

DELHI DEVELOPMENT AUTHORITY

F.1(31)93-MP

Dt: 6.8.93

Minutes of the Technical Committee meeting held on 5.7.93 at 3.00 PM in Conference Room, Delhi Development Authority, Vikas Sadan, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman In Chair
2. Sh.H.D.Sharma, Engineer Member
3. Sh.R.G.Gupta, Offg. Commr. (Plg.)
4. Sh.K.J.Alphones, Commr (Lands)
5. Sh.Santosh Auluck, Chief Architect
6. Sh.S.C.Gupta, Dir. (DC&P)
7. Sh.P.C.Jain, Dir. (AP)
8. Sh.Chander Ballabh, Jt.Dir. (AP)
9. Sh.V.N.Sharma, Jt.Dir. (J&D)
10. Sh.N.K.Aggarwal, Jt.Dir. (WC&SA)
11. Sh.A.K.Gupta, Jt.Dir. (Narela)
12. Sh.A.K.Jain, Jt.Dir. (ZP)
13. Sh.Vijay Risbud, Jt.Dir. (Bldg.)

TOWN AND COUNTRY PLANNING ORGANISATION

14. Sh.K.T.Gurumukhi, Addl.T.P.

D.E.S.U.

15. Sh.D.K.Suri, SE (Plg.) I

DELHI POLICE (TRAFFIC)

16. Sh.Lala Ram, ACP

LAND & DEVELOPMENT OFFICE

17. Sh.J.D.Gupta, Bldg. Officer

M.C.D.

18. Sh.Sunil Mehra, Associate Town Planner

19. Sh.R.A.Khan, Supdt, Factory Licensing Deptt.

For I.No.61/93

SPECIAL INVITEES:

D.D.C.E.

20. Dr.M.P.Goel, Scientist For Item No.61/93

S.P.A.

21. Sh.P.N.Mathur For Item No.62/93

STATE LEVEL COORDINATOR (HPCL)

22. Sh.K.Maralidharan For Item No.65/93
23. Sh.R.N.Mathur 67/93

INDUSTRIES DEPTT.DELHI ADMN.

24. Sh.B.S.Dalal For Item No.61/93

1. Item No.60/93

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

F6(12)91-MP

Technical Committee, after detailed discussion, approved the site marked 'C' on the plan (laid on table) which was earlier suggested by Jt. Director (J&D). The Technical Committee was informed that this 66 KV sub-station will be sufficient to meet the requirements for Jasola Scheme including commercial centre and facility centre.

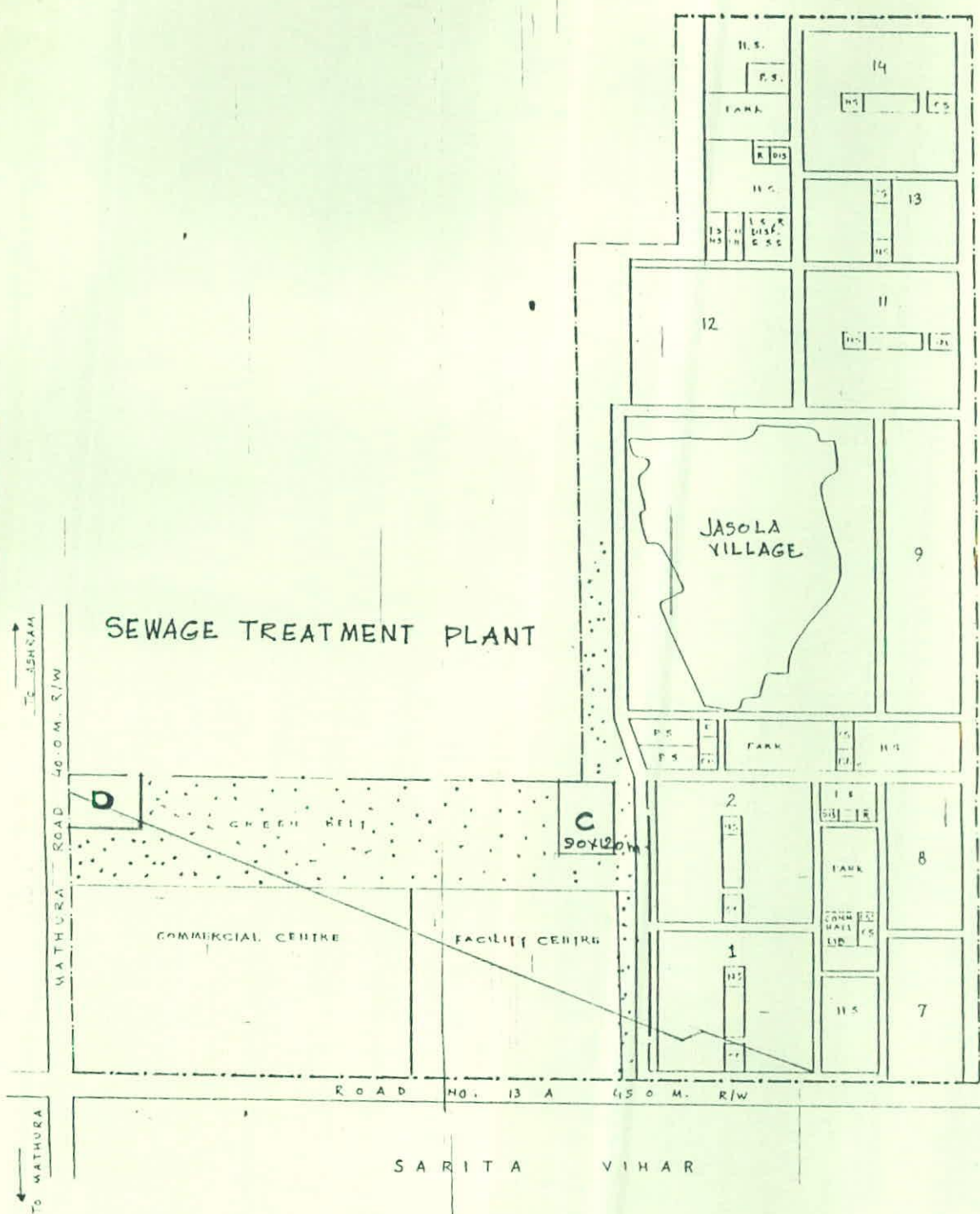
2. Item No.61/93

Sub : Monitoring of action on shifting of noxious/hazardous industries as proposed in MPD-2001.

F.20(12)92-MP

Technical Committee took the following decisions:

- i. The Press release be issued with regard to 10 identified noxious and hazardous (heavy and large size industries), as identified by Directorate of Industries, Delhi Admn. in consultation with Pollution Control Board.
- ii. The Enforcement Branch should examine the text of legal notice to be given to these units in accordance to the provision of MPD-2001 that these units shall be in violation of the provisions of Delhi Master Plan after 1.8.93.
- iii. The list of additional 278 units identified by Delhi Admn. Pollution Control Board as 'noxious and hazardous' industrial units also needing to be closed down, should be examined by the Enforcement Branch for appropriate action.
- iv. The project reports received from the industrial units wherein they have indicated that they are neither noxious nor hazardous, should be examined by DDA in consultation with PCB, Delhi. The industrial units be informed appropriately. It was also decided that Commr. (Plg.) should call a meeting inviting representative from NDMC, MCD, Delhi Admn. and Enforcement Branch to identify action after the expiry of 3 years period given in MPD-2001 for such units.



LAND UNDER STAY.

SITE FOR 66 KV
ELECTRIC SUB STATION
AT JASOLA SCHEME.

Refused

3. Item No.62/93

Sub : Proposed additions/alterations on plot no.6-B, School of Planning & Architecture, I.P.Estate, New Delhi.

F.16(5)85-MP

Technical Committee observed that land use of the plot is for 'public and semi public use! As per MPD-2001, basement below the ground floor, if constructed for parking and services, need not be counted in FAR and, therefore, decided that, in view of this provision of MPD-2001, the single basement under the proposed building blocks, be permitted. And, if, used for parking and services, need not be counted in permissible FAR.

4. Item No.63/93

Sub : District Jail at Narela.

PP(NP)88/107/16

Technical Committee did not approve the proposal. District jail site, measuring 10 hecets., should form part of Narela Project Scheme Phase II and not outside.

5. Item No.64/93

Request for allotment of land to G.R.Goenka Educational Society for Sr.Secondary School in Vasant Kunj(Reg.Development Controls).

F.18(14)88-IL

Item was deferred.

VC desired that the case be put up in the file in the first instance.

6. Item No.65/93

Sub : Proposed petrol pump sites, Narela(Phase I/I).

PP/NP/88/134

Technical Committee desired that the petrol pump site should form part of the facility centre, whose plan should be prepared on priority basis.

7. Item No.66/93

Sub : Proposed re-development scheme for Janpath Lane, New Delhi.

F16(89)/81-MP

Technical Committee considered the objections/suggestions received on the proposed redevelopment scheme of Janpath Lane and made the following

observations and recommendations:

- i) Delhi Urban Art Commission(DUAC) - Objections/suggestions from DUAC are in the form of observations and may be noted. Development control norms as indicated in the scheme also be referred to DUAC, as and when individual case is received.
- ii. DCP (Traffic) - They have not raised any objection/suggestion. No action.
- iii. TCPO -
 - a) The scheme is envisaged with circulation pattern with entry and exit mainly towards left. The TCPO observations are mainly for traffic managements which can be taken care of at any stage.
 - b) The plot is outside the scheme area.
- iv. Chief Architect, CPWD - the area is outside the scheme.
- v. Shiv Darshan Singh, Shivdev Singh Building, 14, Janpath Lane, New Delhi.
- vi. Sd. Sampuran Singh, 1/124, Janpath Lane, N. Delhi.

Technical Committee noted that as per MPD-2001, FAR is 150 on the basis of which the scheme has been formulated. However, the legal opinion may be obtained with regard to the affidavit and other issues mentioned in the objection.

The matter may now be brought before Authority.

8. Item No. 67/93

Sub : Retail outlets (Petrol Pumps) in Rural Delhi-Policy

F7(23)67-MP

Technical Committee observed that MPD-2001 had made provision for 'petrol stations' in the 'rural use zone' and, therefore, keeping in view the provisions of MPD-2001, the petrol pump sites could be located. Detailed comprehensive guidelines may be worked out considering (i) Existing petrol pumps in rural areas (ii) Marts plan provisions (iii) plans of growth centres prepared by MCD (iv) system of issue of no objection (v) plan prepared by SLC etc by a Group consisting of Commr. (LM) Dir.(AP), Jt. Dir.(SA) and Town Planner, MCD. However, the Technical Committee was of the view that there should not be

any 'objection' for location of the petrol pump sites, so identified and within the provisions of the guidelines, if the land is privately assembled for such purpose.

Laid on table:

Item NO. 68/93:

Sub: Additional plots in Shakti Coop. House Building Society.
F.23(21)74-Bldg.

VC desired that the case be submitted on the file.

This issues with the approval of Vice Chairman, DDA.

(ANIL BARAI)
Dy.Dir.(MP)

D R A F T

DELHI DEVELOPMENT AUTHORITY

F.1(31)93-MP

Dt: 7.7.93

Minutes of the Technical Committee meeting held on 5.7.93 at 3.00 PM in Conference Room, Delhi Development Authority, Vikas Sadan, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

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1. Item No.60/93

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F6(12)91-MP

✓ *flat 't'*
Technical Committee, after detailed discussion, approved the site marked 'C' on the plan (laid on table) which was ~~resite~~ earlier suggested by Jt.Director(J&D). The Technical Committee was informed that this 66 KV sub-station will be sufficient to meet the requirements for Jasola Scheme including commercial centre *and facility centre.*

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Technical Committee took the following decisions:

i. The ~~Press~~ *majority* release be issued with regard to 10 ~~identified~~ *major* noxious and hazardous (heavy and large size industries), as identified by Directorate of Industries, Delhi Admn. in consultation with Pollution Control Board. *See Text J*

ii. The Enforcement Branch should examine 'legal notice' to be given to these units in accordance to the provision of MPD-2001 that these units shall be in violation of the provisions of Delhi Master Plan after 1.8.93. *units,*

iii. The list of additional 278 *units,* identified by Delhi Admn. Pollution Control Board as 'noxious and hazardous' industrial units ~~which~~ *ing* also need to be closed down, should be examined by the Enforcement Branch for appropriate action.

iv. The project reports received from the industrial units wherein they have indicated that they are neither noxious nor hazardous, should be examined by the ~~Pollution Control Board and DDA.~~ *in consultation with PCB, Delhi* The industrial units be informed appropriately. It ~~is~~ *was* also decided that Commr.

(Plg.) should call a meeting inviting representative from NDMC, MCD, Delhi Admn. and Enforcement Branch to identify action after the expiry of 3 years period given in MPD-2001 for such units.

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- a) The scheme is envisaged with circulation pattern ~~that~~ ^{with} the entry and exit ~~in the scheme~~ is mainly towards left. The TCPO observations are mainly ~~for~~ ^{for} traffic managements, which can be taken care of at any stage.

b) The plot is outside the scheme area.

iv. Chief Architect, CPWD - the area is outside the scheme.

v. Shiv Darshan Singh, Shivdev Singh Building, 14, Janpath Lane, New Delhi.

vi. Sd. Sampuran Singh, 1/124, Janpath Lane, N. Delhi.

Technical Committee noted that as per MPD-2001, FAR is ¹⁵⁰/~~250~~, on the basis of which the scheme has been formulated. However, the legal opinion may be obtained with regard to the affidavit ^{and other issues} mentioned in the objection. *The matter may now be brought before authority.*

8. Item No. 67/93

Sub : Retail outlets (Petrol Pumps) in Rural Delhi-Policy

F7(23)67-MP

Technical Committee observed that MPD-2001 had made ~~a~~ provision ^{for} of 'petrol stations' in the 'rural use zone' and, therefore, keeping in view the provisions of MPD-2001, the petrol pump sites could be located ~~for which~~ ^{comprehensive} detailed guidelines may be worked out ^{*} by a Group consisting of Commr. (LM) Dir. (AP), Jt. Dir. (SA) and Town Planner, MCD. However, the Technical Committee was of the view that there should not be any 'objection' for location of the petrol pump sites, so identified and within the provisions of the guidelines if the land is privately assembled *for such purpose.*

* Considering (i) Existing petrol pumps in rural areas (ii) maps show provisions (iii) map of growth centres prepared by MCD (iv) system of using of no objection ~~the~~ (v) map prepared by SLC etc

Laid on table:

Item No.68/93

Sub : Additional plots in Shakti Coop.House
Building Society.

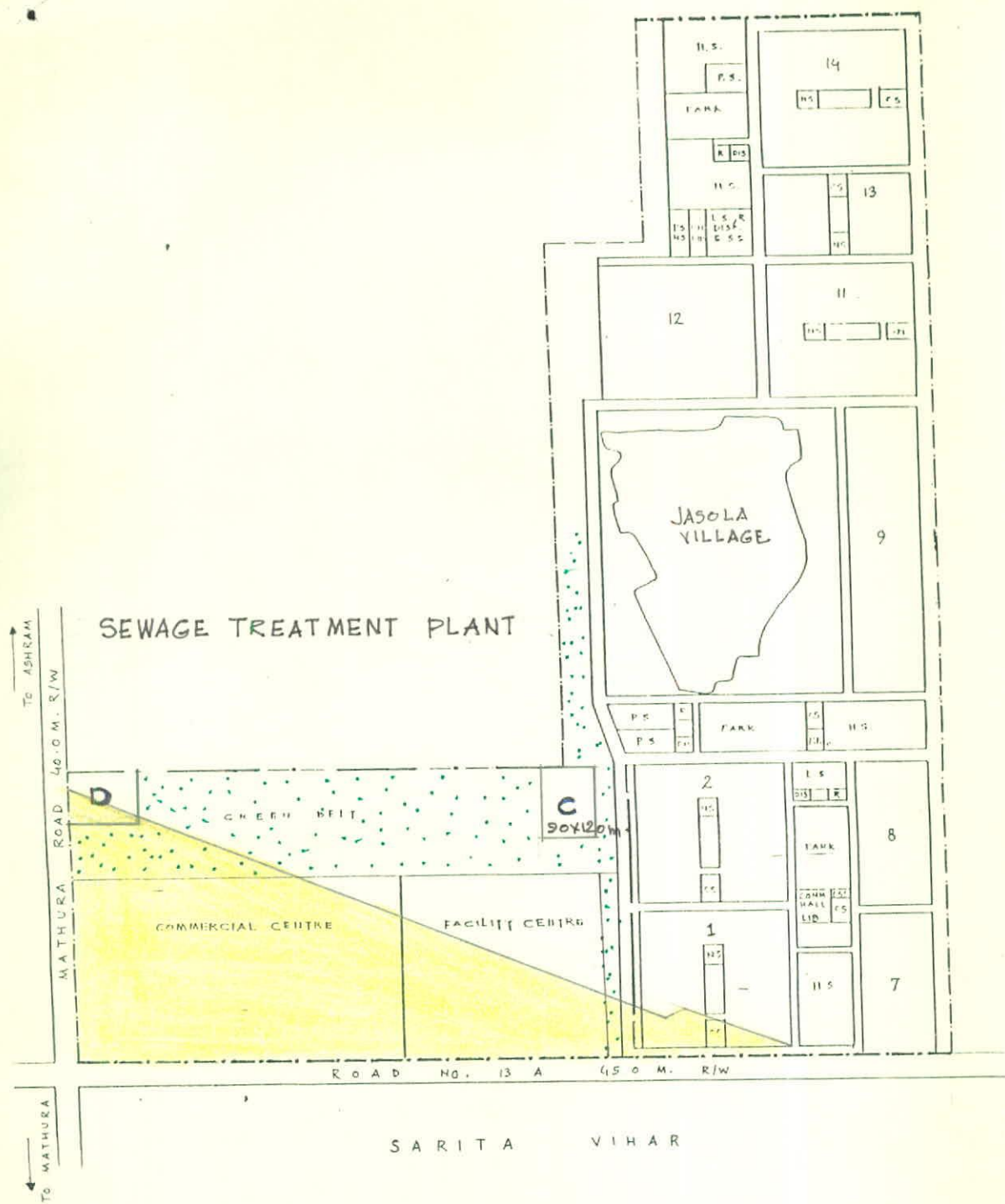
F23(21)/74-Bldg.

VC desired that the case be submitted on the
file.

Comptroller
J.C.

Comptroller
8-7-93

Deputy
7/7/93



Refused

 LAND UNDER STAY.

SITE FOR 66 KV
ELECTRIC SUB STATION
AT JASOLA SCHEME.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN UNIT)

No.F.1(22)93-MP

Dated : 29.6.93

MEETING NOTICE

The Technical Committee meeting of DDA which was to be held on 29.6.93 at 11.00 A.M. will now be held on 5.7.93 at 3.00 P.M. in the Conference Room, Vikas Sadan, New Delhi.

Agenda for the meeting has already been circulated.

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

(ANIL BARAI)
DY.DIR. (MP)

847

12(6)

APPENDIX (A)
to Memo No 66/93

OBSERVATIONS ON OBJECTIONS/SUGGESTIONS RECEIVED IN RESPECT OF RE-DEVELOPMENT SCHEME
OF JANPATH LANE AREA, NEW DELHI

S.No. OBJ./SUG. BY

OBJECTION/SUGGESTION

OBSERVATIONS

1. Secretary
Delhi Urban Art
Commission.

1. Development Controls should be specific and should have in built flexibility to generate a desired urban form.

2. To achieve this DDA should make some mandatory regulations for envelopes.

3. The urban design exercise for the area is required.

4. The green area shown in between envelopes needs more thinking.

5. A proper though be given for circulation pattern in the area.

6. The commission, however, approved the development controls subject to the following:-
"As and when NDRC gives permission for the construction of these plots/envelops they must have an integrated urban design scheme which has to be shown to DDA before it is submitted to DUAC for consideration."

After discussed on ^{on} the first five issues the DUAC approved the Development Controls subject to condition that the construction on these plots would be permitted on the basis of an Urban Design Scheme

2. Deputy Commissioner
of Police, Traffic
Delhi.

They have no objection from traffic point of view with regard to the draft comprehensive re-development proposals at Janpath Lane.

Noted.

12 (b)

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S.No.	OBJ./SUG. BY	OBJECTION/SUGGESTION	OBSERVATIONS
3.	Addl. Chief Planner Town & Country Planning Organisation Govt. of India.	<p>1. The entry exit point of the bus interchange are from Parliament Street to Outer Circle of Connaught Place which would add further congestion to the existing traffic in the outer circle. This can be prevented if the entry to the interchange is made from Janpath and exit on Parliament Street so that the vehicles after reaching at Parliament Street from the exit point can lead to three different directions from the junction at Parliament Street-Tolstoy Marg.</p> <p>2. The podium has been proposed in the area between the IOC building and Bank of Baroda Building which has been raised to about 1.83 metres to accommodate general parking at about 1.52 metres level under the podium. With this proposal the clear floor height for the general parking would be about 3.00 mts. which seems to be on higher side for normal parking purposes.</p>	<p>1. (a) The traffic experts were consulted before finalisation of the circulation pattern.</p> <p>(b) The Delhi Traffic Police has no objection to the proposed circulation pattern.</p> <p>(c) It is basically a traffic management issue.</p> <p>2. (a) This can be reexamined at the time of preparation of implementation drawings.</p> <p>(b) This does not form part of the main scheme.</p>

12(c)

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S.No. Obj./Sug. By

OBJECTION/SUGGESTION

OBSERVATIONS

4. Chief Architect-I
Central Public Works
Department, Nirmah
Bhawan, New Delhi

5. Shri Darshan Singh
Shivdev Singh Building
14, Jangpeth Lane,
New Delhi.

1. It is observed that on the Govt. Plot (where at present Indian Oil Bhawan Exists) it is proposed to provide general parking below the podium and also a 33 KVA sub-station on the plot as both these facilities are for common usage. We object to their being located on the Govt. plot and as such the proposal may be modified and the ESS and general parking be located elsewhere.
2. The location of general parking and the ESS on this plot would also restrict achieving FAR on the plot.

1. The Building like LIC, ICC, DLF, etc. have come up on the basis of envelop controls given by MDRAAC & height, FAR of 400/250 as applicable. Now, the FAR has been reduced to 150 - therefore approved Zonal Plan of Zone D-1 proposed a podium as incorporated in the scheme.
2. The existing 11 KV ESS is to be uprgraded & relocated.

1. DDA has already admitted by an affidavit in the Delhi High Court in May, 1989 that FAR of Jangpeth Lane have shall be 250 for each one of the plots. DDA cannot retract on it undertaking as it has been brought down from 250 to 150 which is objectionable since they have already paid development charges to LSDO in compliance of their letter dt. 31-3-87 on the basis of FAR 250
2. DDA has no right to seek any charge now as the scheme originally approved on 1st Feb., 1983 & delayed the implementation.
3. DDA did not issue the guidelines to the sanctioning authorities i.e. NDMC & DUAC for sanction of Building Plans.

1. The MPD-2001 provision of 150 FAR is statutory.

2. It was never accorded final approved at any time.

2416

12(e)

S. No.	DT./SUG. BY	DEFINITION/SUGGESTION	REMARKS
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2.	The plan as proposed runs contrary to the court decision and treats plot No. P 1 (1-ix) as one plot and not as separate holdings.		
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3.	They have requested to present their case in person.		
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			which is evident that four plots out of the five main plots can be developed on individual plot basis.
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2.	As already stipulated by DVAC while giving permission for construction of plots/envelops and integrated urban design scheme shown to DDA before it is submitted to DVAC.		
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Subject: Retail outlets (Petrol pumps) in Rural Delhi - Policy

INTRODUCTION:

F-1237/67-MP

In a meeting held in the Chamber of Chief Secretary on 12.3.93, in connection with the sites for Retail outlets/LPG godowns (Minutes annexed) following was decided:-

Chief Secretary further observed that outside urbanised limits as per Master Plan 2001, the Oil Companies should themselves locate the sites and obtain it from the land owner and may simply ask D.D.A. to give clearance only from Planning point of view. This will accelerate setting up the retail outlets expeditiously specially on highways and localities outside urban limits and save the city from vehicles entering the city for taking fuel. It will also be as per practice followed in rest of the country.

2.0 M.P.D. 2001 Provisions:-

~~2.0~~ The issue of NOC by DDA in rural use zone as decided by the Chief Secretary has been examined and comments are as under:-

2.1 MPD-2001 provides guidelines and regulations for location of petrol pumps in urban areas. These are in terms of various sizes to be followed and the uses in which can be permitted besides their size and safety distances etc.

2.2. MPD-2001 further states as under:-

"In the rural areas these may be permitted along National Highways, in villages identified as growth centres and on proposed major rural roads."

3.0 GUIDELINES FOR LOCATIONS

3.1 The locational aspect of filling stations/filling cum-service station is elaborated in IRC:12-1983 on the subject of "Recommended practice for location and layout of road side Motor fuel filling and motor fuel filling cum service stations."

3.2. ~~Salient features are as under:~~ Clear distance between two adjacent fuel filling stations should not be less than 300m.

3.3. Clustering of fuel filling stations along the highway should be avoided. If for some reason, two or more fuel filling stations are site in close proximity, these should be grouped together and a parallel service road provided by way of common access to the Highway.

3.4. Fuel filling stations should be well distributed both sides of road, and on opposite sides of the road these should be staggered.

3.5. Fuel filling stations near existing check barriers should be atleast 1 Km away from the barrier.

3.6. Location of fuel filling stations should not interfere with future improvement to road and nearby junction.

Dr.

POD

2.7. Distance of fuel filling station from a junction should not be less than 300 m in case of expressway and 100 m in case of other roads.

2.8. As far as possible, in plain and rolling terrain, the fuel filling station should be located where the highway is practically level.

4.0
3.0. PRESENT PROCEDURE

At the National level following procedure is being adopted for installation of retail out lets in area outside the urban limits

4.1 It is the prime responsibility of the Oil Companies to follow the prescribed standards and procedures in setting up of petrol pump stations. The IRC guidelines in this regard are required to be scrupulously followed. It is understood that the petrol pumps drawings are prepared by Oil Companies (and not by petrol pump owners) which should normally take into account the requirements of the prescribed standards of the Road Authority. These drawings are sent by the Oil Companies to District Magistrate/ Authorities/Licensing Authority for issue of 'No Objection Certificate'. Normally the District Magistrate/other Authorities are expected to consult the concerned PWD/Road Authority before issuing the 'No Objection Certificate'.

4.2. The State PWD or Local Road Authority examines the drawings to ascertain whether the location and layout conforms to IRC:12-1983 and, if so, approves the proposal and permits the licensee to construct approaches, culverts etc. after he has executed the licence Deed for licensing of NH land for the construction of approach road to petrol pump abutting the National Highway.

PCO

- 4.3. In cases, where the standard conditions are not satisfied, then proposals are not approved but the parties concerned are asked to make necessary modifications so as to conform to these conditions.
- 4.4. Proposals, where it is not practicable to fulfill standards conditions, but the State C.E. recommends certain relaxation, are referred to the Government of India in Ministry of Surface Transport (Roads Wing) together with reasons for relaxation for final decision.
- 4.5. The problem mainly arises when the District Magistrate/Licensing Authorities do not consult the Road Authority and give 'No Objection Certificate' after satisfying themselves only regarding safety in storage of explosive materials fire safety etc. The Licensing Authorities in some States are understood to be granting 'No Objection Certificate' only as per provisions of Indian Petroleum Act. These are solely from the angle of regulation regarding explosives and do not imply other approvals which are necessary before the retail outlet can be installed.
- 4.6. Since the NH land vests with the Government of India, approach to the NH from the petrol pump cannot be constructed until the concerned party has complied with the stipulated requirements in this regard and signed the prescribed Licence Deed Agreement with the Government of India.
- 32
- 100

4.0 PROPOSAL

4.1 Keeping in view the recommendations of MPD-2001 the petrol pumps outside the urban limits/proposed urban extensions be permitted as per provision of MPD-2001 contained in para 2.2 in the area indicated on the plan along major rural roads as shown in the plan (laid on the table).

4.2 In addition outside the urban limits ^{/proposed urban extensions} will also be permitted on the roads as details given below:-

- i) Wazirabad road-North, Vroni road- East & West
- (ii) G.T. Karnal road- East, Najafgarh road- North & South.
- (v) Rohat Road, North & South.

4.3 The minimum distances from the major crossing/intersection shall be as under:-

- 1) 300mt. in case of National Highway/Express way with Master Plan road.
- ii) 100mts. rural road with road up to 18mt. R/W.

4.4. Oil companies shall follow the process being adopted at National level given in para 4.

4.5. DDA will examine the proposal and ensure the following:-

- a) It is located on the roads identified in the map enclosed and given in para 4.2 above. (i) to (v) above
- b) The minimum safety distances are ensured as given in para 4.3 (i) & (ii)

5.0 The proposal contained in para 4 above is placed before the Technical Committee for its consideration.

Regr

St. 30m

Sub: Additional plots in Shakti Coop. House Building Society.

F23(21)174-Bldg.

A judgement was passed by the Hon. Supreme Court of India on 3/2/93 in Civil Appeal No.430 of 1993 - Lt. Col. Surinder Kumar Dutt & Ors. V/s Shakti CHBS. The order is placed at annexure 'A'. Extracts of the judgement are given below:-

Annexure 'A'

"We direct that the Administrator shall carve out said 221 plots as directed herein, within a period of two months from today. He shall allot the same among the 221 members included in the second list by adopting appropriate method, i.e., by drawal of lots or by some other fair method".

2. With reference to this judgement of the Hon. Supreme Court Shri P.N. Khanna, Administrator of the Society, submitted copies of the revised layout plan for the approval of the DDA which indicates 221 plots instead of 210 plots earlier approved by the DDA. In his letter he states that the plots has been increased by reducing the sizes of some of the plots, thus the percentage of the residential areas remains the same.

Annexure 'B'

3. The layout plan belonging to Shakti Coop. House Building Society Ltd. at Rohtak Road was approved by the DDA on 10/10/75. According to attested copy of the layout plan submitted by the society there are 210 plots.

Annexure 'C'

The revised plans now submitted by the society were scrutinised and it was observed that the layout plan earlier approved by the DDA remains unchanged except the sizes and number of plots as the plots have been increased by reducing the sizes of few plots. The plots which have been provided additionally as per the orders of the Court are indicated on the plan (laid on table). Due to this addition of plots, as per the orders of the Court, the density marginally increased by 8 persons per acre as against approved density of 103 persons per acre.

I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	60/93	Allocation of space for 66 KV Grid Electric Sub-station at Jasola. F6(12)91-MP	1
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Item no. 60/93

SUB: ALLOCATION OF SPACE FOR 66KV GRID ELECTRIC
SUB-STATION AT JASOLA. (F6 (12)91-M.P.)

- The allocation of space for 66KV grid electric sub-station at Jasola was considered in the Technical Committee meeting held on 31.8.92 item no. 91/92. The site marked 'C' on the attached plan measuring 90 X 120m. for the E.S.S. was put up for consideration.
2. The Technical Committee observed that a more appropriate location for 66 K.V.E.S.S. could be adjacent to Appolo Hospital on Mathura Road and that the site be got identified with the approval of V.C. (DDA).
 3. Accordingly the site was marked on the plan adjacent to Appolo Hospital and the status of Land was got confirmed from the lands branch D.D.A. The lands branch informed that ~~out~~ half of the proposed site as shown on the plan could be available for allotment and the other half is under stay order.
 4. Executive Engineer (Elect.) DDA vide letter no. ED-6/26(60)93/529-32 dated 3.3.93 have informed that D.E.S.U. have shown inability to accept the site which is half under the stay order. It is also stated that for this location, D.E.S.U. will need 25m. wide ~~corridor~~ ^{Corridor} along Mathura Road from road no.13-A for erecting Towers for the electric-lines. (ANNX-1)
 5. Preparation of the electrification plans for Jasola Scheme is held up for the decision of the location of the 66 KV grid sub-station site. Under the circumstances, it is suggested that the site marked 'C' which was put

Contd.....2/-

Revise Agenda Item No. 61/93

Sub: Monitoring of action on shifting of noxious/hazardous industries as proposed in MPD-2001.

File No.: F.20(12)/92-MP

1. As per the provisions of MPD-2001:

- (a) All the existing hazardous/noxious industries in Delhi are to be shifted within a maximum period of 3 years i.e. by 1.8.93.
- (b) Project report to effectuate shifting is to be prepared by the concerned unit and was to be submitted to the Authority by 1.8.93.
- (c) Action to be taken by Delhi Admn. to prepare a list of hazardous and noxious industrial unit to be shifted. Administration may enforce these units to shift within the prescribed time.

2. After number of meetings at the level of Chief Secretary, Vice Chairman DDA and Commissioner (Plg.) DDA a list of 10 hazardous/noxious units was received by DDA from the Deptt. of Industries, Delhi Admn. on 27/11/92. These units were then identified on the maps and actions have been initiated to implement the provisions of MPD-2001.

3. Gist of progress:

- a) The list of the Industries was sent to our enforcement branch by the Planning wing on 9/12/92 for initiating necessary action.
- b) The meeting was organised in the chairmanship of V.C. DDA on 5/1/93 where following major decisions were taken:
 - i) Additional information about 10 units was requested from Industries deptt. within 15 days.
 - ii) Notices to be issued to these units by the enforcement branch asking them to submit the project report for closure/shifting.
 - iii) Legal section was requested to finalise the legal processing based on existing rules and regulation- modification if any therein. (Minutes of the meeting placed at Annexure I).

c) In the meeting taken by Commissioner (Plg.) DDA on 24.3.93 the concerned deptt. were requested once again to take action on the decision taken in the meeting on 5.1.93.

d) In the next meeting taken by Commissioner (Plg.) DDA on 20/4/93 it was presented by the lands deptt. that they have already issued notices to the 10 hazardous/noxious units. Additional information received from Industries deptt. was to be referred to the NCR Planning Board for finalising the land for relocation.

e) The meeting was also taken on 28/4/93 by commissioner (lands Management) with the representatives of the concerned Industries in which it was clarified that all these units have to close down by August 1993 and that they shall not be provided with any alternative land for relocation. On behalf of these units number of fundamental issues were raised and it was decided that they shall submit revised project proposal for shifting by 25/5/93.

f) It was pointed out in the meeting held on 3.6.93 by the lands deptt. that 7 out of 10 units have responded against the notice issued for closure/shifting. Since most of these units have indicated that they are not hazardous/noxious they may be allowed to continue. The report now received is being analysed for taking further action for closure/shifting under the provisions of Delhi Development Act, Pollution Act and the Factory Licensing Act.

4. Issues of shifting/closure of Industries was discussed in the meeting of the Steering Committee for NCR held under the chairmanship of Chief Secretary on 1 June, 1993. Chief Secretary reviewed the position and stressed that "the question of closure of units should be delinked from that of their rehabilitation elsewhere. The former did not entail the latter and Government need not accept any obligation as such to provide alternative accommodation in other places for units which had to be closed down because of their noxious and hazardous character. In fact, it was the local authorities viz: MCD or NDMC which enjoyed the statutory power to close-down such units. The Commissioner (Industries) should, therefore, co-ordinate and bring to the notice of MCD/NDMC all such cases and follow-up the matter with them". (copy of the minutes of the steering committee for NCR held on 1.6.1993 is annexed).

5. The case is put up before Technical Committee; ~~even before~~ ⁱⁿ the actions mentioned in para 4 above, action should also be taken by Com (Lm) DDA against these industrial units as part of enforcement under Delhi Development Act.

F.20(2)/91-MF

Dated: 23.2.1993

ITEM NO. 61/93/TC
ANNEXURE I.

Sub: Minutes of the meeting on the Master Plan provisions for obnoxious and hazardous industries togetherwith enforcement actions, thereof, convened in the office of V.C., DDA on 5.1.1993.

1. Following officers attended the meeting:

- i) Sh. T.T. Joseph, Secy (L&B), Delhi Admn.
- ii) Sh. R.C. Aggarwal, CRP, NCR Planning Board
- iii) Sh. V.K. Jain, CLA, DDA
- iv) Sh. V.K. Thakore, SRO NCR Planning Board
- v) Sh. K.J. Alphons, Commissioner (Lands), DDA
- vi) Sh. J.R. Jindal, Admn. Officer, Factory Licensing, MCD.
- vii) Sh. H.L. Malik, Dy. Director (Inds.), Deptt. of Industries.

2. Dy. Director (Inds), Delhi Admn. pointed out that Industries deptt. of Delhi Admn. have (i) list of about 14,000 pollutant industrial units as per 1990 survey, & (ii) a list of 1476 polluting industries in Delhi surveyed/identified, based on a rapid survey in 1985, (iii) a list of 10 hazardous/polluting industries in medium & large scale sector.

3. After the detailed discussion, following was decided:

- i) Working list of the industries falling in the category of hazardous/noxious as per MPD-2001 out of list of polluting industries available with the industries deptt. shall be compiled and sent to DDA by the end of January, 1993.

(Action: Industries deptt., Delhi Admn.)

- ii) The list of 10 hazardous/noxious units falling in large and medium category shall be further varified and if any of the such industries has been missed the same may be indicated. In case

4-3

of these industries additional details may also be got compiled e.g. (a) name of the industries (b) location (c) product manufactured, (d) land use (e) land occupied, (f) labour engaged, (f) power consumed, (h) extent of pollution created etc.

This may be compiled in consultation with the Pollution Control Board/Delhi Pollution Control Committee and be sent to DDA within 15 days.

Action: Deptt. of Industries, Delhi Admn.

- iii) Notices be issued by the Enforcement Branch of DDA to the 10 hazardous/noxious units falling in large and medium category as per the information supplied by Industries deptt. Asking them to submit the project report for closure/shifting. The language of the notice may be suitably drafted in consultation with the legal deptt. and the planning deptt. of DDA.

Action: Lands deptt., DDA (Enforcement branch)

- iv) The project report for closure/shifting submitted by the Shriram Food and Fertilisers be referred to the Group constituted by the Authority for their closure/shifting.

Action: Planning and lands deptt., DDA

- v) A map indicating 10 hazardous and noxious units as indicated by the Industries deptt. together with other polluting units be prepared by the Planning deptt. based on the additional information to be received by the Industries deptt. of Delhi Admn.

Action: Planning deptt., DDA

- vi) Legal deptt. of DDA may examine finalising necessary rules and regulation for enforcing closure of hazardous and noxious as well as large and medium industries existing in Delhi.

Action: Legal Deptt. + Lands deptt., DDA

- vii) In order to promote voluntary closure/shifting of some of the existing noxious and hazardous units from Delhi suitable incentives in terms of general guidelines for utilisation of the land so vacated after remunerative/high intensity use be studied as in case

of the other metropolitan cities e.g. Bombay,

Action: Lands deptt. In consultation with the Planning deptt.

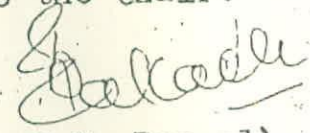
- viii) Licensing deptt. of MCD shall prepare a list of existing industries falling in specific category of hazardous/noxious type as per the classifications provided in MPD-2001. This work may be completed by the end of January, 1993.

Action: Administrative Officer,
Factory licensing, MCD

- ix) Summary of the salient features about all the existing hazardous and noxious units identified by the Industries deptt. shall be furnished to the NCR Planning Board with a view to take up into the adjoining states to earmark adequate areas in the sub-region/Master Plans of the regional and priority towns.

Action: Planning deptt. of DDA

4. The meeting ended with thanks to the chair.


(Dr. S.P. Bansal)
Jt. Dir. (NCR & UB)

Copy to all concerned names

1. Sh. T. T. Joseph, Secy (L&P)
2. Sh. R. C. Aggarwal, C.R.P. NCR Planning Board
3. Sh. V. K. Jain, C.L.A. DDA
4. Commissioner (Land Management) DDA
5. Sh. J. R. Jindal, Admin. Officer MCD
6. Commissioner (Industries)
7. PS to VC DDA
8. Secy (L&S) Delhi Administration
9. Com. (P&H) DDA
10. Sh. Padeef. Mehta, Addl. Commissioner (Tax)
11. Dir. (DC & P) DDA
12. Sh. R. N. Jindal, Environment Engineer.

18/6/2/93

: 8:5 :

Annexure
for 22/11/93

GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI
LAND & BUILDING DEPARTMENT, VIKAS BHAWAN: NEW DELHI 2

No. 1.12(84)/91-L&B/NCR/

15432

Dated: 23/6/93

To

1. The Member Secretary,
NCR Planning Board,
7th Floor, B-Wing
Janpath Bhawan,
New Delhi.
2. The Vice-Chairman,
P.D.A.,
Vikas Sahan, INA
New Delhi.
3. The Commissioner,
M.C.D.
Town Hall, Delhi
4. The Administrator,
N.D.H.C.,
Palika Bhawan, New Delhi
5. The Secretary (Finance)
Govt. of N.C.T. of Delhi
5-Sham Nath Marg, Delhi
6. The Secretary (Medical)
Govt. of H.C.T. of Delhi,
Delhi.
7. The Secretary (LSG),
Govt. of NCT of Delhi
Vikas Bhawan, N. Delhi.
8. The Commissioner (Transport)
Govt. of the NCT of Delhi,
Delhi.
9. The Commissioner
(Industries)
Govt. of the NCT OF Delhi,
10. The Commissioner (Plg.),
Delhi Development Authority,
Vikas Bhawan, New Delhi.
11. The General Manager,
D.E.S.U.,
Shakti Bhawan,
Nehru Place, New Delhi.
12. The Addl. Commissioner, (Water)
DSW & SDU, Jhandewalan,
New Delhi.

SUB: Minutes of the 7th Meeting of the Steering Committee for NCR held
on 1-6-1993

Sir,

I am directed to forward herewith minutes of the 7th meeting of the Steering Committee on NCR in Delhi, held on 1.6.1993 at 5-Sham Nath Marg, Delhi for information and necessary action.

Action taken note on the minutes may kindly be furnished to this Department at an early date.

Yours faithfully,
A. D. Gandhi

(A. D. GANDHI)
DEPUTY SECRETARY (L&B)

Incl.: As above.

No. 1.12(84)/91-L&B/Plg./NCR

Dated:

Copy forwarded for information to:-

1. Secretary to L.G., Delhi
2. P.S. to Chief Secretary, Govt. of NCT of Delhi.

DEPUTY SECRETARY (L&B)

MINUTES OF 7TH MEETING OF THE STEERING COMMITTEE OF N.C.R.
IN DELHI HELD ON 1.6.1993 AT 4.30 P.M. IN THE CONFERENCE
ROOM OF CHIEF SECRETARY, DELHI AT 5-SHAM NATH MARG, DELHI.

Minutes of the 7th Meeting of the Steering Committee of N.C.R. at Delhi held on 1.6.1993 at 4.30 p.m. in the Conference Room of Chief Secretary, Delhi at 5 Sham Nath Marg, Delhi.

The following were present:-

1. Shri R.K. Takkar, Chief Secretary ... In Chair
2. Sh. R.D. Kapoor, Secretary (Finance & Planning)
3. Sh. Jagdish Sagar, Secretary (L&B/PWD)
4. Sh. Ashok Pradhan, General Manager, D.F.S.U.
5. Sh. M.K. Bezboruah, Spl. Commissioner, DWS & SDU
6. Sh. S.P. Aggarwal, Secretary (Medical)
7. Sh. R.S. Sethi, Secretary (LSG/UT)
8. Sh. Ashok Kumar, Commissioner (Industries)
9. Sh. G.R. Ambwani, Engineer-in-Chief, M.C.D.
10. Sh. J.C. Gambhir, Commissioner (Planning), VDA
11. Sh. S.P. Bansal, Jt. Director (NCR & UL)
12. Sh. Santosh Auluch, Chief Architect, VDA
13. Sh. M. Z. Singh, Dy. Director (NCR), VDA
14. Sh. S. Mahash, I.M.C., DWS & SDU
15. Sh. V.P. Singh, Chief Engineer (Plg.) D.F.S.U.
16. Sh. R.P. Rustogi, Regional Planner, NCRPB
17. Smt. Achla Singh, Dy. Director, Transport
18. Sh. Arun Goyal, Joint Secretary (Planning)
19. Sh. B.S. Rawat, Asstt. Director (Planning)

The pending action in respect of decisions taken earlier was reviewed, as recorded below.

2. FINALISATION OF SUB-REGIONAL PLAN OF DELHI:

Commissioner (Planning), VDA stated that the draft sub-regional plan had just been completed and was now to be circulated to all agencies concerned for their comments. Chief Secretary desired that the matter be followed up with a view to finalisation of the sub-regional plan.

(Action: Commissioner (Planning), VDA)

With regard to preparation of plans for the 11 Growth Centres in the rural areas; Shri G.R. Ambwani stated that plans for 9 Growth Centres had been completed and the documents would be sent to Commissioner (Planning), DDA shortly. As regards the remaining two, survey would be completed by 31.8.1993, after which the draft plan would be finalised. He was requested to formulate a time-table and circulate it to all concerned.

The Chief Secretary had desired that MCD should informally co-ordinate and share information with DDA even at the draft stage, as agreed in the 5th meeting, and the desirability of doing this was reiterated. The Engineer-in-Chief, MCD pointed out that implementation of these plans for Growth Centres would be the responsibility of MCD and, further, that MCD were preparing them in accordance with the DDA's guidelines and within the framework of the Master Plan. However, after some discussion, it was agreed that the decision already taken would be adhered to in this regard. It was necessary that the plans should be placed before the Delhi Development Authority for approval in view of their significance, and because they were to be incorporated with the sub-regional plan. Each Plan should be processed separately so that one does not hold-up the other.

(Action: Commissioner, MCD and Commissioner (Plg.), DDA.)

5. DECENTRALISATION OF DISTRIBUTIVE TRADE:

(i) Fiscal measures:

It had been decided in the last meeting that NCR Planning Board would send to the Secretary, Finance a copy of their earlier study regarding fiscal measures needed to make it less attractive for traders to route goods meant for other States through Delhi. Secretary (Finance) had not yet received such a report. However, Secretary (L&B) clarified that he had received a letter from the NCR Planning Board requesting that the minutes of the 6th Meeting be corrected to say that "Member Secretary, NCR Planning Board had asked the Finance Secretary to inform NCR Planning Board of the status on the various recommendations".

Chief Secretary observed that while there was no objection in such an interpretation of the decision taken, it remained a prerequisite for implementation thereof for the NCR Planning Board to send to the Finance Secretary a copy of the document or documents containing the recommendation of the NCR Planning Board.

(Action: Member Secretary NCR Planning Board and Secretary (Finance & Planning))

(ii) Development of wholesale market at Kundli:

The Commissioner(Planning), VDA stated that action was being taken to implement the decision taken in the 6th Meeting in consultation with the NCR Planning Board who are co-ordinating it. Chief Secretary desired that the matter be expedited.

(iii) Decentralisation of other wholesale trades:

The representative of NCR Planning Board stated that, while necessary action would be taken, though he was unable to state the latest position. Chief Secretary desired that the NCR Planning Board should intimate the progress separately.

The suggestion of Member Secretary, NCR Planning Board that the minutes of the 6th Meeting should be modified by substituting for the word 'shifting' the word 'establishing' was agreed to.

4. SHIFTING/CLOSURE OF INDUSTRIES:

A group under the chairman-ship of Commissioner(Planning), VDA have been set up to submit a report in connection with the Master Plan provisions on noxious and hazardous industries together with enforcement action thereon. Commissioner(Planning) had in a meeting held on 3.5.1993 asked Director (Lands) in the VDA to prepare a brief note on the reports received from the 10 hazardous and obnoxious units in order to formulate viable incentives for closing/shifting such units.

Commissioner(Planning), VDA said that such reports had been received from the Director(Lands) in respect of 7 or 8 of the 10 units in question and these reports were to be analysed at a meeting to be held shortly.

Chief Secretary expressed his disappointment at this state of affairs. He emphasized that a positive effort to get these units closed down was necessary. In this connection, Commissioner(Planning), VDA clarified further that they had to analyse the data and make proposals to NCR Planning Board on the basis thereof to enable the latter to recommend land for these units in priority towns.

In this connection, the Chief Secretary stressed that the question of closure of units should be delinked from that of their re-habilitation elsewhere. The former did not entail the latter and Government need not accept any obligation as such to provide alternative accommodation in other places for units which had to be closed down

because of their noxious and hazardous character. In fact, it was the local authorities viz: MCD or NDMC which enjoyed the statutory power to close-down such units. The Commissioner (Industries) should, therefore, co-ordinate and bring to the notice of MCD, NDMC all such cases and follow-up the matter with them.

(Action: Commissioner, MCD, Commissioner (Industries)
Administrator, NDMC, Commissioner (Planning), VDA)

5. HOUSING SHORTAGE:

Secretary (Finance & Planning) had prepared a detailed paper which was circulated. This paper brought out clearly the differences between the assumptions in the Master Plan and in the Regional Plan-2001 prepared by NCR Planning Board; it also took into account the 1991 census data: It was confirmed that the 8th Plan for the N.C.T. of Delhi took into account the figures based on the 1991 census.

6. UTILISATION OF PLAN OUTLAY IN DELHI'S ANNUAL PLAN FOR N.C.R.:

The point on which action had been required in the previous meeting was in respect of resettlement of jhuggi-jhopri dwellers at Meerut. Janata flats constructed by the Meerut Development Authority were available. Secretary (LSG) reported that 1062 families had been contacted but no one had been found willing to move to Meerut. The reasons were:

- (a) the problem of obtaining employment in Meerut and
- (b) alternatively, the problem of commuting between Meerut and Delhi.

It was agreed that this idea should be dropped.

Chief Secretary noted that the real priority was to restrict the creation of additional employment opportunities in Delhi while simultaneously promoting them elsewhere in the National Capital Region. In the absence of measures to achieve this, such ideas of shifting people out of Delhi were unlikely to bear fruit.

7. PROVISION OF MEDICAL FACILITIES IN NCR REGION:

Secretary (Medical) said that he had sent the statement desired, regarding land prices prevalent in different States for the purpose of setting-up of medical facilities, to the Secretary, NCR Planning Board. The response of Member Secretary NCR Planning Board was awaited. Chief Secretary stated that he would like to see the material sent to NCR Planning Board.

Secretary(L&B) mentioned that Member Secretary, NCR Planning Board had in connection with the minutes of the 6th Meeting stated that he had also pointed out that high concessional rates were available to charitable Institutions in Delhi that might be lower than the corresponding rates in NCR. He said that the information provided by Secretary(Medical) to Secretary, NCR presumably covered this issue as well.

Secretary(Medical) said that the provision of medical facilities in relation to population in Delhi was half of what was recommended by WHO and, therefore, that there was no justification for not promoting the further development of medical facilities in Delhi. However, Chief Secretary pointed out that what was relevant in the present context was the comparative position as between Delhi and its neighbouring States. If the facilities in the neighbouring States were even poorer than in Delhi, then the situation would promote immigration, into Delhi notwithstanding the insufficiency, objectively speaking, of medical facilities in Delhi. Therefore, a positive measure to address any such imbalance by promoting the creation of more medical facilities in neighbouring States was absolutely necessary.

8. AFFILIATION OF EDUCATIONAL INSTITUTIONS TO ANY UNIVERSITY/BOARD IN THE NCR REGION:

Chief Secretary observed that this matter had been taken up separately.

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

1. The ...
 2. ...
 3. ...

Sub : Proposed additions/alterations on Plot No. 6-B, School of Planning & Architecture, I.P. Estate, New Delhi.

F.16(5)85-MP

1. A request had been received from the Director, School of Planning & Architecture for issue of the NOC regarding FAR, Ground Coverage, building height and basement for proposed addition/alterations for its Deptt. of Architecture Building, I.P.Estate, New Delhi. The building is situated in a plot measuring 1.695 acres in sub zone D-2. A copy of the letter dt.5.2.93 from the Building Department, MCD had been enclosed in this respect.

2. The development controls norms as per sanctioned plan of MCD, as proposed by the applicant and as per MPD-2001 are given in the following table:

	As per sanctd. scheme	As requested by the applicant	As per MPD-2001 (College Bldg. Component)
a. FAR	75.97	110.31	100
b. Ground Coverage	25.97%	27.75%	25%
c. Height	22.50 mt.	22.50 mt.	14mt.
d. Basement	-	for Parking & service use	Not specifically mentioned

3. The Authority vide its Resolution No.90 dt.4.10.85 approved FAR of 200. However, as per MPD-2001 the site is indicated for public and semi public facilities (college) for which an FAR of 100 is permitted. In view of the fact that the plot is already developed with an existing building having a ^{sanctd.} ground coverage of ^{25.97%} ~~27.75%~~ (against permitted 25%), a height of 22.50 mtr. (against 14 mtr.). Its sub division for college building component, play field and residential component is not feasible. Accordingly within the development control norms of MPD-2001 a letter dt.11.5.93 was issued to the SPA indicating the following norms:

i. Maximum ground coverage : as existing, as per earlier

sanction.

ii. Maximum FAR - 100.

iii. Maximum height : as existing, as per earlier sanction

5. The Director(SPA) vide his letter dt.25.5.93 has again requested that the basement be permitted at least under the proposed new block, without being counted in the FAR.

6. The MPD-2001 does not specifically mention the provision of basement for college site. However, one basement is generally permissible under public and semi public land use which is not counted in the FAR, if used for parking and services.

7. The proposal is placed before the Technical Committee for its consideration.



Sub: District Jail at Narela.

PP/NP/88/107/16.

Ref: Ministry of Home Affairs dt. 16th March, 1993.

Ministry of Home Affairs in its meeting held on 3.9.93 has reviewed the Jail matters in the National Capital Territory of Delhi. Accordingly, they have requested for sites for Jail in Delhi.

2. The above matter was discussed with Commissioner (Plg.) on 29.4.93, and it was decided to indicate a site outside the Project limits for Jail and other social/Public and semi Public facilities (cremation ground)

3. In view of above, a site for District Jail for an area of 10 ha. along with other Public and Semi public facilities such as cremation ground etc. (5 ha.) is indicated on the plan (laid on table). In the proposal, a green buffer of 100 mtrs. is also indicated between the roads and the proposed site for Jail and Public and Semi Public Facilities. The total proposed area is 31 ha. This area is not part of the acquired land of DDA. The proposed area is out side the Development Ar-ea no. 175 dt. 6.5.92 and is located in the NCR Green.

Once the proposal is acceptable to DDA we may acquire the land after the funds for acquisition of land is made available by the Ministry of Home Affairs / Secretary Homes, National Capital Territory of Delhi.

The proposal is placed before Technical Committee for consideration and approval.

[Signature]
17/6/93
Proj. Planner (Narela)

Sub: Request for allotment of land to G.R. Geenka Education Society for Sr. Secondary School in Vasant Kunj (Reg. development controls) F.18(14)88-IL

G.R. Geenka Education Society was allotted land measuring 3.5 acres on 1/11/89 and accordingly the society has made the payment to the tune of Rs. 58,42,501/- for 2 acres of land for building and 1.5 acres for playfield. After handing over the possession for 2.876 acres to the society it was found that the area of the plot handed over was less than the area actually allotted. For this plot i.e. site no. 3, the possession was handed over as 50% for building and 50% for playfield.

2. On the request received from the society dt. 31.3.90, the society requested for the refund of the excess amount deposited. The matter was examined in the Finance Department in file no. MA-II/88-89/DDA/10 and the society was informed accordingly vide this office letter dt. 14.3.91 that the excess amount deposited cannot be refunded as the allotment was made much before the notification of MPD-2001.

3. The society vide letter dt. 19.3.91 requested for the allotment of additional land lying vacant adjacent to the site already allotted. It was, however, agreed to allot adjacent plot no. 5 (PS) to the society with an area of 0.949 acres. The possession of the additional plot was also handed over to the society with 50% for building and 50% for playfield. Thus making a total area of 3.825 acres of both the plots. As per the possession already handed over for the two sites, area of 1.91 acres is for building and 1.91 acres is for playfield.

4. Subsequently, the society requested for the amalgamation of both the plots and the case was accordingly put up to the Tech. committee. Tech. committee in its meeting held on 31.3.92 decided that:

"The Tech. committee decided that a composite building envelope be worked out for both the primary school and the higher secondary school, keeping in view the over all permissible building area as 2.5 acres, with the remaining area being kept as a school playground".

CPA

5. G.R.Geenka Education Society vide their letter dt. 31.8.92 had represented that since 50% of both the plots were agreed to be earmarked for building area and 50% for playfield, as such, they are entitle to have grouond coverage, FAR etc. as stipulated in the MPD-2001, on the area earmarked for building activity. If 2.5 acres of land is to be considered for building than the remaining area meant for playground is 1.32 acres which is grossly insufficient to provide for a standard size of playground i.e. $68m \times 126 m = 8568$ sq.mts. or 2 Acs. which is much below the standards laid down in the MPD-2001.

6. Under the circumstances, there appears no other alternative than to allow 2 acres of area for building and remaining area for playground purpose. All the controls of MPD-2001 including 30% ground coverage and 120 FAR etc. on 2 acres of the building will apply. By this arrangement, there is no financial involvement as the society had already made the payment for 2 acres of land. It is therefore for consideration whether to mix pricing in the land sub-division & building regulations would be desireable which has to be as per the Master Plans.

7. The matter was referred to Lands Deptt. who had opined that the building part, in view of the circumstances be kept as 2 acres it will be minor adjustment and has no financial implications involved.

8. The matter is submitted for the consideration of ;the Technical Committee.

CP*
24/6/67

DELHI DEVELOPMENT AUTHORITY
NARELA PROJECT

ITEM NO. 65/93

SUB: Proposed Petrol Pump Sites, Narela (phase 1/1).

PPINP/88/134

The DDA has started development of 450ha. of acquired land which is in continuation to the existing Narela Town and DSIDC Industrial Area. The project land uses for 450ha. have been approved. This area mainly comprises of 7 sectors, 5 exclusively for residential and 2 sectors for Public & Semi Public Facilities.

Sector A-7 is centrally located in the 450ha. area under development. The total area of the sector is 66ha. and out of this 16 ha. is earmarked for recreational use. The detail plan for sector A-7 Public & Semi Public Facilities for 50ha. has been finalised in consultation with Commissioner (Plg) DDA. Though the over all proposal for sector A-7 will be placed before Screening Committee later on, it was desired by Commr. (Plg) in a meeting held on 10.5.93 that the proposed Petrol Pump Sites items be placed separately.

In view of this, the plan showing 3 sites of Petrol Pumps on comprehensive proposal for sector A-7 is placed opposite.

The details of Petrol Pump Sites are as follows:

S.No.	Site No.	Type	Size
1.	Site No.1	Filling station (for 2&3 wheelers)	60'x50'
2.	Site No.2&3	Service cum filling station.	120'x100'(Each)

It is requested that the Petrol Pump Sites 3 Nos. as stated above may please be considered and approved.

Vinod K. Singh
15/6/93

Sub : Proposed, Redevelopment Scheme for Janpath Lane, New Delhi.
F.16(89)81-MP

A revised scheme for Janpath Lane area for its redevelopment was prepared and submitted to the Authority. The Delhi Development Authority in its meeting held on 1.12.92 vide resolution no.150/92 approved the proposed scheme for inviting objections/suggestions and be also referred to L&DO, NDMC and other concerned departments for comments, if any.

2. In pursuance a Public Notice was issued on 27.2.93 for the purpose of inviting objections/suggestions and the scheme was also referred to L&DO, NDMC, Archeological Survey of India, DUAC AND DCP(Traffic). The DUAC discussed the scheme in a meeting on 5.3.93, in which DDA representatives were also invited.

3. In response six objections/suggestions have been received from various govt. organisations and public, as listed below:

(a) DUAC, (b) Delhi Traffic Police, (c) TCPO, (D) CPWD, (e) Shri Darshan Singh and (f) Sh.Sampuran Singh.

4. Various issues raised in these objections/suggestions with respect to the proposed scheme have been scrutinised and a detailed report along with observation is placed in the Appendix 'A'.

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


1/6/93