dhansa Road Miyraon, New Delhi— Case of M/s Kishor Oil Com.F7(3)92-MP	5
3.	3/93	Provision of Banquet halls in various residential colonies in Delhi.F840-APB	6
4.	4/93	Regarding 40 mtr. wide road linking Mehrauli Badarpur Road with Indira Gandhi National Open University. F5(14)90-MP	7-9
5.	5/93	Carving out of alternative residential plot in North Zone, Shalimar Bagh.F27(45)73-IL	10-11
6.	6/93	Setting up of a police station on the Gaon Sabha land at Kanjhawala village opposite DTC Bus Depot. F8(4)91-MP	12
7.	7/93	Addition plans for construction of Auditorium and Dormitory Building by National Spiritual Assembly of Bhai's of India, Kalkaji. F13(50)78-Bldg.	13-18
8.	8/93	Acquisition of land for Nangloi drain in the Revenue village Sahibabad Daulatpur in Kanjhawala Block. F14(2)92/CRC/DDA	19
L AID ON TABLE 9.	9/93	Zonal Development Plan for Zone 'C'	

Sub:- Parking plan for Cars & HTVs of Loha Mandi,  
Naraina near the junction of Road No.25 & 89 Extn.  
F.5(21)89-MP.

1. Location:

The proposed parking is located at the junction of Dev Shastri Marg (Road No.25) and Road No.89 at Naraina. Location Plan is placed at Annexure I.

2. Existing condition:

- i) Naraina Loha Mandi is one of the busiest wholesale Market for the trading of Iron & Steel in Delhi. The activity generates a large volume of traffic both heavy and light, fast & slow.
- ii) The existing planned parking spaces in the Loha Mandi being encroached, force the ~~traffic~~ <sup>cars</sup> to spill over to the main road i.e. Road No.89 and Road No.25 for parking, loading and unloading.
- iii) The shops abutting road No.89 have opened their back sides on the main road. The whole footpath is encroached upon with iron sheets, angles etc. One lane of the carriageway is occupied for parking, loading and unloading.
- iv) A survey of the vehicles parked at the junction of Road No.89 & 25 shows that 40 trucks, 150 cars, 50 tonges, 30 thelas are parked along the main C/W which leaves hardly two lane<sup>C/W</sup> for a traffic movement in each direction.
- v) Parking within the R/W of Road No.89 is creating lot of congestion.
- vi) Road No.89 which needs at least 11.0 mtr. C/W on either sides of the central verge has been squeezed into a 4 lane divided C/W due to the parking and unauthorised activity along the footpath.
- vii) Road No.25 has<sup>also</sup> not been spared ~~also~~. Heavy vehicles such as trucks, tempo are parked along both sides of the road obstructing the smooth movement of traffic.
- viii) The traffic also take wrong directions for crossing over to Road No.89 from Road No.25 creating not only traffic confusion & bottlenecks but also accidents.
- ix) The junction of Road No.89 & 25 needs proper geometrics for the smooth flow of traffic such as heavy trucks and other vehicles.
- x) A joint site inspection of ACP(Traffic), LD(I)I &



E.E., Divn.XIV, PWD(DA) was held on 20.11.91 where it was felt that a proper parking plan be developed on the land lying between the IARI boundary & Road No.89 R/W covering the existing drain. Accordingly EE, PWD, Division XIV, Delhi Administration vide his letter dated 25.2.92 submitted a detail parking proposal at the junction of Road No.25 & 89 for approvals.

3. Salient feature of the proposal:

- i) A.1. The 'T' junction of Road No.25 and Road No.89 Extn. shall be developed as per the plan with the specified geometrics.
- ii) Existing Road No.89 Extension shall be widened from 4 lane to 6 lane divided carriageway.
- iii) Parking lot shall be developed by religning and covering the existing Kutcha Hallah with 'A' class loading R.C.C.slabs.
- iv) Gap in central verge has been provided for entry & exit.

4. Parking details.

Separate parking lots have been proposed for different types of vehicles.

i) Observing the existing cars parking along Road No.89, a space for 183 cars have been proposed along the northern side of Road No.89 along the IARI boundary wall. This parking lot is connected to Road No.25 by a 9.0 mtrs. link between Inderpuri J.J.Colony & IARI boundary wall. The parking shall have entry from Road No.89 where also a gap in central verge has been proposed for cross movement.

ii) Adjoining the junction, a space for parking of 149 scooter has been proposed.

iii) As the activity requires bulk transportation, parking space for 40 trucks, 46 tempos and 23 thelas have been proposed along open land of Pusa Institute.

iv) Bus stops have been proposed on both sides of the junction.

5. The proposal was sent to DCP(Traffic) for comments. DCP(Traffic) vide his letter dated 22.4.92 has sent his comments (Annexure-11) as follows:



Observation

- i) 1. Two bus stops have been proposed in the said plan one on each side of the Naraina Road. The two bus stops would not be suitable as the road always remains full of traffic. Fly-over towards Naraina and the other a farlong away towards Patel Nagar on Naraina Road.
 

The bus stands as proposed are not interfering with the local traffic. If the bus stands are taken into far then the passengers to get down/board on the junction during red signal which is not desirable.
- ii) -. In the plan a space for 17 Auto Rickshaws and 16 Taxis have also been earmarked whereas space for truck parking is only for 40 trucks which is quite inadequate. We suggest that the space earmarked for Taxis and Auto Rickshaws be added with the space earmarked for trucks and Taxi/TSR stands can be brought on Todar Pur along the IARI wall.
 

These could be adjusted near the 'T' junction on road No.25 by avoiding the footpath on either sides.
- iii)'. The above mentioned space will be inadequate to accommodate the vehicles. So apart from going ahead with the present plan, the concerned authorities should also acquire some more land out of IARI and develop the same for increasing parking capacity.
 

In addition to the parking areas proposed we are suggesting removal of existing encroached parking sites in the Lohamandi.

6. Comments of JD(WC&SA), DDA/observations on the same are as follows:

Comments of JD(WC&SA)

Proposal for parking is incorporated in the Zonal Plan of Zone 'B' being prepared by his Unit. If it is feasible to provide a filling station site in the scheme, it would augment the requirement of such sites as per MFD-2001 standards.

Observations

Proposal of filling station site in the parking plan is not desirable due to nearness to junction & the sloping approach to the bridge.



7. Feasibility study:

EE, PWD(DA) Divn. XIV vide letter dated 27.4.92 has given clarification to the observation made by DDA & also sent the feasibility alongwith copy of this letter which is placed as Annexure III. The affected properties/services include about six trees falling in carriageway, 3440 sq.mtrs. land of IARI, two pias, one electric pole etc. The proposal is feasible as stated in the latter.

8. The case is placed before the Technical Committee meeting for the consideration of:

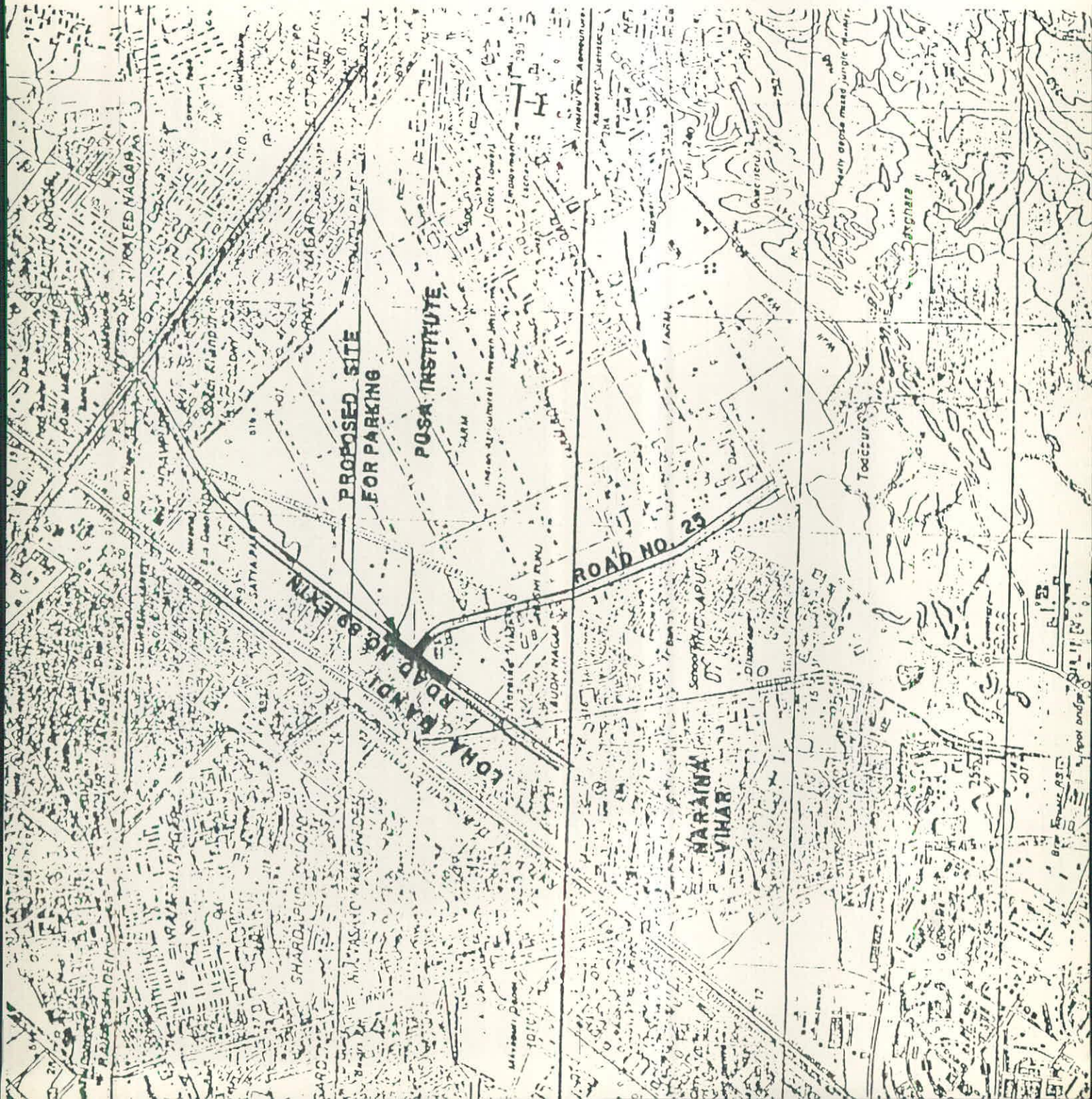
- i) Integrated improvement of 'T' junction of Road No.25/89 Extension and parking plan along Road No.89 extension vide drawing No.PWD(DA)XIV/10.
- ii) Clearance of encroachments from parking sites within the Lohamandi layout by Land Deptt. of DDA.
- iii) Closing the illegal frontage of Loha Mandi shops opening on Road No.89 enter & removal of encroachments by the Lands Deptt. of DDA.
- iv) PWD shall take up the issue of eligible affected properties/services with the concerned departments.
- v) PWD may cut only those trees that are affected in the carriageways after obtaining approval of the competent authority. Trees falling in parking bays <sup>shall</sup> ~~may~~ be retained.

*Agree*



LOCATION PLAN  
FOR PROPOSED  
PARKING ALONG  
RD. No. 89EXTN./  
25 JUNCTION.

FILE No.: F-5 (21) 89M





OFFICE OF THE DY. COMMISSIONER OF POLICE: TRAFFIC: DELHI.

No. 6718 /TTP-III, W-1, dated New Delhi, the 22/4/92

To

✓ The Dy. Director(T)-I,  
Delhi Development Authority,  
Vikas Minar, 11th floor,  
I.P. Estate, New Delhi.

Subject:- Parking plan for Car & HTVs of Loha Mandi,  
Naraina near the junction of road no.25 &  
road No.89 Extn.

.....

Sir,

This is with reference to your letter No. F.5(21)/89-MP/1238, dated 6.3.92 addressed to the Executive Engineer, PWD, (DA) Divn.No.XIV-RR Lines, Ring Road, New Delhi and copy endorsed to this office, on the above subject. In this connection, this is to inform you that the Development Plan received vide your letter under reference has been studied by us. Our comments in this regard are as under:-

1. Two bus stops have been proposed in the said plan, <sup>one</sup> on each side of the Naraina Road. The two bus stops would not be suitable as the road always remains full of traffic. These bus stops should be shifted, one beyond Naraina Fly-over towards Naraina and the other a farlong away towards Patel Nagar on Naraina Road.
2. In the plan a space for 17 Auto Rickshaws and 16 Taxis have also been car-marked whereas space for truck parking is only for 40 trucks which is quite inadequate. We suggest that the space car-marked for Taxis and Auto Rickshaws be added with the space car-marked for trucks and Taxi/TSR stands can be brought on Toda Pur along the IARI wall.
3. The above mentioned space will be inadequate to accommodate the vehicles. So apart from going ahead with the present plan, the concerned authorities should also acquire some more land out of IARI and develop the same for increasing parking capacity.

Yours faithfully,

( MAXWELL PEREIRA )  
DEPUTY COMMISSIONER OF POLICE:  
TRAFFIC: DELHI.

No.

/TTP-III, W-1, dated New Delhi, the

to:-

Copy forwarded for information and necessary action

1. The Executive Engineer, PWD(DA), Divn.XIV, R.R.Lines, Ring Road, New Delhi.



PUBLIC WORKS DEPARTMENT

page 10

No.

23(108) P.W.D. (D.H.)

\*\*\*\*\*

332

Dated, New Delhi, the 27/4/92

To

✓ Shri D.K. Saluja,  
Deputy Director (T) I,  
P.F.W., D.D.A.,  
Vikas Linar, 11th Floor,  
I.F. Estate, New Delhi.

Sub.: - Parking plan for Car & H.T.V's on Loha Handi, Naraina near the junction of Road No. 25 and Road No. 09 (Extn.).

Ref.: - Your letter No. P.5(21)09-DE/1238 dated 6/3/1992.

This is with reference to your letter No. mentioned above, we have examined the observations of D.D.A. and following are our comments parawise :-

- (i) Parking area has been segregated from foot-path by providing a railing between the two as suggested.
- (ii) It shall not be desirable to connect scooter parking with car parking as the mixing of two is likely to create congestion at the entry/exit point of car parking. The independent entry/exit as proposed for scooter and car parking is more desirable. As there is no gap in verge in front of entry/exit of scooter and car parking, there should be no problem for left turning movements.
- (iii) Signalization of gap in verge in front of entry/exit to car parking may not be desirable as this is 100m. from junction of Road No. 25 and also speed breakers have been provided for reducing the speed of vehicles to ensure due safety.

The proposal is generally feasible except for minor shifting of some electric poles and acquisition of L.A.P.I. land as shown on the plan. Feasibility report in D.D.A.'s Standard Format is attached.

Land ownership within the R.C.W. is with P.W.D. (Delhi Admn.) About 3440 Sqm. of Iusa Institute land shall have to be acquired to develop parking lot for trucks.

The Proposal has been studied by A.C.I.(T), Patel Nagar and has suggested to merge the Taxi/TSR Stand area with the truck parking to provide for more truck parking. D.C.I. (Traffic) has suggested to shift the Taxi/TSR Stand on Road No. 25. This could be considered by D.D.A. As regards the suggestion to shift the bus stand, may not be a practical solution as the commuters shall have to walk a long distance as per the suggestion given by them. As regards the suggestion to acquire more land out of L.A.P.I. to increase parking capacity, this could be taken up once the proposal is agreed to by D.D.A.'s Technical Committee.

Contd....2....



- : 2 : -

As regard the existing parking area provided by D.D.A. in the Naraina Loha Mandi approved plan, it is to inform that all the parking lot are encroached by jhuggies of workers of this area, and by dumping the material by local shop-keepers. In case these jhuggies and dumped materials by the shopkeepers are removed a parking of about 40 to 50 trucks could be developed in that case we may not acquire additional land from the Pusa Institute. However, parking for cars, scooters, taxi, and TSN as proposed out side shall still be required even after the approved parking area inside the Loha Mandi area is made available.

Incl.:- As stated above.

( H.S. LUTHRA )  
EXECUTIVE ENGINEER,  
I.V.D. DIVN. NO. XIV  
(DELHI ADMN.), R.R. LINES,  
RING ROAD, NEW DELHI-110 010.

Copy forwarded to :-

1. The Superintending Engineer, I.V.D. Circle No.V (Delhi Admn.), MSO Bldgs., IP Estate, New Delhi, for his kind information.
2. The Deputy Commissioner of Police (Traffic)/Asstt. Commissioner of Police (Traffic), West Patel Nagar Police Station, New Delhi for information and necessary action please.
3. The Assistant Engineer, Sub-Divn. No.11, INDCLV(DA), New Delhi for information and necessary action.

( H.S. LUTHRA )  
EXECUTIVE ENGINEER.

FEASIBILITY REPORT PROFORMA

1. Details of affected structures/  
properties in the road R/W.

Pucca

Semi Pucca

Kutcha

a) Total No. of structures/  
properties affected in  
the alignment.

S/S D/S T/S

2 Nos.

(Pias + P. L. houses)

Police

b) No. of properties with  
boundary wall and set-  
backs only affected in  
the alignment.

One, 1 ARI, Pusa

c) Width of properties  
affected in road R/W.

8 m. to 26 m.

d) No. of shops affected.

2. Is there any deviation in  
the approved alignment  
prepared by TCPO earlier.  
If yes, give details

3. Whether the alignment  
confirms to the R/W as  
shown in the approved  
layout plans & regulari-  
sation plans of the  
colonies abutting this  
road. If no, give details.

4. Details of affected services

Length  
in mt.

a) Overhead high tension lines: 220KV lines  
66KV lines  
33KV lines  
11KV lines

b) Underground lines: 220KV lines  
66KV lines  
33KV lines  
11KV lines

c) Underground sewerage lines Length & No. of  
depth of manholes  
the lines affected

d) Underground water supply lines Length No. of  
sluice -  
valve  
chambers  
affected

e) Storm water drainage lines

Length

f) No. of electric poles

One No.

g) No. of telephone poles

5. Details of affected trees

Total nos. 32

Species

Syeda

Girth

No.

O. Contribution

32 Nos.

6. Other miscellaneous affected  
structures

Temple, Mosque/Church/Gurudwara  
Petrol Pump (specific location  
be mentioned)

No.

Milk Booth



Taxi Stand

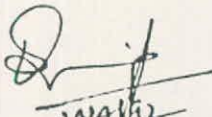
Developed part with or without  
railing Pole mounted S/Stn.


7. Following details may be given for existing  
petrol pumps along the proposed alignment plan.

- |   |           |
|---|-----------|
| 1) Existing Status - Filling Station  | One No.   |
| or  |           |
| Filling cum Service Station.  |           |
| ii) Title of land ownership DDA/Govt./Dealer.   | Dealer    |
| iii) Whether affected in the proposed<br>R/W shown in the alignment as per<br>original allotment. | Yes/No. ✓ |
| iv) If affected the length & width<br>may be mentioned.   | -         |
| v) Size of Petrol Pump after leaving<br>the proposed R/W.   | -         |
| vi) Whether land acquisition proceedings<br>have been initiated.                                  | - N.A.    |

8. General comments about the feasibility  
to implement the alignment proposal.

The proposal is  
generally feasible

  
AB-3/PMD RXIV(DA)

  
कर्मपालक हड्डि नमस्ते  
लो.वि.वि.म. 11 (20 प्रो.) - 1 वन  
आर.प्रार. लाइन्स रोड  
नई दिल्ली.

ITEM NO. 2/93/IC

SUB: Grant of NOC for storage of Petroleum products class 'A' 'B' & 'C' at premises in killa no. 63, Mustal/Khasr no. 1/2 Dhansa Road, Mitraon, New Delhi.

File No. F7(3)92-MP

In the Technical committee meeting held on 22.9.92 under item no. 92/92, Grant of NOC for class 'A' and 'B' products in Union Territory of Delhi was discussed. The agenda item on the subject and the decision of the Tech. committee are appendix at 'X' (flagged 'A')

2. Chief Divisional Manager, IOC Ltd. New Delhi has sent a communication stating that M/S Kishan Oil Company, their SKO/LDO dealer, presently is having the storage of SKO at 249-C Najafgarh, Nawada Bazar, New Delhi-43. They have further stated that the present location is in the congested part of the town of Najafgarh and are interested to move out to a more open area on Dhansa Road, Mitraon, New Delhi. In this regard all concerned authorities like Delhi Fire Services, MCD, DCP(T DCP (Local South/West Distt) and the concerned Tehsildar have granted their NOC for the proposed site (plan laid on table) however, NOC from DDA is nor yet received. The area falls under, 'Rural use Zone as per MPD-2001.

3. As per the decision of the Tech. committee dt. 22.9.92 in para one above, such cases are not covered. Therefore, case is placed before the Tech. committee for its consideration



SUBJECT:

Grant of NOC for storage of petroleum class 'A' & 'B' products in Union Territory of Delhi (F.2(7)/91-MP).

9

1. DEA 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) Definition 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 scheme / 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 are in order.
6. The item is placed before the Technical Committee for ratification of the decision already taken in the matter.

.....

Conclusion  
Technical Committee discussed the proposal contained in para 4 above and decided the policy for grant of NOC for storage of petroleum class 'A' & 'B' in the Union Territory of Delhi as follows:

- i. Wherever the petroleum products are required for use in industrial units, located in approved industrial areas, NOC may be issued subject to clearance from fire and explosive point of view by the concerned department.
- ii. Industrial units permitted in village, abadi and unauthorised areas within the permissible limits of MPD-2001 generally, do not require petroleum products. Therefore, in such cases NOC is not required to be issued.
- iii. The storage units for marketing of petroleum products can be located in the approved commercial/warehousing schemes for which, if necessary, NOC can be issued. This will be subject to the clearance from Fire and Explosive Deptts.

The state coordinator informed that only the kerosene oil is supplied for retail sale to the Fair Price shops and for that purpose, no separate NOC is required.

.....

0

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.

....



SUB: Provision of Banquet Halls in variou residential colonies in Delhi.

F.840-APP.

Reference a D.O. letter no. 1556/AE(B)HQI/92 dt. 17.9.92 (appendix at page 4/C) addressed to VC, DDA pointing out about the large number of Banquet Halls, which have came up unauthorisedly in various residential colonies in Delhi. It has further been pointed out that a circular lwas issued by the MCD on 12th May, 1992 to identify such cases with a view to launch necessary prosecution including arrest of owners as per ammended provisions of the DMC Act for closing down this activity. He has also pointed out that the Community Welfare Banquet Association, Delhi have represented that Banquet Halls are performing certain civic function, fulfilling certain civic needs and should therefore, be permitted under the relevant laws/Master Plan, by granting permission atpar with licences to factories, shops, Guest Houses, Hotels, etc. on adhoc basis, if necessary on payment of large/betterment charges that may be fixed.

2. The matter has been examined. The activity in Banquet Halls is a commercial activity and is not permitted in the residential premises. There is no provision of such activity in residential premises as per MPD-2001, and their functions is against the provisions of Unified Building Bye Laws 1983. These Banquet Halls are mostly located on the premises which are unauthorisedly coverted and is a clear violation of the ;aproved premises occupancy. Besides creating traffic and fire hazard in residential area. Such activity is to be located in the commercial schemes.

3. The matter is ;submitted for the consideration of the Technical Committee with the recommendation to discontinue such uses from the use premises where such use are not allowed.



P. V. JAYAKRISHNAN  
COMM: SIONER



BY POST

MUNICIPAL CORPORATION OF DELHI  
TOWN HALL, CHANDNI CHOWK,  
DELHI - 110 006

Phone : Office : 2511012  
Res. : 2934701

D.O. No. 1556 dt 15/5/92

Dated: 17/5/92

Dear Shri Jakhanwal,

In the recent past, a large number of banquet halls have come up in the various residential colonies of Delhi. This type of conversion of land use from residential to banquet hall is against the provisions of Building Bye-Laws, Master Plan-2001 and other rules and regulations since there are no specific provisions/norms for running such type of activities, either in the Master Plan-2001 or in the Building Bye Laws, 1983. Therefore, banquet halls in the residential areas cannot be allowed until and unless the land use is earmarked as banquet hall in the approved layout plan of the area or it is got changed from the competent authority. Moreover, such type of change of land use may result in nuisance to the local residents and create other problems relating parking on roads, noise and pollution with deleterious effects on the service because of large gathering of public in these banquet halls.

In view of this, a circular was issued by the MCD on 20th May, 1992 to identify such cases of banquet halls and to launch necessary prosecution action including arrest of owners of such banquet halls as per amended provisions of DMC Act, so that owners of these banquet halls close down this trade and further mushrooming of such commercial activity is checked. However, aggrieved by the issue of the said circular dated 10th May, 1992, the Community Welfare Banquet Association submitted a representation dated 29th May, 1992 and, thereafter, it was decided to keep the instructions contained in the above circular in abeyance till further orders and also not to issue health licence to these banquet halls.

The Community Welfare Banquet Association, Delhi have represented that Banquet Halls perform certain civic functions and fulfil certain civic needs and should, therefore, be permitted under the relevant laws/Master Plan. They have stated that instead of being prosecuted they should be granted permission as in the case of licences to industries, factories, shops, guest houses, hotels etc. on adhoc basis, if necessary, on payment of charges that may be fixed.

The issues raised by the Association in their representation (copy enclosed) may be examined and the DDA's view furnished to the MCD to enable us to consider the issue further.

Encl: As above.

Shri S.P. Jakhanwal,  
Vice-Chairman, D.D.A.,  
Vikas Sadan, New Delhi

Yours sincerely,

(P.V. JAYAKRISHNAN)



Sub : Regarding 40 mtr. wide road linking  
Mehrauli Badarpur Road with Indira  
Gandhi National Open University.

.....

File No. F.5(14)90-MP

### BACKGROUND

The Authority vide Resolution No. 47 dt. 27.4.87, considered the change of land use of the area measuring 100 acres from Agriculture Green Belt to institution (Education-IGNOU) in Village Maden Garhi. The Authority resolved that

"The change of land use of an area measuring about 100 acres in Village Maden Garhi allotted to Indira Gandhi National Open University from 'Agricultural Green Belt' to 'Institutional' (Education-IGNOU) be approved. It further noted that an approach road to the site be also provided".

The final notification of the change of land use was issued vide Gazette S.O. No. 2052 (P-2528) dt. 29.2.89.

### 2. STATUS OF THE PROPOSED 40 MTR. ROAD

i) The proposed 40 mtr. wide road referred in the above mentioned Authority's decision has been indicated on the Urban Extn. plan as approved by Authority in its meeting held on 30.6.87 as a part of extensive modification in the Master Plan for Delhi-1962.

ii) Technical Committee after considering various alternatives pros & cons vide item No. 4 dt. 11.2.91 resolved that :

"The proposal was discussed and it was observed that existing road passing through Village should be widened after acquisition of private properties falling within the road right of way as it would be more appropriate and feasible to widen the existing road rather than construct an entirely new road. The affected plot owners of the



village may, accordingly, be provided with alternative plots for residential purpose in the vicinity. It was also decided that in the first instance, the area should be declared as a development area and a conceptual plan be prepared for the whole scheme on the basis of which the land involved should be notified for acquisition and a detailed implementation plan prepared".

3. ISSUES

(a) Commr.(Plg.) vide letter dt. 26.9.92 requested Engineer-in-Chief, MCD, to widen the village road connecting Maindangarhi with Satbari Village on priority.

(b) Engineer-in-Chief, MCD, vide letter No.F.1511/CE/I/92 dated 17th November, 1992 informed that the widening of siad road is not feasible.

(c) Further the matter was also discussed in the meeting held under the Chairmanship of Development Commissioner <sup>Delhi Admn.</sup> on 23.10.92. The related minutes of this meeting are re-produced below :-

The Director(Commercial), DDA, informed that the existing road passing through the villages should be widened after acquisition of private properties falling within the road right of way as it would be more appropriate & feasible to widen the existing road rather than construction of a new road. Sh. R.C. Chaudhary, CE-III, MCD, stated that it was not possible to widen the road passing through the villages. It was assured by DDA officials that the proposal would be re-examined and progress intimated in the next meeting.

(d) E.M., DDA, vide D.O. No. EM6(3)88/Eatt./Pt./8034-38 dated 14.4.91 has informed to Secretary(IWD) that Chief Secy. has recorded that FWD Delhi Admn. will continue to construct Master Plan roads by debit to plan funds.

4. ACTION TAKEN

Keeping the decision taken by Chief Secy., Delhi Admn., S.E.(IWD) Circle V has been requested vide letter No.F.5(14)90-MP/536-539 dt. 18.12.92

...3/-



to submit the alignment plan with feasibility report of the proposed 40 mtr. R/W road connecting Mehrauli Badarpur Road with Indira Gandhi Open University as indicated on the Plan (laid on table) for the consideration of the Technical Committee/Authority on priority.

Technical Committee

Ref

Sub: Carving out of alternative residential plot in North Zone, Shalimar Bagh. F27(45)73-IL

1. This is a reference from Lands Branch for carving out additional residential plots in north zone, measuring about 410 sq.mts. VC, DDA has observed that the possibility of carving out plot between AG-7 and AG-8 be seen by the Plg. Wing and the matter be brought before Technical committee for consideration.

2. The matter has been examined after getting detailed survey of the area. In the front raw abutting Ring Road as per the approved layout plan, there are 35 plots numbering AG-1 to AG-35. Two tot-lot plots have been shown in between plot no. AG-7 & AG-8 and AG-19 & AG-20. Considering the site condition and the report received from Lands Deptt. plot no. AG-2 to AG-35 have been allotted and mostly constructed. Plot no. AG-1 could not be developed/disposed due to existing orchard. Only a small triangular piece of land, measuring about 123.60 sq.mts. is available at site, which can not be utilised for residential construction due to its triangular shape. Therefore, either the private land in the form of nursery will have be acquired for residential use, as per approved layout plan or alternatively to compensate this residential area, the tot-lot between AG-7 & AG-8 can be considered for residential plots. This area measuring about 410 sq.mts. and is reported to be unauthorisedly encroached by someone, the trade of building material is being run at site.

3. Lands uses of land ;measuring 410 sq.mts. under consideration as per approved layout plan, approved zonal plan, MPD-62 & MPD-2001 is given below:

- |      |                                      |               |
|------|--------------------------------------|---------------|
| i.   | Land use as per approved layout plan | Tot-lot       |
| ii.  | Land use as per approved MPD-62      | : Residential |
| iii. | Land use as per MPD-2001             | : Residential |



4. Considering, the deficiency of the residential area in the form of plot no. 1, as per approved layout plan, it is possible to convert the area adjoining to bagh into tot-lot/green and in lieu of this the land between AG-7 & AG-8 can be utilised for carving out two residential plots subject to the following condition:

- i. That the proposal does not come in conflict with the approval lease deed being implemented by the Lands Deptt. This required a clarification from Res. Lands Unit/Commr.(Lands)
- ii. No objection will have to be taken from the residents/owners of plot no. AG-7 & AG-8.
- iii. The proposal/condition for carving out plots have been confirmed by Commr. (Lands) vide his note at page 23/n in file no.F.27(45)73-IL.

5. The matter is submitted for the consideration of Technical committee.

Sub: Setting up of a Police Station on the Gaon Sabha land at Kanjhawala village opposite DTC Bus Depot.  
F.8(4)91-MP

1. Background:

This case is regarding setting up of a Police Station on the Gaon Sabha land at Kanjhawala opposite DTC Bus Depot. The Deptt. of Police Delhi has already acquired Gaon Sabha land measuring approximately 2.18 acres for setting up a police station. The site is marked on the Part Survey of India sheet and U.T. Map of Delhi laid on the table. (Flag 'A' and Flag 'B') The Deptt. of Police has requested DDA to clear the case from land use point of view.

2. Provisions as per MPD-2001:

Planning norms for police station is one police station for 90,000 population and the area inclusive of essential residential accommodation is 1.15 ha. separate area is to be provided for civil defence and homeguards.

3. Observation:

This case was examined in the planning wing of DDA and the observations as follows:

- i. Village Kanjhawala falls in Urban Extension final phase. This village is not identified as growth centre in MPD-2001.
- ii. It was suggested to the Deptt. of Police Delhi to locate the Police Station in one of the nearest growth centres namely Bawana or Jaunti. However, the Police Deptt. vide letter no. 8307/A.DCP NW dt. 24.12.92 informed that there is no suitable sites available in the growth centres as suggested by DDA. It was also mentioned that the present site is under the possession of Delhi Police and hence the Deptt. of Police has once again requested DDA to consider the site at Kanjhawal village from land use point of view.

4. The case is put up to Technical committee for consideration.



Sub: Addition plans for construction of Auditorium and Dormitory Building by National Spiritual Assembly of Bhai's of India, Kalkaji.

F13(50)78-Bldg.

1. A proposal has been received from the above organisation for construction of Auditorium and Dormitory having an area of about 4395 sq.mts. in addition to already existing temple structure.

Background:

2. In 1978 vide Authority Resolution dt. 20.1.78 it was agreed to change the land use of 8 acres ( 2 acres of land as covered area and 6 acres as the land appurtenant to the building), from recreational to religious and notification to this effect was issued by the Govt. vide no. K-13012/7/71/UD dt. 15.2.78 and the contents reproduced below:

" The land use of an area measuring 3.24 hect. (8.0 acres) forming part of the land earmarked for "recreational" land use of the Master Plan located in the east of District Centre (Nehru Place) and in the North of Kalkaji Temple falling in zone F 2 (Kailash) is changed to "Public and semi-Public facilities (religious)

The building proposal for construction of Bahai Temple was accordingly submitted for total 7725.8 sq.mts. on the basis of plot area of 2 acres.

Thus Institute has utilised most of the covered area for this purpose. They are left with about 374 sq.mt. area for further construction. Plans were approved on 21.2.79 and completion certificate issued by this office on 8.12.86.

3. A delegation of the above organisation met the VC, DDA on 13.6.91. They emphasised their need and accordingly as per direction of VC, the case was put up to the Technical Committee on dt. 27.9.91. During the discussion in the Technical committee following two important points were recorded.

A. As per MPD-2001, the whole area in occupation of above organisation is ear marked for public and semi public facilities.

B. And the area is a reserved forest. It was directed by the Technical committee keeping in view of (A) above i.e. institutional use, this may be referred to DUAS and the Organisation may be asked to take the direct clearance from the Ministry of Environment.

Accordingly reference was made to the DUAC and National Spiritual Assembly of India. They submitted the clearance from the Delhi Admn. and the communication was issued by office of the Deputy Conservator of Forest, Delhi Admn. vide letter dt. 23.1.2.92, contents of which is reproduced below:

"With reference to your letter dt. 18th December, I am directed to inform you that from this letter and the one referred to dt. 9.2.91, it is not clear as to what exactly is proposed to be done in your expansion programme of Bahai's House of Worship. However, it is informed that in case of the land in question has been gazetted as public semi public (religious) under the Master Plan of Delhi (PS-8) then the land will not come under the purview of the Forest Conservation Act. In case there are trees existant in the land which would be required to be removed for your proposed expansion, a separate case may please be moved, with ground plan of the proposed plan indicating the location of the trees proposed to be cut. The case needs to be moved through concerned



Secretary Forests, addressed to the Lt. Governor, Delhi.

4. a. A letter was received from Jt. Secy. (K) M30 Environment & Forest dt. 8.1.92 Ministry requested VC, DDA to enquire into the report regarding allotment of forest land to Bahai Temple.

b. A reply was sent under the signature of VC, DDA contents reproduced below:

"Please refer to your D.O. No.8/VIP/JSK392 dt. 8.1.92 with regard to the land owned by Bahai Temple at Kalkaji, New Delhi, I would like to inform you that the land under reference is owned by National Spiritual Assembly of the Bahais of India and in the year 1978, permission was accorded to them by DDA to utilise 8 acres of land for the construction of Bahai Temple. Later on the draft Master Plan for Delhi-2001 was published, interalia inviting public objections/suggestion to the incorporation of the land owned by Bahai's as Institutional area. As per the record, there was no objection received with regard to the proposed land use of the site approved by Govt. of India, Ministry of Urban Development ;vide notification dt. 1.8.90 the land stands reserved for public and semi public use (Institutional)

As mentioned above, the Bahai Temple was constructed with the approval of the Competent Authority before MPD-2001 came into force on 1.8.90 Later on some need based additions/alterations were proposed by this organisation, which have been approved by the Technical Committee of the Authority within the framework of institutional land use subject to the concurrence of the DUAC and prior clearance of the Ministry of Environment under the Forest Conservation Act (as the land seperately

stands notified as a forest area)

After the said decision of the Technical committee, the matter has been taken up with Delhi Admn. and the reply by Dy. Conservat of Forests of Delhi vide reference no. F10(02)/PA/DCP/91/1618 dt. 23.12.91 indicates as under:

It is informed that in case the land in question has been gazetted as public/semi public (religious) unde the Master Plan of Delhi (PS-8) then the land will not come under the purview of the Forest Conservation Act.'

The matter rests there as far as DDA is concerned. It is accordingly for the Ministry of Environment to take view on the question of prior clearance under the Forest Conservation Act, which has been duly stipulated by the DDA while conveying its own clearance under the relevant provisions of MPD-2001"

5. In the meantime a letter has been received from the Dy. Secretary, M/O Environment & Forest, May, 11, 1992 objecting the conversion of forest area into non forest use, contents of which is reproduced below:

"Please refer to your D.O. Letter no. F13(50) 78/Bldg. dt. April 13, 1992 regarding land owned by Bahai Temple at Kalakaji, New Delhi. In this connection, I may inform you that as the area is recorded as 'Forest' the Forest (Conservation) Act is attached in the instant case and no diversion for any non forestry use can be done without the prior approval of the Central Government under the Forest (Conservation) Act even if the land has been reserved for public



and semi public use. Any proposal for diversion of any forest land has to be submitted in the prescribed proforma alongwith necessary details by the concerned State/UT Government. You are therefore requested to ensure that no diversion of above forest land takes place until and unless formal approval under the Forest (Conservation) Act 1980 is accorded by the Central Government.

6. In another letter Ministry has again stressed that the clearance for conversion of forest land to non forest use is required and report in this regard may be furnished to the M/o Environment and Forest.

7. Again Ministry of Environment & Forest vide letter dt. 7.9.92 informed to the Dy. Conservator of the Forest, Delhi Admn. that in case of Bahai House of worship the use is approved prior to 25.10.80 by the Competent Authority. Therefore prior approval of Central Govt. is not required under the Forest (Conservation) Act 1980.

8. By rearding all the letters together and report of the Senior Architect, it is no clear whether notification dt. 10th April, 1980 w.r.t. reserved forests is supercede or not. This requires clarification.

9. The area has been earmarked for public and semi public facilities in the MPD-2001 which has come into force after the enactment of forest conservation Act 1980. Letter issued by Dy. Secy. M/O Environment dt. 11th May, 1992 and another letter issued from the same Ministry dt. 7.9.92 by Dy. I.G. of Forests are contrary to each other.

10. Minutes of the meeting held in Ministry of Urban Development on 21.8.91, regarding measures to be taken for preservation of the ridge area in Delhi (298/Cr.) indicated at sl. no. 12 that wherever there are difference between the Master Plan and the notification issued under the Indian Forest Act, the notifications issued under the Act will prevail. Further it is stated in r/o all lands included in the reserved forests even

if Master Plan-2001 shows any other use, DDA is not to approve any further development.

In view of the above, and the correspondence received from Ministry of Environment and Forests, the case is submitted for consideration of the Technical Committee.



Sub: Acquisition of land for Nangloi Drain in the Revenue village Sahibabad Daulatpur in Kanjwala Block.  
F14(2)92/CR/DDA

BACKGROUND:

Chief Engineer (I & F), Delhi Admn. has requested for Acquisition of land measuring 3544 sqm. (0.88 acre) in village Sahibabad Daulatpur in Kanjwala Block. The land so requested is for widening of Nangloi Drain by 7.54 mt. along 470 mt. length. This widening is required to carry additional load from New Delhi college of Engineering Campus in the vicinity.

As per land Deptt. all unacquired land in Sahibabad Daulatpur has been requested for acquisition for the planned development of Rohini Phase IV. This land under question falls under Rohini Phase IV (Map laid on table).

ISSUES:

Project Planner (Rohini) has examined the proposal and stated that Rohini Phase IV and V are at preliminary stages of Planning and drains are to be realigned as per the road pattern of the scheme. Hence an overall drainage plan has to be prepared for Phase IV and V. It is not desirable to remodel the drain in piecemeal.

Officers of Flood Control Deptt. again stressed that alignment of Major Drains in this area like supplementary canal are finalised. Nangloi drain would discharge into supplementary drain and it is a Natural Drain. Moreover, the widening is required only on a small sketch of 470 mt. and that the total area needed is merely 0.88 acres. This is required mainly to serve the New Campus of Delhi College of Engineering for which outfall into Nangloi drain are already constructed.

The matter is placed before Technical Committee for a decision as:

- a. to approve the Delhi Administration's request for widening the drain and for acquisition of 0.88 acres land ahead of detailed drainage Plan for Rohini Phase IV & V.

# ZONAL DEVELOPMENT PLAN

## ZONE 'C'

AREA PLANNING UNIT  
DELHI DEVELOPMENT AUTHORITY  
JAN., 1993



I

CONTENTS

<u>Sr.No.</u>	<u>CHAPTER</u>	<u>PAGE NO.</u>
1.0	BACK GROUND AND EXISTING FEATURES.	
2.0	STATUTORY PROVISIONS AND OBJECTIVES.	
3.0	MASTER PLAN STIPULATIONS	
4.0	POPULATION AND EMPLOYMENT	
5.1	IMPORTANT DEVELOPMENT/ <del>RE</del> DEVELOPMENT ASPECTS	
5.2	BUNGALOW AREA	
5.3	SPECIAL AREA	
5.4	WALLED CITY EXTENSION	
5.5	OTHER IMPORTANT SPECIFIC USE AREA	
5.5.1	OLD SECRETARIATE	
5.5.2	DEIHI UNIVERSITY	
5.5.3	NORTHERN RIDGE	
5.5.4	CORRONATION FILLAR	
5.5.5	RECREATIONAL COMPLEX	
6.0	ZONAL LEVEL PLANS	
6.1.1	LAND USE PLANS	
6.1.2	POLLUTING INDUSTRIES	
6.1.3	HEAVY AND LARGE SCALE INDUSTRIES	
6.1.4	NOXIOUS & HAZARDOUS INDUSTRIES	
6.2	TRANSPORTATION NET WORK	
6.3	GREEN AREAS	
6.4	PHYSICAL INFRASTRUCTURE	
7.0	PUBLIC & SEMI PUBLIC FACILITIES AND UTILITIES	
7.1	COMMUNITY STRUCTURE	
7.2	EDUCATIONAL	
7.2.1	COLLEGES	
7.2.2	SENIOR SECONDARY SCHOOLS	
7.3	HEALTH	
7.3.1	HOSPITALS	

- 7.4 COMMERCIAL
- 7.5 PETROL PUMPS
- 7.6 GAS GODOWNS
- 7.7 OTHER COMMUNITY FACILITIES
- 7.8 UTILITIES
  - 7.8.1 WATER SUPPLY
  - 7.8.2 SEWERAGE
  - 7.8.3 POWER
  - 7.8.4 SOLID WASTE
- 8.0 MIXED LAND USE
- 8.1 ADDITIONAL LOCAL COMMERCIAL AREA AS PER APPROVED ZONAL PLAN
- 8.2 NURSING HOMES
- 8.3 GUEST HOUSE
- 9.0 LAND USE CHANGES AT MASTER PLAN LEVEL
- 10.0 CIVIL LINES BUNGALOW ZONE SCHEME
  - 10.1 BUNGALOW AREA CIVIL LINES
    - 10.2 BACKGROUND
    - 10.3 DELINEATION OF BUNGALOW AREA
      - 10.3.1 C-2 QUDESIA GARDEN & J. P. COLLEGE
      - 10.3.2 C-3 (CIVIL LINES AREA)
      - 10.3.3 C-11 (NORTHERN RIDGE)
      - 10.3.4 C-12 (OLD SECRETARIATE)
      - 10.3.5 C-13 (UNIVERSITY AREA)
    - 10.4 EXISTING SITUATION
      - 10.4.1 C-2 SUB ZONE
      - 10.4.2 C-3 SUB ZONE
    - 10.5 POPULATION
    - 10.6 EXISTING AND PROPOSED LAND USES
      - 10.6.1 SUB ZONE C-2
      - 10.6.2 SUB ZONE C-3



### III

- 10.7 STUDY OF BUNGALOW FLOTS
- 10.8 COMMUNITY FACILITIES
- 10.9 CIRCULATION
- 10.10 RECOMMENDATIONS
  - 10.10.1 BOUNDARY OF BUNGALOW AREA CIVIL LINES
  - 10.10.2 DEVELOPMENT CONTROL NORMS

#### ANNEXURES:

- 1. SUB ZONE WISE PROJECTED POPULATION
- 2. ESTIMATE WORK FORCE - 2001
- 3. PROPOSED DISTRIBUTION OF LAND USE
- 4. SUB ZONE WISE LOCATION OF POLLUTING INDUSTRIES  
AS SUPPLIED BY DEPTT. OF INDUSTRIES, DELHI  
ADMN.
- 5. FACILITIES FOR SUB-ZONE C-2 & C-3 (POPULATION  
30,000)

#### TABLES

- 1. STATUS OF APPROVAL OF SUB-ZONE C-8
- 1 A. LAND USE ANALYSIS AT ZONAL PLAN LEVEL
- 2. HEAVY & LARGE INDUSTRIES
- 3. NOXIOUS & HAZARDOUS INDUSTRIES
- 4. BUS DEPOTS
- 5. BUS TERMINALS
- 6. PROPOSED COMMUNITY STRUCTURE
- 7. SENIOR SECONDARY SCHOOLS
- 8. HOSPITALS
- 9. COMMERCIAL CENTRES
- 10. PETROL PUMPS & GAS GODOWNS
- 11. NEW FACILITY CENTRES
- 12. REQUIREMENT OF WATER SUPPLY

ZONAL(DIVISIONAL) PLAN FOR ZONE 'C'

1.0 BACKGROUND AND EXISTING FEATURES;

In the Master Plan for Delhi perspective-2001, the Union Territory of Delhi has been divided into 15 zones(Divisions) - 8 in Urban Delhi (A to H), 6 in Urban Extension and Rural Areas (J to N and F) and 1, the river and river front area (O).








1.1 Zone 'C' (Division) is located in the North, covering an area of 3959 Ha. and consists of 21 sub-zones.

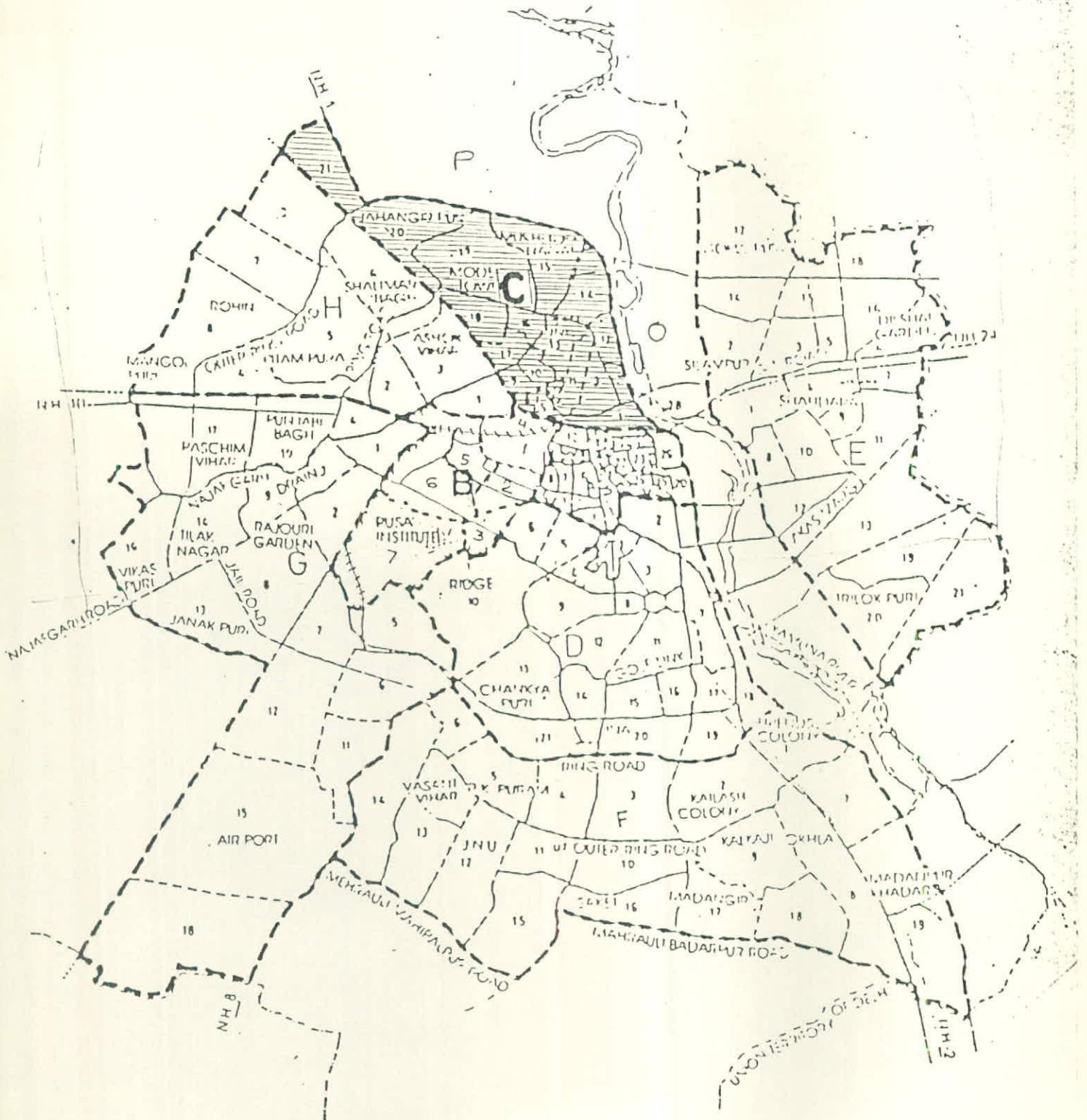
1.2 The zone is surrounded by Delhi Amritsar Railway Line in the South West, Rural area in the North-West and North, River Yamuna in the East and Walled City in the South. The zone has different types of development. The main feature of the zone is Northern Ridge. Besides this other important activities in the zone are Delhi University, Wholesale Fruit & Vegetable Market and Sanjay Transport Nagar. The zone has also some declared forest areas.

(REFER PLAN CP-1)



# LOCATION OF ZONE-C

-  ROADS
-  RAILWAY
-  DRAIN
-  ZONE (DIVISIONS) BOUNDARY
-  SUB ZONE BOUNDARY
-  UNION TERRITORY OF DELHI BOUNDARY
-  B-ZONE



2.0 STATUTORY PROVISIONS AND OBJECTIVES:

- 2.1 MPD-2001 stipulates that already approved sub-zonal plans shall continue to be operative. The proposed zonal plan, after approval, would supercede earlier approved sub-zonal plans.
- 2.2 The Zonal(Divisional) plan of the area has been formulated under section 8 and will be processed under section - 10 of the Delhi Development Act. 1957. The modification of land use shall be processed under Section 11(A) simultaneously.
- 2.3 Zone 'C' is divided in 21 sub-zones. Part of sub-zone C-1 is located within Walled City and the same has been dealt in the zonal plan for the Walled City. Status of approval of sub-zonal plans(earlier zonal plans) has been indicated as follows:







Sub-Zone	Name of Area	Status
C-1	Kashmiri Gate	Approved
C-2	Qudesia Garden/I.P. College.	Approved
C-3	Civil Lines	Approved
C-4	Old Subzi Mandi	Draft
C-5	Old Subzi Mandi	Draft
C-6	Malka Ganj(West)	Draft
C-7	East Malka Ganj	Draft
C-8	Roshnara Garden	Approved
C-9	Shakti Nagar	Draft
C-10	Roop Nagar, Kamla Jawahar Nagar	Draft
C-11	Northern Ridge	Approved
C-12	Old Secretariate	Approved
C-13	University Area	Draft
C-14	Timarpur	Approved
C-15	Kingsway Camp	Approved

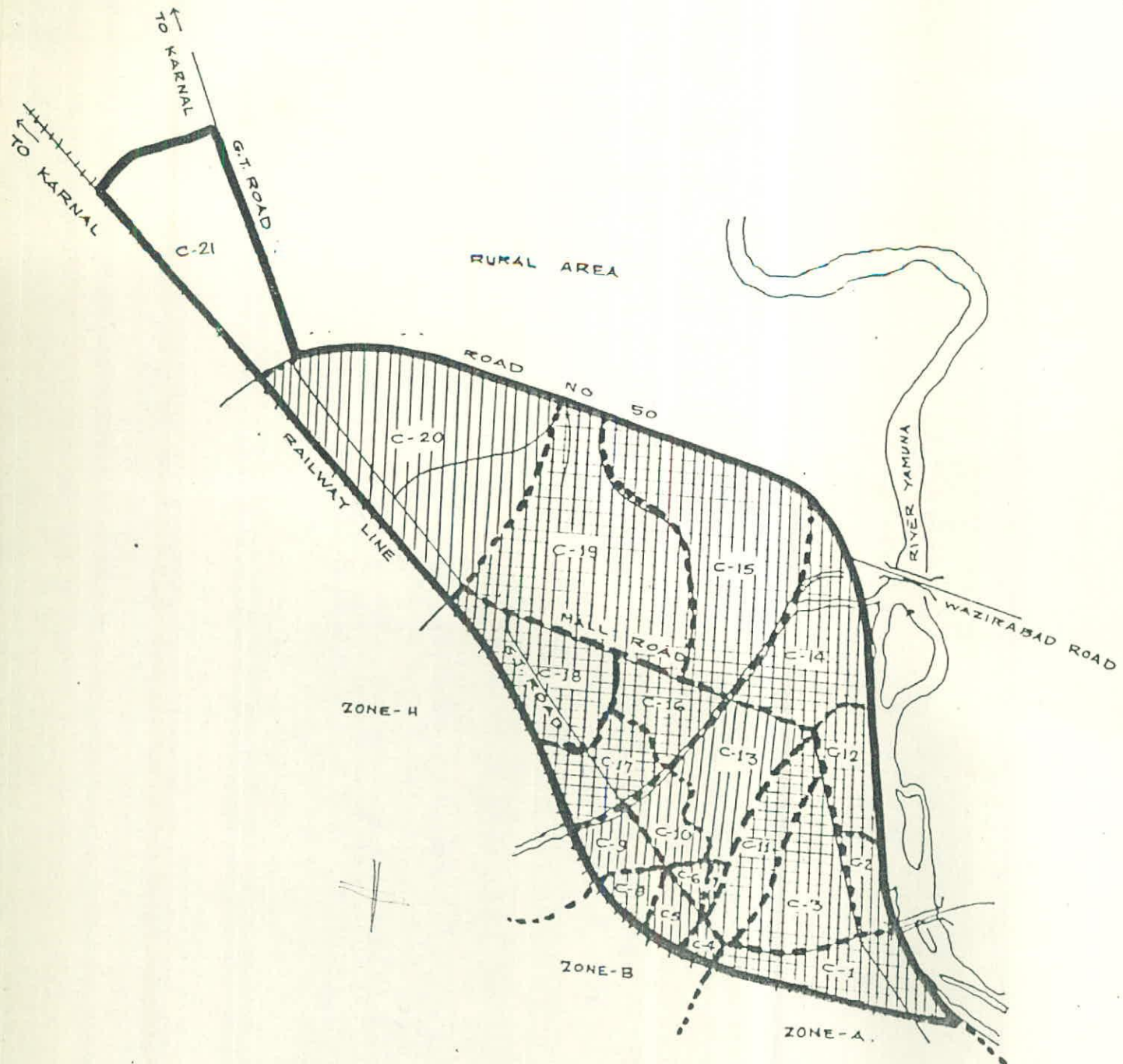


# -4- STATUS OF SUB-ZONAL PLANS

(EARLIER NAMED ZONAL PLANS)

9

-  ZONAL BOUNDARY
-  SUB ZONE BOUNDARY
-  RAILWAY LINE
-  APPROVED ZONAL PLAN
-  DRAFT ZONAL PLAN
-  YET TO BE PROP/APPROVED



<u>Sub-Zone</u>	<u>Name of Area</u>	<u>Status</u>
C-16	Vijay Nagar	Approved
C-17	Rana Partap Nagar	Approved
C-18	Tripoli Area	Approved
C-19	Model Town	Approved
C-20	Adarsh Nagar	Draft
C-21	Samepur Badli	New Sub-Zone

OBSERVATIONS:

1. Approved - 12 Nos.
2. Draft - 8 Nos.
3. New - 1 No.
4. Total Area - 3940 Ha.

3.0 MASTER PLAN STIPULATIONS:

- 3.1 MPD-2001 stipulates that Civil Lines Area has mainly Bungalow area and studies be conducted to maintain its basic character.
- 3.2 Five Sub-Zones mainly C-4 & 5 (Old Subzi Mandi), C-6 (West Malka Ganj), C-7 (East (Malka Ganj) and C-10 (Roop Nagar - Part) have been identified as a part of Special Area and therefore to be dealt as per special provisions given in the Master Plan for Urban Renewal Areas.



#### 4.0 POPULATION AND EMPLOYMENT:

- 4.1 - Population as per MPD-2001  
i.e. Delhi Urban Master Plan - 3,37,635 persons
- Population as per Census 1981 - 5,30,547 persons
- Population as per Census 1991 - 5,53,039 persons
- Planned population year 2001 - 7,98,455 persons
- Holding capacity as envisaged  
in MPD-2001 - 8,37,200 persons

Sub-Zone wise projected population is given  
in the annexure \_\_\_\_\_.

- 4.2 As per MPD-2001 work studies zone 'C' has been  
categorised under Marginal potential area with  
respect to the utilisation of available holding  
capacity of 2001 population.

- 4.3 Based on various activities a total of 19 employ-  
ment centres have been identified with estimated  
workforce of about 2.5 lacs. The following  
work places will have more than 10,000 work-  
force;

- i) Regional Wholesale Market with  
Warehousing & Truck Terminal  
Samepur Badli. - 13,600
- ii) Wholesale Fruit & Vegetable  
Market Azadpur - 37,000
- iii) Old Sectt. Complex - 48,250
- iv) Rajasthan Society Indl.Area - 43,950
- v) Samepur Badli Indl.Area - 50,350
- vi) District Centre(Road 50) - 20,230
- vii) Tis Hazari Courts - 15,375

5.0 IMPORTANT DEVELOPMENT/REDEVELOPMENT ASPECTS:

5.1 As per MPD-2001 Zone 'C' for the purpose of development/redevelopment can be divided into following parts:-

- i) Bungalow Area
- ii) Special Area, Urban Renewal Area
- iii) Walled City Area
- iv) Other Important Specific Use Areas

5.2 BUNGALOW AREA:

The sub-zones C-2 (Qudesia Garden/I. P. College) and C-3 (Civil Lines) covering an area of around 250 Ha. form a part of Civil Lines Bungalow Area as envisaged in Master Plan. To maintain the basic character of this area separate development norms have been detailed out in a section.

5.3 SPECIAL AREA

As per provisions of MPD-2001, part of sub-Zone C-1 (Kashmiri Gate), C-7 (East Malka Ganj), C-8 (Reshanara Garden) and C-10 (Roop Nagar, Kamla Nagar, Jawahar Nagar) as well as the sub-zones C-5 (Old Subzi Mendi) and C-6 (West Malka Ganj) form a part of special area for the purpose of development. Development/redevelopment is given in section.

5.4 WALLED CITY EXTENSION:

As per MPD-2001, a part falls in the Walled City Area and has therefore been dealt in the Walled City Zonal Plan.



5.5 OTHER IMPORTANT SPECIFIC USE AREA:

5.5.1 OLD SECRETARIATE AREAS:

At present, a old structures are existing in this area. With the decision of the Government to upgrade Delhi into Legislative Assembly, this area would have to replanned to include the additional needs. An Urban design scheme synthesising symbolising the Delhi State the old and the new should be prepared.

5.5.2 DELHI UNIVERSITY AREA :

The Delhi University Complex has also a number of old historical building and care could be required to preserve this character. Therefore an Urban Design study is required to be taken for this sub-zone.

5.5.3 NORTHERN RIDGE:

Northern Ridge is a rocky outcrop of Aravalli Hills. It needs to be preserved in its natural state.

5.5.4 CORRONATION PILLAR :

This area, as per MFD-2001 is to be developed as a special children play area for this population for this part of the city similar to the one existing at India Gate.

5.5.5 RECREATIONAL COMPLEX:

It is the area across Road No.50 in Zone 'P' to be developed as Recreational Complex. Though it is not a part of zone 'C', it will cater to the needs of this zone also.

6.0 ZONAL BEVEL PLANS :

6.1.1 LAND USE PLAN :

In consistant with the MPD-2001, framework the zonal development plan has detailed out the provision s and proposals of the Master Plan particularly with reference to various use zone, circulation, public and semi public facilities, infrastructure and recreational etc..

Based on the existing land use analysis at the zonal plan level (Table ), the proposed land use analysis the the zonal and sub zonal level are given in Table 14 and 15 respectively. The facilities proposed in various sub-zones have been detailed out in the land use plan.

6.1.2 POLLUTING INDUSTRIES :

According to 1985 list of 1476 bsed on Rapid Survey by Delhi Admn.. only 116 such industries are located in zone 'C', 28 falling in planned industrial schems and the remaining 88 in unplanned sbhemes/isolated locations. A total 78 nos. of the list are presently functioning in Samaipur Badli Extensive Industrial Area for which a layout plan for regularisation is to be prepared & approved. Around 10 units are functioning in the non confirming use zone should be shifted as per provisions in MPD-2001.

6.1.3 HEAVY AND LARGE SCALE INDUSTRIES :

These heavy and large industries are prohibited in within the Union Territory of Delhi and has been listed in annexure-III-H(B) of the master plan. In case of polluting industries, these are also



SUB : LIST OF HEAVY AND LARGE INDUSTRIES  
LOCATED IN ZONE 'C' OUT OF THE LIST  
SUPPLIED BY DELHI ADMN..

S.No.	List No.	Name & Address	Area in Ha.	Scale small/ large	Degree of pollution
1.	C-236	Birla Cotton & Spinning Mills, Kamla Nagar	10 Ha	Large	Medium
2.	C-238	Grayshan & Company 7249, Roop Nagar	2 Ha	Heavy medium	Medium
3.	C-243	Ajodhya Textiles, Azadpur near Azadpur DTC Terminal	7 Ha	Large	Medium

SUB : LOCATION OF NOXIOUS & HAZARDOUS INDUSTRIES  
IN ZONE 'C'(PLG. DIVN.) AS PER LIST OF 10  
INDUSTRIES RECEIVED FROM DELHI ADMN..

NIL

either have to be shifted or the level of pollution is to be reduced as per the norms prescribed by Delhi Admn. so as not to cause any hazard pollution in the area. These heavy and large industries given in annexure-( ) shall shift to DMA & NCA, keeping in view the National Capital Plan ~~and~~ and National Industrial Policy of Govt. of India. The land thus become available on account of shifting would be used for making up the deficiency in facilities as per the requirement of the zone/sub-zone. It is recommended that the owner will on an average surrender 40% of the total land to be used for meeting the deficiency and the remaining 60% would be for his gross use as prescribed land use in the zonal plan.

6.1.4 NOXIOUS & HAZARDOUS INDUSTRIES :

Delhi Admn. has supplied a list of 2 10 such industrial units in Nov., 1992 none of these is located in zone 'C'.

6.2 TRANSPORTATION NETWORK

All the major road of 18 mts. right of way and above been shown in the transportation plan. The major transportation route in the zone is the G.T.K. Railway Line which serves the wholesale Markets of Azadpur and industrial areas of the Zone. The major roads in the zone 300' R/W National Bye Pass along the Yamuna River. 210' R/W GTK Road and 200' R/W Mall Road. Two important inter-sections with grade separators have been proposed in view of the growing volume of traffic.

Contd../-



BUS DEPOTS

S.No.	Community No.	Required as per MPD-2001	Position in Zonal Plan			Net deficiency(-)/ Surplus(+)	Remarks
			Existing	: Prop.	: Total		
1	0		-	-	-		
2			-	-	-		
3		1	-	-	-	+ 1	
4			2	-	2		
5			-	-			
6			-	-			
7		1	1	-	1	+ 1	
8			-	1	1		
TOTAL		2	3	1	4	+ 2	

BUS TERMINALS

S.No.	Community No.	Required as per MPD-2001	Position in Zonal Plan			Net deficiency(-)/ Surplus	Remarks
			Existing	: Prop.	: Total		
1		1	2		2	+ 1	
2		1	1		1	-	
3		1	-		-	- 1	
4		1	1		1	-	
5		1	1		1	-	
6		1	-		-	- 1	
7		2	-		-	- 2	
8		1	-		-	- 1	
TOTAL		9	5		5	- 4	

6.3 GREEN AREAS :

The major green areas in the zone are the Northern part of Delhi ridge, Roshanara Garden, Qudesia Garden built in 18 Century, Chhatrasal Stadium, Police grounds, University Grounds etc.. In addition a number of disstt. parks and green areas have been proposed in Dhirpur and Dhirpur Extn. Scheme. The Bungalow area is other major green area of the zone.

The historically important protected monuments are to be developed as per the provisions in MPD-2001.

1. Baradari (Roshanara) Shahi Drawaja,
2. Coronation Pillor
3. Qudesia Bark
4. City Wall of Kashmere Gate etc..

6.4 PHYSICAL INFRASTRUCTURE :

In the zone there are two existing water treatment plants viz. Chandrawal I & II having an existing capacity of 90 mgd. in 1981. A sewage treatment plant covering an area of around 82 acres is existing in sub zone C-19 (Model Town). An oxidation pond covering an area of around 30 acres is existing in sub zone C-14 (Timarpur). Similarly a 220 KV sub-station is a part of Dhirpur Scheme. A large sanitary refill site is existing along the National Bypass. Also shown in the physical infrastructure plan are the power Lines of 33 KV and above alongwith the electric sub-stations.



7.0 PUBLIC AND SEMI PUBLIC FACILITIES & UTILITIES :

7.1 COMMUNITY STRUCTURE :

As per MPD-2001, Cellular Community structure with communities of one lac population (average) are proposed to be identified which would enable a balanced and heirarchical provision of community facilities. In the zone the population of around 8 lac is proposed to identified into 8 communities as given below ;

PROPOSED COMMUNITY STRUCTURE IN ZONE 'C'

<u>S.No.</u>	<u>Community No.</u>	<u>Sub Zone(s)</u>	<u>Population</u>
1.	1	C-1, C-2, C-3, C-11 & C-12	62,000 Persons
2.	2	C-4, C-5, C-6, C-7, C-8 & C-9	1,08,345 Persons
3.	3	C-10, C-13 & C-14	1,08,540 Persons
4.	4	C-15 & C-16	1,00,000 Persons
5.	5	C-17 & C-18	98,600 Persons
6.	6	C-19	71,122 Persons
7.	7	C-20	1,63,000 Persons
8.	8	C-21	86,400 Persons
TOTAL			7,98,457 Persons

7.2 EDUCATIONAL

7.2.1 COLLEGES :

The Delhi University has a total 11 colleges including some other specillies institutions within its complex. One more college in sub-zone 'C' has been proposed.

Contd../-

HOSPITAL:

S.No.	Community No.	Required as per MPD-2001	Position in Zonal Plan				Net deficiency/ Surplus	Remarks
			Existing Gen.:	Inter Gen.:	Proposed Gen.:	Total Gen.:		
		Gen.:Inter						
1	)	2	4	-	-	4	-	-2
2		-	-	-	-	-	-	-2
3		1	1	-	-	1	-	+4
4		2	-	-	2	-	2	-
5	)	2	-	-	2	-	2	-
6		1	1	-	1	1	1	-
7		2	1	-	1	1	1	+1
8		2	-	-	1	-	1	-1
TOTAL		2	7	-	7	7	7	+5 -8



7.2.2 SENIOR SECONDARY SCHOOLS:

At present there are 56 schools functioning in this area while some of the senior secondary school of Delhi Admn. running in double shifts. 23 new senior secondary school sites have been proposed in the Zonal plan. Deficiency of 25 schools therefore have remained against the total requirement of 104 schools as per MFD-2001

7.3 HEALTH

7.3.1 HOSPITALS:

As per MFD-2001, the hospital have been broadly in two categories namely General Hospital and Inter-mediate Hospital. As against the requirement of 7 general hospitals are presently existing in the zone 'C'. 7 new Intermediate Hospitals have been proposed in the zone. As detailed out in Table\_\_\_\_\_.

7.4 COMMERCIAL

In the zone two new district centres including the one at Khyber-pass have been proposed. Similarly 2 additional community centres and 11 local shopping centres have been proposed in the zone, as detailed out in the Table\_\_\_\_\_.

COMMERCIAL CENTRES IN ZONE 'C'

S.No.	Description	Existing No.	Proposed No.	Total No.
1.	District Centre	-	2	2
2.	Community Centre	6	2	8
3.	Local Shopping Centre	18	11	29

As per the provisions in MPD-2001 one regional wholesale market with warehousing and truck terminal facilities has been proposed at Samepur Badli. Similarly Warehousing & depots have been proposed at G.T. Karnal Road Indl. Area and at the crossing of Outer Ring Road and G.T. Road.

7.5

PETROL PUMPS:

As against the requirement of 16 petrol pumps as per MPD-2001, 22 petrol pumps are already existing in the zone. 7 additional petrol pumps have been proposed mainly in new Commercial centres and other new schemes where the facility does not exist.

PETROL PUMP & GAS GODOWN IN ZONE 'C'

S.No.	Description	Required as per MPD-2001	Position in Z.P.			Net defi. -ciency/ Surplus
			Existing:	Prop.:	Total	
1.	Petrol Pump	16	22	7	29	+ 13
2.	L. P. Gas Godown	16	20	-	20	+ 4

7.6

GAS GODOWNS:

As against the 16 gas godowns required as per MPD-2001, 20 gas godowns are already existing in the zone. Accordingly no additional gas godown has been proposed in the zone.

7.7

OTHER COMMUNITY FACILITIES:

A number of public and semi public facilities have been augmented in the zone mainly in five facility centres as per detailed in the table. In addition as per the provision of MPD-2001, the land becoming available on account of shifting



of existing hazardous and noxious industrial units would be utilised for the making up the deficiency as per the needs of the community based on the norms specified in MPD-2001.

7.8 UTILITIES :

7.8.1 WATER SUPPLY :

Based on the norms of Master Plan-2001, the total requirement of water supply for the entire zone will be around 64 MGD (Million Gallons per day) with the break up as follows :

i)	Domestic (@225 litres per capita per day)	MGD 39.57
ii)	Industrial, commercial and community (@ 4500 litres/hect./day) i.e. @ 47 litres per capita per day.	8.26
iii)	Fire Protection @ 1% of total demand i.e. @ 4 litres per capita per day.	0.70
iv)	For floating population and special uses like embassies, big Hotels etc. @ 52 litres/capita/day.	9.14
TOTAL		63.83 MGD

Already in the zone there are two existing water treatment plants viz. namely Chandrawal-I & Chandrawal-II having an existing capacity of 90 MGD in 1981 which as per Master Plan - 2001, is required to be raised to 150 MGD by the year - 2001.

7.8.2 SEWERAGE :

Assuming that 80% of the total water requirement will go into the sewerage, the total sewerage for the entire zone would be around 51 MGD as per the details given in the Table No. \_\_\_\_\_. In sub-zone C-19 (Model Town) a sewerage treatment plant covering an area of around 82 acres is already

- 21 -

existing. Similarly an oxidation pond covering an area of around 30 acres is existing in sub-zone C-14 (Timarpur).

#### 7.8.3 POWER

Keeping in view, the norms of Master Plan-2001, the total power requirement for the entire zone would be of the order of around 249 M.W. by the existing 33 KV and above high tension line along the location of existing sub-station including 220 KV sub-station of the put scheme passing through the zone are illustrated in detail in the Physical & Social Infrastructure of the zone.

#### 7.8.4 SOLID WASTE :

Keeping in view, the norms of 0.6 kg. per capita per day as prescribed in the Master Plan the total solid waste disposal of the entire zone works out to around 479 Tonnes per day as detailed out in the Table No. \_\_\_\_\_. A large part of this solid waste could be accommodated in the Sanitary refil sites already existing along the National Bypass.



SEWERAGE & SOLID WASTE

COMMUNITY	SEWERAGE (MGD) @ 64 GPD	SOLID WASTE (TONNES) @ 0.6 kg./capita
1	3.96	37.20
2.	6.93	65.01
3	6.94	65.12
4	6.42	60.27
5	6.31	59.16
6	4.55	42.67
7	10.43	97.80
8	5.52	51.84
TOTAL	51.06 MGD	479.07 TONNES

- 23 -

8.0 MIXED LAND USE:

According to the provision in MHD-2001 non-residential activities on residential premises could be permitted selectively, carefully taking into consideration its community needs, provision for traffic and parking generated and also the environmental impact. For mixed use activities the MCD has forwarded a total of 19 streets having R/W of 18 mtr. and above in this zone. These have further been studied and it is observed that non-residential activity could be permitted along the following roads as per the conditions specified in MHD-2001:-

S.No.	Name of Road	Length in Km.	Remarks
1.	Roshanara Road	1.0	Urban Renewal Area
2.	G.T. Road (Part)	2.18	
3.	Shakti Marg (Nagla Park round about)	0.32	
4.	Saljwati Road	0.15	
5.	Mandelia Road	0.6	
6.	Kolhapur Road	0.6	
7.	Malkaganj Road	0.98	
TOTAL		4.08 Km.	



8.1 ADDITIONAL LOCAL COMMERCIAL AREA AS PER  
APPROVED ZONAL PLAN.

Most of commercial areas indicated in the approved zonal plan have already been covered in the recommendations A to D above. The front plots of the Hudson Line in Mall Road have not been included and the same measuring about 0.3 hect. have been indicated in the zonal plan.

8.2 NURSING HOMES:








As per the survey a total of 32 Nursing homes have been identified which are presently functioning in residential area and have not been recommended for commercialisation by MCD. As per MPD-2001 Nursing Homes are not permitted in residential areas. Efforts will be made to relocate these Nursing Homes in the nearby commercial schemes.

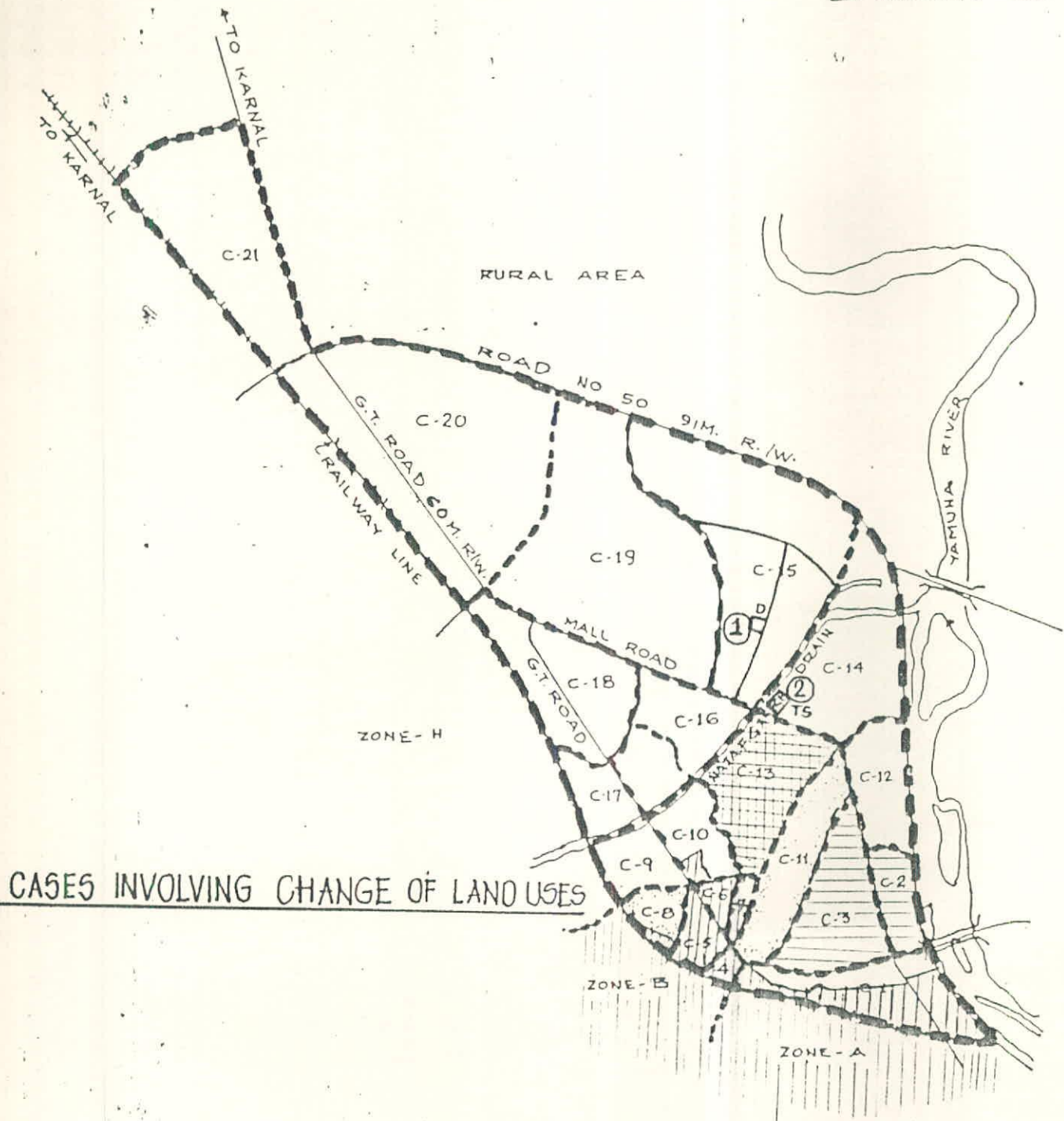
8.3 GUEST HOUSES:

As per the survey about 8 Guest Houses are functioning in Adarsh Nagar/Majlis Park Area mainly catering clients visiting New Subzi Mandi and nearby industrial area.

# SUB-ZONES OF ZONE-'C'

(WITH SPECIAL AREA AND OTHER AREA)

-  ZONAL BOUNDARY
-  SUB ZONE BOUNDARY
-  RAILWAY LINE
-  SPECIAL AREA
-  OTHER THAN SPECIAL AREA
-  BUNGALOW ZONE
-  UNIVERSITY AREA



CASES INVOLVING CHANGE OF LAND USES





# 9.0 LAND USE CHANGES AT MASTER PLAN LEVEL

As per zonal plan proposals the following two cases involve Master Plan level land use changes as per details below:

S.No.	Sub-Zone	Area in (Ha.)	Land use as per Master Plan	To be changed to	Remarks
1.	C-14	5.0	Residential	P.S.P. (Transmission Centre)	Existing Transmission Centre
2.	C-15	1.0	Residential	Transportation (Depot)	Existing Haryana Roadways Depot

10.0

CIVIL LINES BUNGALOW ZONE SCHEME

10.1

BUNGALOW AREA - CIVIL LINES

The MPD-2001 has recommended the following for the bungalow area in Lutyens' Delhi & Civil Lines Area.

"Lutyens' New Delhi comprises of large size plots and has a very pleasant environment. In fact, the area is unique in its continuing existing at low density in the heart of the city. While formulating the redevelopment plans, of this area due care should be taken to ensure that its basic character is maintained.

Civil line also has bungalow area. Studies also should be conducted to maintain its basic character". (page 122 Gazette).

"In case of Bungalow area (part Division D) and Civil Lines Area (part Division C) and net housing density in group housing pockets shall be prescribed on the basis of detailed schemes". (Page 160 Gazette)

Considering the provisions of MPD-2001 an exercise has been conducted for Bungalow Area relating to following aspects :

- (1) Delineation of the Bungalow Area.
- (ii) Intensity of development to be permitted.

10.2. BACKGROUND

Civil Line Area comprises of 5 sub-zones namely C-2, C-3, C-11, C-12 and C-13 (University Area). The zonal development plan for these zones (except C-13)



was approved as a composite plan vide letter no.21023 (5)/66-UD of 10th Oct., 1966, Ministry of Works, Housing and Urban Development. The important features of the approved zonal plan are as under :

- (i) Sub-division of individual plots can be permitted so that the minimum plot area after sub-division could not be less than 1/2 an acre.
- (ii) In all plots of 1 acre and above, group housing would be permissible on the condition that owners of such plots will not be allowed to construct more than 2 storeyes and Barsati over them.
- (iii) A Redevelopment Plan showing the road alignment and location of the Shopping Centre etc. will be prepared and till such time it is done, the building activities will have to be suspended.

A draft Redevelopment Scheme for Sub-Zone C-2 was approved and published on 20.5.67 and all together 39 objections/suggestions were received. The recommendations of the Screening Board were approved by the Authority vide Resolution No.168 dt.26.6.77. The main features of the scheme and recommendations of the Screening Board are summerised below :

- (1.) The widening of Alipur Road and Ring Road incorporated as per Master Plan/approved Alignment Plan.

- (ii) The internal roads within the redevelopment area proposed to be widened to 30'-45' according to the location/requirement.
- (iii) The road widening was mainly envisaged equally on either side from the centre line of existing road.
- (iv) The facilities and uses as per the approved zonal plan ie. College, a Hr.Sec. School, a primary school, 3 petrol pumps, one local shopping Centre and Delhi Admn. offices were incorporated.
- (v) 3 Nursery Schools had been proposed. One of the Nursery School site may be shown in the Vacant land of Maiden Hotel and other land made available under ULCR which is to be redeveloped.
- (vi) There being no other Govt. land, the facilities like primary school, Nursery Schools, Offices etc. had been provided on the private land, therefore, involving acquisition of land.
- (vii) The locations of existing electric sub-stations were to be incorporated. The required 8 sub-stations to be shown in the Redevelopment Scheme.
- (viii) The height of the buildings in this area would be maximum 35'.

The Redevelopment Scheme, however, could not be finalised. In the meantime, norms for development of Group Housing in Civil Lines area were approved by the



Authority vide Resolution No.184 dt.24.12.80 as under :

Ground Coverage	25%
FAR	75 (with 35' height)
Density	62-75 ppa or 15 dus per acre.

Group housing in the area is being developed on the basis of above norms.

10.3. DELINEATION OF BUNGALOW AREA

Study of Sub-zones C-2 (Qudasia Garden and I.P. College) C-3 (Civil Lines Area), C-11 (Northern Ridge), C-12 (Old Secretariat) and C-13 (University Area) has been done which is explained as under :

10.3.(i) C-2 (Quadasia Garden and I.P.College) :

This sub-zone measuring about 199 acres(80 hect.) is under old Civil Lines along the river Yamuna and is bounded by Ring Road in the East, Ashram Marg in North, Alipur Road in the West and Boulevard Road in the South. The zone is mainly divided in three distinct uses namely Institutional (I.P.College) in the North, residential development in the middle and Qudasia Garden in the south. The residential density in this area is relatively low with some trees and small houses within large plots and therefore, this sub-zone can form part of the Bungalow area.

10.3.(ii) C-3 (Civil Lines Area) :

The triangular area of Alipur Road and Rajpur Road known as Civil Lines area was developed as

a settlement prior to the development of New Delhi by the Britishers. The area had been informally planned with small buildings on large residential plots having tree studded character. Presently, this area measuring about 430 acres (175 ha.) has a medium residential density and low intensity development. This sub-zone is suitable to form part of the Bungalow Area boundary.

10.3.(iii) C-11 (Northern Ridge) :

This Sub-zone measuring about 321 acres (130 ha.) is wholly covered by the Northern part of the Ridge, being controlled under the Forest Act and is to be preserved with its natural flora and fauna. Therefore, this is excluded from the proposed Bungalow Area.

10.3.(iv) C-12 (Old Secretariat) :

This sub-zone measuring about 277 acres (112 ha.) primarily has the Old Secretariat, and Water works besides some Defence establishments and hardly any bungalow character exists. Therefore, this sub-zone is excluded from the proposed Bungalow Area Boundary.

10.3.(v) C-13. (University Area) :

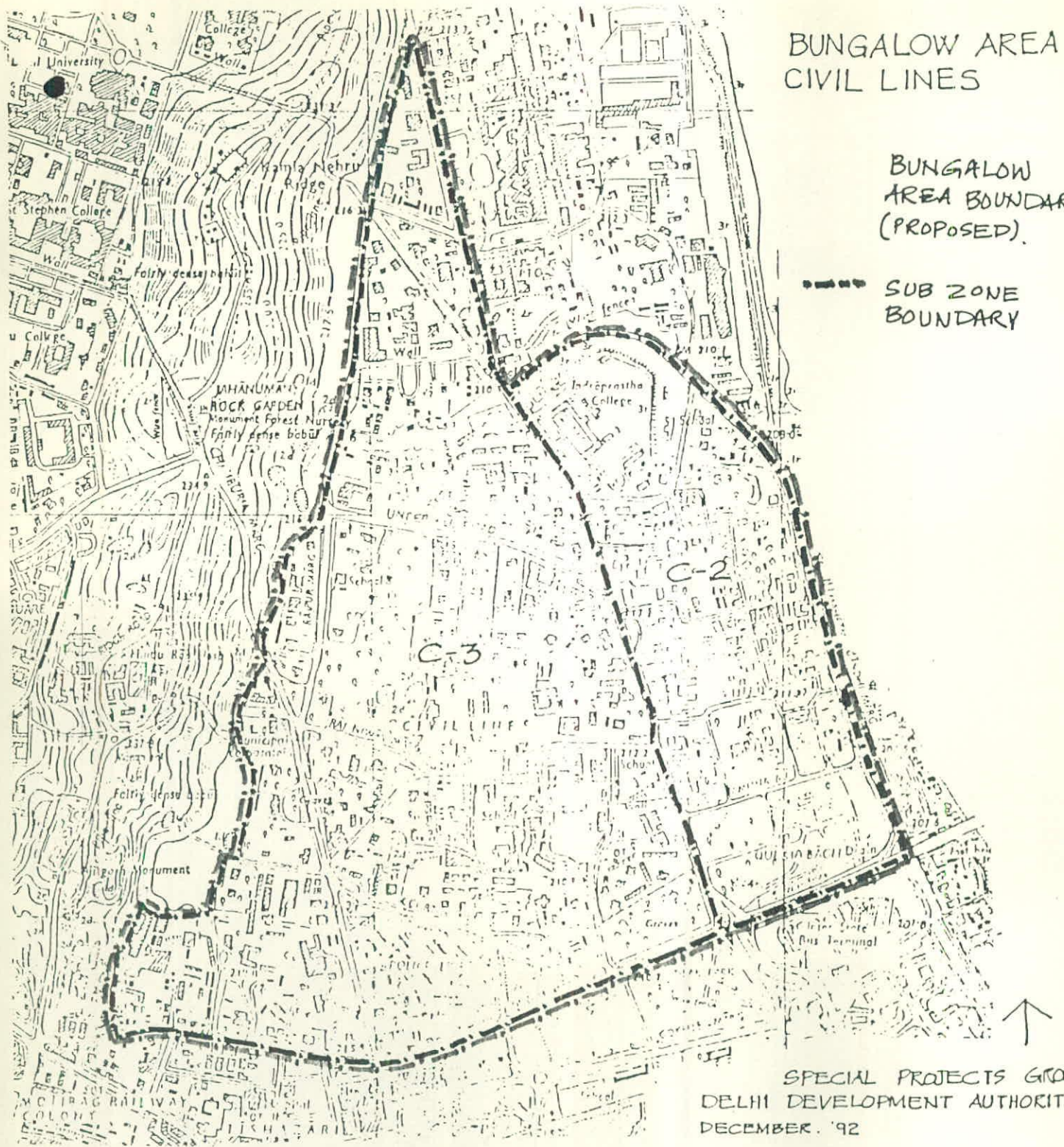
This Sub-zone measuring about 448 Ac (181 ha.) mainly has the Delhi University Campus. The landuse being Institutional, this area is to be governed by MPD-2001 norms. There is no



# BUNGALOW AREA CIVIL LINES

BUNGALOW  
AREA BOUNDARY  
(PROPOSED).

----- SUB ZONE  
BOUNDARY



SPECIAL PROJECTS GROUP  
DELHI DEVELOPMENT AUTHORITY.  
DECEMBER, '92



significant bungalow character, and hence, this sub-zone is also excluded from the Bungalow Area boundary.

From the above, it is evident that the Bungalow Area measuring about 255 Hect. may comprise of only sub-zones C-2 and C-3, which have low residential densities with tree studded character (Refer Plan).

10.4. EXISTING SITUATION

10.4. (1) C-2 SUB - ZONE

In this sub-zone the land use is predominantly residential. There are about 157 properties, mostly belonging to pvt. parties, out of which about 40 fall within the category of bungalows, 80 have been redeveloped and about 10 in the form of 3 storeyed flats. The details of existing development are given in the following table.

DETAILS OF PROPERTIES IN C - 2 SUB ZONE.

S.No.	Property type	Nos.	%age
1.	Bungalows	40	26
2.	New construction (Single St./Double St.)	80	52
3.	Group Housing/flats	10	06
4.	Old Houses	6	04
5.	Other(Comm.Govt.etc.)	21	12
TOTAL		157	100%

SOURCE : Based on Survey conducted by DDA in Nov., 92.

Most of the land is free hold (privately owned) and very limited land belongs to Government. This sub zone also accommodates some of the offices.



Delhi Administration, a well established I.P.College, and Higher Secondary School etc. besides Maiden Oberoi Hotel which is a historical building. This should be retained in its original form keeping its architectural style.

Recently constructed flyover bridge runs along half of the eastern boundary of the zone, being part of the Ring Road (100M R/W). This massive structure has considerably affected the aesthetics on the western side of the Ring Road since a number of Group Housing plots have been developed. All these have reduced the green cover of this prestigious area which was once a very peaceful tree studded area and was occupied by most of the dignitaries of that time. Thus, tranquility of this area is being gradually spoiled due to heavy movement of vehicles more intensive uses.

10.4.(ii) C - 3 SUB - ZONE

The land use in subzone C-3 is also predominantly residential. However, the pockets on the Southern side are occupied by Police Lines and Railways, having few bungalows and staff flats besides Raj Niwas. There are nine schools existing in this sub-zone which are not only serving this area, but other areas as well of the city. Some of the properties have been

converted into group housing by private parties as well as MCD and Delhi Administration for the staff housing. It is also observed that certain large size plots are having congested/ill planned houses on their periphery. In general the residential density in the subzone is low.

There is no organised shopping area and play area in the C-2 and C-3 subzones. M.C.D. should explore the possibility for providing suitable play area may be along the river bed.

#### 10. 5. POPULATION

The population as per 1981, 1991 census, MPD-2001 and based on the development norms have been computed as under :

Sub-Zone	Population			
	1981	1991	MPD-2001	As per Dev.Norms
1. C-2	4526	5200	6000	6000
2. C-3	17900	19000	20000	24000
TOTAL	22426	24200	26000	30000

The population for the C-2 and C-3

Sub-zones is computed around 30000 persons based on the norms of Development of group housing, approved by the authority in 1980, as most of the properties are privately owned and are likely to be redeveloped in future.



10. 6. EXISTING AND PROPOSED LAND USES

10.6.1 SUBZONE C-2 :

It measures about 30hects. out of which predominant land use is residential(45%) followed by public and semi-public use(16.25%), circulation 16.25% and park and open spaces 15%. Almost same distribution of land uses has been kept in the proposed landuse pattern except circulation which has been increased from 16.25% to 18.75% due to road widening of Salimnath marg and other internal roads.

10.6.2 SUBZONE C-3 :

It measures around 175 hec. and the predominant land use of this sub-zone is residential (47.6%) followed by public and semi-public uses (29.6%), circulation 12%. In the proposed land use of sub-zone C-3 almost the same distribution is kept except park and open spaces has been increased from 7.2% to 11.2%, residential from 46.7% to 52.0% whereas there is a marginal decrease from public and semi-public use from 29.6% to 20.3%. This sub-zone is very much deficient in commercial use.

The premodinent land use in both sub-zones is residential and having a very peaceful character. The sub-zones seems to be practically balanced except the commercial areas at the local level particularly in sub-zone C-3. Therefore, two local shopping centres are proposed in sub-zone C-3 (Refer table).

- 37 -

Existing and proposed landuse in sub zone C-2 & C-3

S.No.	Landuse	Existing Area				Proposed Area			
		C-2		C-3		C-2		C-3	
		Area in (Ha.)	%	Area in (Ha.)	%	Area in (Ha.)	%	Area in (Ha.)	%
1.	Residential	36.0	45.0	83.0	47.6	35.0	43.75	92.0	52.0
2.	Commercial	3.2	4.0	-	-	1.2	1.50	2.0	1.1
3.	Parks & Open Spaces	12.0	15.0	13.0	7.2	12.0	15.00	18.0	11.2
4.	Government Offices	2.8	3.5	6.0	3.6	2.8	3.50	6.0	3.4
5.	Public & Semi Public	13.0	16.25	52.0	29.6	14.0	17.50	36.0	20.3
6.	Circulation	13.0	16.25	21.0	12.0	15.0	18.75	21.0	12.0
		80.0	100.0	175.0	100.0	80.0	100.0	175.0	100.0

NOTE: 1. Police Lines Area accounted in residential in sub zone C-3.

2. Grave Yard Area/green accounted in Parks and open spaces in sub zone C-3.



30

10. 7. STUDY OF BUNGALOW PLOTS

There are large size plots in subzones C-2 and C-3, but some of them have been subdivided. The approved zonal plan had recommended subdivision of plots to be not less than half an Acre and Group Housing was permitted on plots measuring more than one acre. This area therefore is not comparable with the Lutyens' Bungalow area due to following reasons:

- a) The area was planned informally with narrow lanes and internal roads mostly as cul-de-sacs whereas New Delhi area is well planned with wide tree-studded roads, large size plots etc.
- b) Buildings have been constructed on the plots which are not essentially Bungalows.
- c) Group Housing have been developed on some of the plots as per the norms approved in the Authority in 1980.
- d) Tree cover has been reduced considerably.

In view of this, the norms for development may not be same as applicable in case of Lutyens' Bungalow area which essentially envisaged replacement of a Bungalow by a bungalow. It is therefore, suggested that the remaining plots may also be allowed to be developed on low intensity pattern.

10. 8. COMMUNITY FACILITIES

Provision of Community Facilities is to be made for the projected population of 30000 in sub-zones C-2 and C-3. It is observed that no worth mentioning shopping facility and organised play area is available in these sub-zones. The Exchange store in C-2, measuring about 0.2 hect. be redeveloped as Convenient shopping with adequate parking facilities. Provision for play area be made, if feasible in the river bed. Land occupied by Delhi Admn. offices in subzone C-2 be redeveloped as office Complex.

A local shopping centre is proposed near the R.T.O. on Under Hill Road on Govt. land in sub-zone C-3. A Community hall and library on vacant plot on Court Road (C-3) opposite police lines, Convenience shopping Centre on the Bungalow plot belonging to Delhi Administration on Yamuna Road (C-2) (Refer Annexure-I and drawing) and another local shopping centre on the crossing of Alipur Road and Under Hill Road.

10. 9. CIRCULATION

Two major roads namely Alipur Road and Rajpur Road pass through the Civil Lines Area, carrying the bulk of the traffic. The approved zonal plan for the sub-zone has recommended the widening of these roads to 30 M (100') and 24M (80') R/W respectively and the same are to be retained.



Internal roads are narrow in nature and some of them end as cul-de-sacs and thus, there is not much through traffic. Existing inner roads/lanes are 8 to 10mts. in width. These are proposed to be widened upto 15mts. equally on either side from the Centre line of the existing road/lane depending on the feasibility. Provision is to be made to plant suitable trees in view of gradual reduction of tree cover in the area along roads/lanes.

10.10. RECOMMENDATIONS

10.10.1. BOUNDARY OF THE BUNGALOW AREA, CIVIL LINES:

The boundary of the Civil Lines Bungalow area shall contain the areas of earlier sub-zones C-2 and C-3, measuring about 235 hect. Thus, the boundary is to run from ISBT along outer Ring Road, Ashram Marg, Alipur Road, Rajpur Road, Ridge boundary in the West, Boulevard Road (Qudasia Road) meeting Ring Road at ISBT.

10.10.2. DEVELOPMENT CONTROL NORMS:

There were considerable number of large size (more than one acre) bungalow plots, but with the passage of time quite a number of plots have been utilised/sub-divided for Group Housing and otherwise. These plots are generally fronting on narrow roads/lanes (8 to 10mts. wide) which are to be widened

less than 4000 sqms. shall be on low intensity as under:

Plot Size (Sqm.)	Max.	Max. Ground Coverage (%)	FAR	Max. Height (Metre)	NO. OF DVS
Below 4000	33.33	45	75	11	Upto 15 DVS

OTHER CONDITIONS:

- a) Basement, if any, shall be counted in FAR if not used for parking/services where applicable.
- b) Parking and tree plantation/landscape shall be governed as per MPD-2001 norms.
- iv) The existing residential plots ( ) shall not be permitted to be sub-divided.
- (v) PLOTS OTHER THAN RESIDENTIAL  
Development norms for such plots shall be worked out keeping in view the urban form studies within the prescribed code of MPD-2001 so as to maintain the existing character of the area, subject to height restriction of 12m.



- vi) Local shopping Centre is proposed on Govt. land adjoining R.T. Office on Under Hill Road (C-3) and another on the crossing of Alipur Road and Under Hill Road. A Convenient Shopping Centre be developed on Yamuna Road adjacent to Govt. office Complex (C-2). The existing Exchange store be re-developed as Convenient Shopping with adequate parking facilities. A Community Hall and a Library has been proposed on the vacant land on Court road opposite Police Lines in C-3.
- vii) MIXED USE
- This area is practically free from the mixed use and considering the tranquillity of the area, no mixed use be permitted along except professional activity (MPD2001).
- viii). ASSEMBLY OF CAPITAL TERRITORY OF DELHI;
- Considerable space would be needed to accommodate the offices and facilities as and when Delhi Assembly comes into existence. Therefore, Delhi Administration should take note of it and initiate action at the earliest. However, part of the offices could be located at property no.5, Shamnath Marg as and when redeveloped.
- ix) River bed should be exploited for providing recreational facilities, play area etc. by providing subways.

- x) The building of the Overoi Maidens Hotel is unique in architectural style/urban scape and should be retained as it is.
- xi) Alipur Road and Rajpur Road to be widened to 30 metre and 24 metre respectively and other internal roads in C-2 to be widened to 15 metre equally on either side from the Centre Line of the road. The Court Road and Underhill Road be widened to 24 metre and Rajniwas Marg to 18 metres Northend Road and Flag Staff Road to be widened to 15 metres in subzone C-3.
- xii) Existing roadside plantation should be retained and more trees are to be planted wherever possible.
- xiii) Detailed urban form study should be conducted around important junctions. (Alipur Road and Under Hill Road crossing Rajpur Road and Under Hill Road etc.).
- xiv) Hoardings - No hoardings be permitted unless properly designed and approved by the local Authority.



PLANNING DIVISION 'C'WORK FORCE 2001

<u>S.No.</u>	<u>Schemes</u>	<u>Estimated Work Force-2001</u>
<u>COMMERCIAL</u>		
1.	District Centre(Majnu-ka-Tilla)	- 9,200
2.	District Centre(Dhirpur Extension)	- 20,280
3.	Community Centre(Tis Hazari)	- 2,925
4.	Community Centre(Dhirpur Project)	- 4,030
5.	Community Centre(Model Town)	- 2,600
6.	Community Centre(G.T.Karnal Road Industrial area).	- 2,080
7.	Community Centre(Timarpur)	- 990
8.	Warehousing at G.T. Karnal Road Indl.Area-	345
9.	Warehousing(Outer Ring Road & G.T. Road Crossing).	- 1,875
10.	Wholesale Fruit & Vegetable Market Azadpur	- 37,000
11.	Regional Wholesale market with Warehousing & Truck Terminal at Samepur Badli.	- 13,600
<u>INDUSTRIAL</u>		
1.	G.T. Karnal Road Indl.Area	- 30,340
2.	Rajasthan Co-op.Indl.Society	- 43,950
3.	Samepur Badli Indl.Area.	- 50,350
<u>TRANSPORTATION</u>		
1.	I.S.B.T. Kashmiri Gate	- 1,225
2.	Idle Truck Parking, Timarpur	- 760
3.	Sanjay Transport Nagar	- 8,700
<u>GOVT. &amp; SALE OFFICES</u>		
1.	Old Sectt. Complex	- 48,250
2.	Tis Hazari Courts	- 16,875
<u>TOTAL</u>		- 2,95,375

## PROPOSED DISTRIBUTION OF LAND USE IN ZONE 'C'

	Residential	Commercial	Manufacturing	Recreational	Transportation	Utility	Governmental	Public semi & public	Total
1.	2.	3.	4.	5.	6.	7.	8.	9.	10
C-1* (Pt.)	12.0	5.3	-	12.8	31.6	-	13.5	15.5	90.7
C-2	36.6	3.9	-	11.3	14.5	-	2.3	8.0	76.6
C-3	132.5	1.0	-	9.8	10.5	-	1.7	18.3	173.8
C-4	18.7	-	-	-	2.7	-	-	2.6	24.0
C-5	28.1	0.6	-	-	8.0	-	-	3.7	40.4
C-6	14.4	5.0	-	-	1.3	-	-	1.7	22.40
C-7	13.7	0.3	-	-	1.5	-	-	0.8	16.3
C-8	-	-	-	34.0	6.3	-	-	-	40.3
C-9	45.8	5.9	10.0	-	5.8	1.5	-	1.8	70.8
C-10	71.8	-	-	-	2.9	1.1	-	5.1	80.9
C-11	-	-	-	124.6	2.4	-	-	7.5	134.5
C-12	-	16.0	-	-	14.3	40.1	38.6	6.0	115.0
C-13	7.0	-	-	9.8	6.6	1.3	-	156.5	181.2
C-14	132.5	2.6	-	69.2	22.3	7.8	36.0	33.5	303.9
C-15	279.7	8.8	-	67.3	20.8	3.6	-	73.7	453.9
C-16	29.2	1.0	-	21.0	7.5	1.3	-	38.3	98.3
C-17	106.3	2.6	-	-	13.0	2.1	-	10.7	134.7
C-18	68.6	7.0	37.1	64.8	35.7	-	-	24.6	237.3
C-19	244.7	16.7	-	118.4	35.6	28.0	-	123.1	
C-20	262.6	86.7	61.4	64.1	75.4	-	-	53.3	603.5
C-21	121.1	92.3	53.6	38.8	91.7	7.9	-	17.1	422.5
TOTAL	1625.3	255.7	162.1	645.9	410.4	94.7	92.1	601.8	3888.0
1. %age	41.8	6.6	4.2	16.5	10.6	2.4	2.4	15.5	100 %



**SUB : LIST, LOCATION AND ADDRESSES OF POLLUTING INDUSTRIES AS SUPPLIED BY DEPTT. OF INDUSTRIES, DELHI ADMINISTRATION**

- (i) Total number of indicated as per list in 'C' Plg. Divn.. - 271 nos
- (ii) Industries not falling in Plg. Divn. 'C' - 155 nos.  
(Planning Divn. 'P' = 141 nos.)  
(Planning Divn. 'H' = 14 nos.)
- (iii) Balance actual falling in 'C' Zone - 116 nos.
- (iv) Located in planned schemes - 28 nos.
- (v) Located in unplanned schemes - 88 nos.

Sub-zone wise list of polluting industries of 116 polluting industries falling in Planning Divn. 'C'.

PLANNED SCHEMES (28 nos)

S.No.	Sub-zone	Name & Address
1.	C-18	M/s Rana Soap Factory, B-714, GTK Road
2.	C-18	M/s M.C. Auto(s) Ltd., B-15 GTK Road
3.	C-18	M/s New Steel Industries, B-16, GTK Road
4.	C-18	M/s Paul Auto Engineer Works, B-113 GTK ROAD
5.	C-18	M/s Shri Industries, B-19, GTK Road
6.	C-18	M/s Halax Latex Industries Ltd., B-23, GTK Road
7.	C-18	M/s H.S. Engg. Works, B-28, GTK Road
8.	C-18	M/s Jain Metal Works, B-7m GTK Road
9.	C-18	M/s Mittal Products, B-55/A, GTK Road
10.	C-18	M/s Sverjeet Auto Industries, B-105, GTK Road
11.	C-20	M/s Delhi Acrylic Man Company, 28 Rajasthani Udyog Nagar.
12.	C-20	M/s J.K. Metals, 65 Rajasthani Udyog Nagar, GTK Road
13.	C-20	M/s Choudhary Holsery Pvt. Ltd., 48 Rajasthani Udyog Nagar.
14.	C-20	M/s Sixxen Cratts, 44 Rajasthani Udyog Nagar.
15.	C-20	M/s Govind Ferro Alloyee(P) Ltd., 33 Rajasthani Udyog Nagar
16.	C-20	M/s Rohini Metal & Alloy, 17 Rajasthani Udyog Ngr
17.	C-20	M/s Krishna Industries, 55 Rajasthani Udyog Ngr.
18.	C-20	M/s Goyal Steel Corporation, 2 Rajasthani Udyog Nagar.
19.	C-20	M/s Haryana Industries, 78 Rajasthani Udyog Nagar
20.	C-20	M/s Singhal Steel, 7 Rajasthani Udyog Nagar.
21.	C-20	M/s Shyam Sunder Re-rellings, 57 Rajasthani Udyog Nagar.
22.	C-20	M/s Bharat Oils(P) Ltd., 5-A, Rajasthani Udyog Nagar
23.	C-20	M/s Bharam Paper Mills, 71, Rajasthani Udyog-Ngr
24.	C-20	M/s Sahu Refrigeration Industries, 80 Rajasthani Udyog Nagar.
25.	C-20	M/s Rishipal Glass & Chemicals, 75 Rajasthani Udyog Nagar.
26.	C-20	M/s Pashupati Nath Metal Industries, 78, Rajasthani Udyog Nagar.
27.	C-20	M/s Bhawani Metal Industries, 81, Rajasthani Udyog Nagar.
28.	C-20	M/s 59, Rajasthani Udyog Nagar.



# UNPLANNED SCHEMES (88 Nos.)

S.No.	Subzones	Name & Address
1.	C-6	M/s Bengali Soap Factory, 1799 Sohan Ganj Delhi
2.	C-9	M/s Birla Cotton & Spinning Mills, Kamla Nagar.
3.	C-10	M/s Ganesh Floor Mills, Clock Tower Subzi Mandi
4.	C-10	M/s Ganeshan & Company, 7249 Roop Nagar
5.	C-10	M/s Sethi Soap Mills, 5286 Clock Tower
6.	C-10	M/s H.C.Jain Manufacturing Company, Roop Nagar.
7.	C-18	M/s Ajudhia Textiles Works GTK Road
8.	C-20	M/s Moti Soap Mills, 6 Ramesh Nagar, Azadpur.
9.	C-20	M/s Mechanio International Khasra No. 1074 Bhalswa
10.	C-20	M/s Genetal Equipment Manufacuring Com. PlotNo.209 Village Bhalaswa.
11.	C-21	M/s Best Polymers, Libas Pur, Delhi
12.	C-21	M/s Gurdeep Industries, Kh.No.38/7, Libaspur, Delhi
13.	C-21	M/s Agarwal Textile Co., Vill. Samepur (Libaspur)
14.	C-21	M/s Mohindera Industries, Libaspur Road
15.	C-21	M/s F.Saint Company, Kh.No.34, Vill. Libaspur
16.	C-21	M/s Emkay Mfg. Co., A.6, Libaspur Delhi.
17.	C-21	M/s Ashoka Enterprises, 28/15, Vill. Libaspur
18.	C-21	M/s Hindustan Cables, Libaspur Vill Delhi
19.	C-21	M/s Shiv Rao Cable & Chemicals, Vill Libaspur
20.	C-21	M/s Mysore Sangam Aggarwati, 28/13, Libaspur
21.	C-21	M/s Golden Soap & Oil Industries, 25/24, Libaspur
22.	C-21	M/s Foetex Industries, Kh.No.34, Libaspur
23.	C-21	M/s Delhi Glass & Chemical Industries, Libaspur Rd
24.	C-21	M/s Decent Rubbers, 445, Shahibabad Daulatpur
25.	C-21	M/s Bright Woolen Mills, 28/3-A-31, Libaspur
26.	C-21	M/s Veenus Dyeing Mills, Vill Libaspur
27.	C-21	M/s Vikas Woolen Mills, 30/19, Libaspur Road
28.	C-21	M/s Silni Industries, Shahibabad Daulatpur
29.	C-21	M/s Shah Foam Industries, 34, Libaspur Road
30.	C-21	M/s Royal Woolen Mills, 30/19, Libaspur Road
31.	C-21	M/s R.L.Woolen Mills, Rithala, Shahibabd Daulatpur
32.	C-21	M/s O.K.Foam Industries, Siraspur Road
33.	C-21	M/s Neyhyeti Soap Indus., Libaspur
34.	C-21	M/s Mahakali Rollings. Railway Road
35.	C-21	M/s Lalji Woolen Mills, 28/31, Libaspur.
36.	C-21	M/s Cherbhai Foundry, Village Libaspur
37.	C-21	M/s Seem Engg. 30/12, Libaspur
38.	C-21	M/s Pandit Chemicals, A-45-46, Libaspur
39.	C-21	M/s Amba Soap Factory, A-51-52, Libaspur
40.	C-21	M/s Hindustan Socket Works, Libaspur Road
41.	C-21	M/s Agarwal Udyog, 28/28, Libaspur
42.	C-21	M/s Shri Ram Processors, Libaspur near Primary Sch.
43.	C-21	M/s Vardhman Soap Mills, Libaspur Rd.
44.	C-21	M/s Ranjit Soap Mills, Libaspur
45.	C-21	M/s B.M.Engg. Company, Libaspur Road
46.	C-21	M/s Sanam Industries, 4-A, Libaspur Road, Samepur
47.	C-21	M/s Globe Enterprises, 1861 Libaspur
48.	C-21	M/s Alpha Pigment, 19, Badli Ind. Area
49.	C-21	M/s Saini Trg. Com., S-106, B.I.A.
50.	C-21	M/s Chand Harish Lal, M-4, B.I.A.
51.	C-21	M/s Ram Kumar Sharma, M-6, B.I.E.
52.	C-21	M/s Shamlu Dayal, M-14, B.I.E.
53.	C-21	M/s Jagdish Raj, M-21, BIE
54.	C-21	M/s United Commercial Corpn., S-25, B.I.E.
55.	C-21	M/s Prem Machine Tools, S-36, B.I.E.
56.	C-21	M/s Uttam Singh, S-61, B.I.E.
57.	C-21	M/s Mohan Parkash, S-65, B.I.E.
58.	C-21	M/s Jai Narain, S-105, B.I.E.
59.	C-21	M/s Matadin Aggarwal, S-91, B.I.E.
60.	C-21	M/s MC Chopra, S-95, B.I.E.
61.	C-21	M/s Bhagsons Paints Ind. M-10, B.I.E.
62.	C-21	M/s Bharat Chemical Ind. M-10, B.I.E.
63.	C-21	M/s Allora Plastic, S-52, B.I.E.
64.	C-21	M/s Radha Hosiery, S-85, B.I.E.
65.	C-21	M/s Hans Raj, B.I.E.
66.	C-21	M/s Neeraj Praksh, S-9, B.I.E.



<u>S.No.</u>	<u>Sub-zone</u>	<u>Name &amp; Address</u>
67.	C-21	M/s Ajay Ind. S-89, B.I.E.
68.	C-21	M/s Dalip Singh Kundan Lal, S-69, B.I.E.
69.	C-21	M/s Ajay Bye Chemicals Ind. Plot No.60, PH.-II
70.	C-21	M/s Bal Brothers, Shed No.7, B.I.E.
71.	C-21	M/s Bharat Krishi Yantra, 4, B.I.E.
72.	C-22	M/s Industrial Process, Shop No.3, B.I.E.
73.	C-21	M/s Ambey Chemical Ind, 28/1 Libaspur
74.	C-21	M/s Bhagwati Chemical Ind., Plotno. 28, Libaspur
75.	C-21	M/s Universal Chemicals & Dyes Ind. Gali No. 1 Samepur.
76.	C-21	M/s Ladharal & Sons(P) Ltd., 4-A, Libaspur
77.	C-21	M/s Manoj Chemical Ind., Vill Pahladpur Delhi-42
78.	C-21	M/s Bharat Rubber Udyog, Bawana Road.
79.	C-21	M/s Best Polymers, Libaspur, Delhi
80.	C-21	M/s Gurdeep Industries, Kh.No.28/7, Libaspur, Delhi
81.	C-21	M/s Aggarwal Textile Company, Vill.Samepur(Libaspur)
82.	C-21	M/s Mohindera Industries, Libaspur Road
83.	C-21F	M/s P.Saint Com., Kh.No.34, Village Libaspur
84.	C-21	M/s Enkey Mfg. Com., A-6, Libaspur Delhi.
85.	C-21	M/s Ashoka Enterprises, 28/15, Village Libaspur
86.	C-21	M/s Hindustan Cables, Vill Libaspur Delhi
87.	C-21	M/s Shiv Rao Cable & Chemical, Village Libaspur
88.	C-21	M/s Mysore Sangam Aggarwati, 28/13, Libaspur

**SUB :** Proposal for a Japanese Restaurent proposed by DTIDC in the vicinity of Qutab area in district park as per MPD-2001-Amendment in MPD-2001 for restaurent in district park.

File No. F.10(19)/91-MP

The DTIDC has submitted the proposal for a Japanese restaurent in the vicinity of Qutab Complex.

2. The proposed restaurent is located in the district park as per MPD-2001. According to MPD-2001 in District Park, following use premises are permitted:

"District Park, residential flat (for watch & ward maintenance staff) play ground, swimming pool, recreational club, children traffic park, specified park/ground, National Memorial, Bird sanctuary, National garden and zoological garden".

3. Therefore, the restaurent is not permitted according to MPD-2001 provisions, in the District Park. However, if the Japanese Restaurent, sponsored by DTIDC, is to be located in this area, it would be necessary to make provisions for such uses in MPD-2001 with the District Park area.

4. The case is, therefore, placed before the Technical Committee for its consideration of including the restaurent as one of the use premises in the District Park in MPD-2001 subject to the following conditions:

- i) Single storey restaurent with Maximum height of 5 mtrs. as permitted in farm houses.
- ii) Restaurent Plot should not be more than 1% of the District Park area subject to a maximum of 1 ha. without physical segregation.
- iii) Restaurent building <sup>also</sup> without having any physical segregation should not be more than 10% of the plot area.



request for additional strip of land for Indian Spinal Injury Centre, Vasant Kunj, where the foundation stone laid by former Prime Minister of India Late Sh. Rajiv Gandhi.

Reference may please be made to the request from the Hospital Authorities and also the inspection of LG on 30.8.91 and the subsequent meeting taken by LG on 4.9.92, at the site. The Indian Spinal Injury Centre were allotted land measuring 6.07 ha. in Vasant Kunj, Block D, for the construction of hospital. However, due to the land litigations 1.6 ha. land could not be handed over the hospital. The change of land use for 6.07 ha. stands notified from "Agricultural Green Belt" to "Public & Semi Public Facilities (Indian Institute for Spinal Injury)". The acquisition of the remaining land is being taken up by Commr. (Lands) with the courts for disposal of the court cases at an early date.

2. The building plans for the project have been sanctioned by the DDA and according to this the approach to the hospital has been indicated from the east side, though the land in this area is still not acquired. The intensive care unit of the hospital have been located on the western side of the plot. In view of this, the hospital authorities have been representing to LG not to construct a heavy vehicular road on the western side, taken up by DDA for giving approach to the IAAI, Rangpuri Complex where in Ph. I village Nangal Devat<sup>is</sup> to be shifted, which is presently located within Airport. It has also been mentioned by Major Muwallia that the foundation stone laid by Late Sh. Rajiv Gandhi former Prime Minister of India falls outside the land allotted to the centre. He has requested to increase the area on the western side with a view to include the strip having the stone within the hospital and also it will result in reducing the road width being constructed by DDA.

3. The matter has been examined in the Area Planning Wing. The width of the road presently under construction is 30 mt. and it is possible to reduce it to 24 mt. R/W and thus a 6 mt. wide strip can be considered for allotment to the hospital. It will have two purposes number (1) that the foundation stone will be a part of the hospital site and also the set-back will automatically increased by 6mt. During the site inspection Hon'ble LG had decided on these lines indicated above. Additional land would be about 1050 sq.mt., subject to the conditions that there will be no

constructed in this area.

4. The latest physical survey for this area has been conducted and the land proposed has been indicated on this survey plan as well as the possession plan of the hospital.

5. As regards the approach road, it will remain from 45 mt. road running along the eastern boundary of the hospital, after the <sup>balance</sup> land is acquired and allotted. According to the MPD-2001 this 45 mt. road will ultimately link with proposed 100mt. wide Express Way.

6. The matter is submitted for the consideration of the Technical Committee ~~for~~ on the following two issues:

- i. For additional allotment of 1050 sq.mt. (6mt. strip x 175 mt.) to hospital subject to conditions that no construction will be made in this area.
- ii. The width of the road constructed by DDA will automatically reduce to 24 mt. from the existing 30 mt.



Sub: Land for Ash disposal from Indraprastha Power Station.

1. Delhi Electric Supply Undertaking has requested for allotment of 100 acre of land for Ash Disposal from I.P. Station between the Nizamuddin bridge and Barakula nallah along the ring road. The subject was also discussed in the Standing Committee meeting held on 12.11.91 under the chairmanship of Chief Secy., Delhi Admn. The decision of the Technical committee is as given below:

- It was decided that the DESU will give a plan for area beyond Nizamuddin bridge upto Kalindi. This will include the area required by DESU, the time spent and details about filling up the land. After that DDA will decide the land use. The plan will have to be cleared from all agencies before DESU is allowed to use it for disposal of fly ash. The DDA will decide the land use.

2. DESU vide their letter no. AGM(T)29/3049 dt. 19.1.91 has submitted 2 preliminary alternatives for allotment of the land. Copy of both the alternatives is laid on the table.

3. Both these proposals have been examined in the Planning Wing of DDA and the observations are as given below:

- i. Both the alternatives indicated by the DESU for Ash dumping lie between river Yamuna and the Rajiv Gandhi Samirti van inaugurated by Minister for Urban Development last year. The location would not be environmentally suitable for long term ash dumping. Land already given to DESU for ash dumping may be recycled by taking out fly ash and filling it in bhatti mines areas.
- ii. The information supplied by DESU in respect of the area neither provides cross-section of the area nor it provides details about the time duration for which it would be sufficient.
- iii. In view of the observations of GM, DESU crises are likely to arise because of shortage of pondage area for fly ash slurries. The case is placed before the Technical committee to consider permitting about 20 acre of land behind the existing Petrol pump on ring road as a short term measure with an idea that DESU would meanwhile work out a detailed scheme for long term ash disposal and recycling of the land already allotted. This shall also be subject to clearance of the deptt. of Environment and other agencies e.g. Irrigation and Flood, CWC etc.

Sub : Directions issued under Section 41 of D.D.Act'57 by the Ministry of Urban Development in respect of reducing seating capacity of cinemas to a minimum of 300 and utilising the balance FAR for commercial purposes.

File No.F.11(1)91-MP

Ministry of Urban Development, Govt. of India, vide their letter dt.10.8.92 and letter dt.27.8.92 (Appendix I & II) issued the directions under Section 41 of DDA Act 1957, on the representation of M/s Kapoor Sons & Co. for partial change of Kamal Theatre to 'commercial use', subject to the conditions that (i) atleast 300 seats are retained for cinema theatre and that (ii) the remianing area is used for such purposes as are permissible in 'District Centre or Community Centre' in which the threatre may be situated. It is further stated that (iii) the threatres are permitted to carry out such alterations or modifications in the existing Auditoria as may be necessary for the prupose but subject to the unified building bye-laws. The Ministry is further pleased to direct that (iv) the provisions of the directions will apply mutatis mutandis to all cinema halls who apply for such permission.

2. The above said directions under Section 41 of DD Act 1957 were examined and it was opined that the directions from the Govt. of India are in confirmity with the MPD-2001 land use zone. However, modifications in the use activity permitted in the use premises at page 155 of the Gazette of India (extra ordinary) Part II and Section 3 sub-section (ii) under the heading, "cinema (0.28) which reads as below:

"Cinema watch & ward residence 20 sq.mt., administrative office, soft drinks and snacks stall, retail shop and commercial office upto 20 per cent of the total floor area", needs to be amended by deleting the words "upto 20 per cent of the total floor area".



3. Issue about the lease conditions and extra premium are to be dealt with by the Lands Department as per terms of lease etc.
4. The Architect, Sh.A.Sen Gupta has represented to the Minister of Urban Development, Govt. of India, New Delhi stating that screening of films with conventional cinematograph apparatus for a minimum of 300 spectators would not yield any appreciable benefit as compliance of various requirements under the Act governing such screening would virtually make no economic difference whether the number of spectators are 300 or 1000 or even more. Neither would an exhibitor be able to achieve such space for commercialisation as would be adequate to commensurate the expenses to be incurred for effecting any change in existing cinema hall. Therefore, he suggested that (i) the screening of films should be permitted with the aid of video projection instead of conventional apparatus for an audience of max. 300 seats.  
(ii) there should not be any bar in providing as many halls as permissible within an existing one for screening of film through video apparatus subject to restricting the capacity in each hall not exceeding 300, further subject to providing necessary public conveniences to the total number of spectator accommodated within a single complex, if they are run without any time gap amongst them.
5. The case is placed before the Technical Committee for its consideration the abovesaid amendments in MPD-2001 and issues raised at para 4 above.
- sign.*