

DELHI DEVELOPMENT AUTHORITY  
( MASTER PLAN SECTION )

Minutes of Technical committee meeting held on  
19.4.93 at 12 (noon) in the VC'S Conference Room  
of Vikas Sadan, INA, New Delhi.

The following members were present:  
DELHI DEVELOPMENT AUTHORITY:

1. Sh. S.P. Jakhanwal, VC (In Chair)
2. Sh. H.D. Sharma, E.M.
3. Sh. A.P. Sinha, Principal Commr.
4. Sh. J.C. Gambhir, Commr. (Plg.)
5. Sh. Santosh Auluck, C.A.
6. Sh. S. Roy, Commr. (LD)
7. Sh. K.L. Alphons, Commr. (LM)
8. Sh. R.G. Gupta, Dir. (TYA)
9. S. P. C. Jain, Dir. (AP&B)
10. Sh. A.K. Jain, Jt. Dir. (ZP)
11. Sh. Chander Ballabh, Jt. Dir. (AP)
12. Sh. R.K. Jhingan, Sr. Land Scape Architect

POLICE DEPARTMENT (TRAFFIC)

13. Sh. Lal Ram, ACP

MCD:

14. Sh. Sunil Mehra, Jr. Town Planner

TOWN & COUNTRY PLANNING ORGANISATION:

15. Sh. K.J. Gurumukhi, Addl. C.P.

NDMC:

16. Sh. J.P. Mittal, Dy. Architect.

Minutes of the Technical committee meeting held on 19.4.93.

File no. F.1(17)93-MP

The following four items were considered.

1. Item No. 39/93:

Sub: Request for allotment of additional land presently unauthorisedly occupied by Mount Carmal School, Anand Niketan. Fl4(7)78-IL.

The Technical committee after detailed discussion recommend that pocket A measuring 11 acre as identified on the survey of the land may be allotted to the Mount Carmal School. In case of pocket (A), B (Nallah Strip) prior comments of MCD be obtained as a service line is existing there. Further, it was desired that suitable action be taken by Commr. (LM) to remove the encroachments as mentioned in para 5 (iii) of the agenda item. The school will have to pay damages for U/A occupation as well for the period of U/A occupation.

2. Item No. 40/93:

Sub: Policy for locating industrial activities in the Union Territory of Delhi. F20(2)91-MP

The Technical committee, after detailed discussions, recommended the following modifications to be processed in the Master Plan for Delhi Perspective-2001.

Page No.	Chapter	Para No.	Modified Paragraphs.
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120	Urban	02	Modified Text:
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Extension

The land in the Urban Extension (UE ) would approx. be distributed in the different land use in the following manner:

Land Use	%age of land
----------	--------------

Residential	48-58%
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Commercial	5-6%
------------	------

(374% for commercial use 2% for service centres)

Recreational	15-20%
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Public & semi public facilities.	9-11%
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Circulation	10-12%
-------------	--------

2% of the area indicated for service centre in the above table would be divided as under:

(a) Distt. level 1%

(b) Community Centre 0.67% level.



(c) Local shopping  
Centre level be 0.33%

These areas would/distinctly  
separate from commercial  
areas and would be developed  
as per norms given for these in  
the section on Development Code.

124 Work Centre left hand  
& Industry side under  
the head  
Extensive  
Industries  
para (b)

Righthand  
side under  
the heading  
light and  
service  
industries  
para (a)

Existing non-conforming  
extensive industrial units  
shall be shifted to the  
extensive industrial use  
zone within a maximum period  
of 3 years.

Non-conforming light and  
service industrial units  
with 20 or more workers  
shall be shifted to the  
industrial use zone/close  
down within a maximum  
period of 3 years.

Para (b)

Non-conforming light units  
and service industrial with  
10 to 19 workers may continue  
to operate in the present  
locations but should be  
reviewed after 5 years.  
Similarly non-conforming  
light and service industrial  
units upto 9 workers may  
continue to operate in their  
location and should be  
reviewed after 10 years.

125 Work Centre  
& Industry

The following text would  
be deleted. 'In the next two  
decades, to meet the expand-  
ing need of (i) computer  
(ii) Drugs (without manufa-  
cturing of chemicals).'

Extensive industrial activity in Urban Extension shall be confined within about 265ha. area at two locations. These areas shall be mainly utilised for shifting of existing incompatible industrial units.

162 Development Paragraph  
Code. Service  
Centre  
(035)

Modified development control to be as under:

- \* Maximum ground coverage - - - - - 30%
- \* Maximum height 14 mtr.
- \* Maximum FAR 75%
- \* other control: Basement to the extent of ground coverage with the set-back line shall be allowed and, if used for parking, shall not be counted in FAR

3. Item No. 41/93

Sub: Revised plan of a land measuring about 3000 sq. mtr. to the North of Hauz Khas Telephone Exchange in Block C-6, Safdarjung Development Area.

The revised plan of land measuring about 3000 sq. mtrs. to the North of Hauz Khas Telephone Exchange in Block C-6, Safdarjung Development Area was discussed in detail and, the Technical Committee recommended the following:

- (i) The revised layout plan as laid on the table incorporating nine residential plots as in para (3) of the
- (ii) Agenda note may be approved;  
the stay order granted by the Court may be got vacated by the Lands/Management Department at the earliest;
- (iii) The Lands Section in consultation with the Finance Department may workout the terms and conditions of land left to M/S Chopra, and the development charges/betterment charges be prescribed.



4 Item No.42/93:

Sub: Change of Trade from repair 'Workshop to 'Store' telephone cables' in Wazirpur Industrial Area.

The Technical/<sup>Committee</sup> recommended the change of premises from Repair Workshop to Store (telephone cable) under the provision of Special appeal, permission with the condition that development control i.e. ground coverage and FAR of repair workshop/service industries be retained. Conversion charges, if any, would be worked out by the Lands Deptt. in consultation with the Finance.

This issue with the approval of Vice Chairman, DDA.

(ANIL BAKSI,  
DY. DIR. (MP)  
25.5.93

# Minutes of the T.C. meeting held on

File No F-1(17)/93-MP

The following four items were considered.

## 1 Item No. 39/93

Sub: Request for allotment of additional land presently unauthorisedly occupied by Mount Carmal School, Anand Niketan. F14(7)78-IL.

\* map at ---/c

The Technical Committee after detailed discussion recommended that pocket A ~~and pocket B~~ <sup>measuring 0=1.1 acre</sup> as identified on the survey of the land <sup>may</sup> be allotted to the Mount Carmal School. However, <sup>in</sup> case of pocket <sup>A</sup> ~~B~~ (Nallah/shp) prior to that, comments of MCD <sup>existing</sup> be obtained as a service line is there. Further, it was desired that suitable action be taken <sup>by Comm. (L)</sup> to remove the encroachments as mentioned in para 5(iii) of the agenda item. <sup>The School will have to pay damages to U/A occupant as well. for the period of U/A occupation.</sup>

## 2 Item No. 40/93.

Sub: Policy for locating industrial activities in the the Union Territory of Delhi. F20(2)91-MP.

The Technical Committee, after detailed discussion, recommended the following modifications to be processed in the Master Plan for Delhi Perspective-2001.

### Page No.   Chapter   Para No.   Modified paragraphs.

120 Urban Extension 02

Modified text:

The land in the Urban Extension (UE) would approx. be distributed in the different land use in the following manner:

<u>Land use</u>	<u>%age of land</u>
Residential	48-58%
Commercial	5-6% (3-4% for commercial use 2% for service centres)
Recreational	15-20%
Public & semi-Public facilities.	9-11%
Circulation	10-12%

2% of the area indicated for service centre in the above table would be divided as under:

(a) Distt. level	1%
(b) Community Centre level	0.67%



(c) Local shopping  
Centre level be 0.33%

These areas would/distinctly  
separate from commercial  
areas and would be developed  
as per norms given for these in  
the section on Development Code.

124 Work Centre left hand  
& Industry side under  
the head  
Extensive  
Industries  
para (b)

Righthand  
side under  
the heading  
light and  
service  
industries  
para (a)

~~124 Work Centre  
& Industry~~ Para (b)

125 Work Centre  
& Industry

~~Revised Text:~~

Existing non-conforming  
extensive industrial units  
shall be shifted to the  
extensive industrial ~~use~~  
zone within a maximum period  
of 3 years.

Non-conforming light and  
service industrial units  
with 20 or more workers  
shall be shifted to the  
industrial use zone/close  
down within a maximum  
period of 3 years.

Non-conforming light  
and service industrial <sup>small units</sup> ~~units~~ with  
10 to 19 workers may continue  
to operate in the present  
locations but should be  
reviewed after 5 years.  
Similarly non-conforming  
light and service industrial  
units upto 9 workers may  
continue to operate in their  
location and should be  
reviewed after 10 years.

The following text would  
be deleted. In the next two  
decades, to meet the expand-  
ing need of <sup>or more</sup> (i) computer  
(ii) Drugs (without manufa-  
cturing of chemicals).

and

Extensive industrial activity in Urban Extension shall be confined within about 265ha. area at two locations. These areas shall be mainly utilised for shifting of existing incompatible industrial units.

162 Development Paragraph  
Code. Service  
Centre  
(035)

~~Modified Text:~~

Modified development control to be as under:

- \* Maximum ground coverage - 30%
- \* Maximum height 14 mtr.
- \* Maximum FAR 75%
- \* other control: Basement to the extent of ground <sup>coverage</sup> ~~control~~ with the set-back line shall be allowed and, if used for parking, shall not be counted in FAR

B. Item No. 41/93

Sub: Revised plan of a land measuring about 3000 sq. mtr. to the North of Hauz Khas Telephone Exchange in Block C-6, Safdarjung Development Area.

The revised plan of land measuring about 3000 sq. mtrs. to the North of Hauz Khas Telephone Exchange in Block C-6, Safdarjung Development Area was discussed in detail and, the Technical Committee recommended the following:

- \* Copy at  
-----/c
- (i) The revised layout plan as laid on the table <sup>incorporating nine residential plots as in Para (3) of the April 1976</sup> may be approved;
  - (ii) The stay order granted by the Court may be got vacated by the Lands <sup>Management</sup> Department at the earliest;
  - (iii) The Lands Section in consultation with the Finance Department may workout ~~the~~ terms and conditions of land <sup>left</sup> ~~allocated~~ to M/S Chopra, and <sup>his</sup> ~~whether any~~ development charges/betterment charges ~~are to~~ be prescribed.



4 Item No.42/93:

Sub: Change of Trade from 'repair Workshop to Store' telephone cables' in Wazirpur Industrial Area.

The Technical <sup>committee</sup> recommended the change of premises from Repair Workshop to Store (telephone cable) under the provision of Special appeal, permission with the condition that development control i.e. ground coverage and FAR of repair workshop/service industries be retained. Conversion charges, if any, would ~~have to~~ be worked out <sup>by the Law Dept.</sup> in consultation with the Finance.



ITEM NO. 39/93

Sub: Request for allotment of additional land presently unauthorisedly occupied by Mount Carmel School, Anand Niketan, F14(7) 78-IL

*The Technical Committee*

*recommended that*  
~~This case was discussed in detail and after detailed discussion it was decided that for pocket A and for pocket B of the land, the case of MCD may be obtained in the first instance.~~  
*as identified on the survey*  
*Comments*

ITEM NO. 40/93:

Sub: Policy for locating industrial Activities in the Union Territory of Delhi, F20(2)91-MP

*a amendment were are suggested to be processed further.*  
The amendment in the Master Plan with reference to Industrial policy ~~was~~ *were* discussed in detail and following decisions were taken:

Page No.	Chapter	Para No.	Revised Text / or Addition <i>at present</i>
120	Urban Extension	03	<del>Revised Text:</del> The land in the Urban Extension (UE) would approximately be distributed in the different land use in following manner: Land Use

N.B. There shall be no provision for new Industrial Estates in the Urban Extension Area of MPD-2001.

123 & Work Centre & (b)  
124 Industry

Addition of Text after para (b):  
"Delhi Admn. should identify the existing units which are hazardous/noxious heavy and large and require to be closed down and shifted outside the Union Territory of Delhi".



Page No	Chapter	Para No	Revised Text or Addition
124	Work Centre Industry	Extensive Industries (b)	<p><u>Replacement of Text at para (B):</u></p> <p>Existing nonconforming units shall be closed down or shifted to industrial use zone within 3 years from the commencement of MPD-2001.</p>
124	Work Centre Industry	Light and Service Industries (a)	<p><u>Replacement of Text at para (a)</u></p> <p>Non conforming light and service industries with 20 or more workers shall be closed down or shifted to industrial use zone within the three years from the commencement of MPD-2001.</p>

It was further decided that before placing the above recommendations of the Tech. Committee before the Authority, for the amendment in MPD-2001, <sup>The proposed amendments be settled</sup> the text be got approved from legal dept. <sup>Also the agenda item may include the existing provisions of</sup> Item No. 41/93: <sup>the against each proposed amendment.</sup>

Sub: Revised plan of a land measuring about 3000 sq.mts. to the North of Hauz Khas Telephone Exchange in Block C-6, Safdarjung Dev. Area.

The revised plan of land measuring about 3000 sq.mts. to the North of Hauz Khas Telephone Exchange in Block C-6, Safdarjung Dev. Area was discussed in detail and, <sup>It was</sup> ~~stated that on the advice of the Supreme Court a plot measuring 1000 sq.yds. was allotted to Chopra Family and therefore in the first instance Lands Section may find out on what terms and conditions this land was allotted.~~ <sup>(ii) The in consultation with the Finance Dept. may work out the terms and conditions of this land allotted to M/s. Chopra, and whether any development charges / betterment charges are to be prescribed or not.</sup>

It was further decided that <sup>(i)</sup> the revised layout plan as laid on table may be approved and ~~it was also decided that~~ <sup>(ii) The stay granted by the Court may be got vacated by the Land Br. Dir. (IM) at the earliest.</sup>



Item No. 42/93

Sub: Change of Trade from repair 'Workshop to Store'  
telephone cables in Wazirpur Industrial Area.

*The Exec. committee recommended*  
*premises*  
The change of Trade from Repair Workshop to Store  
(telephone cables) in Wazirpur was discussed in detail  
and the change of trade was allowed under Special Appeal, *with*  
*The provision of person*  
*The condition that no increase in dev. controls i.e.*  
keeping the same ground coverage and FAR and with these  
recommendations the case be placed before the Authority.  
*Light and Service*  
*of repair workshop*  
*industry*  
(Service industry) be  
retained.



Laid on Table.

Sub: Change of Trade From Repair Workshops to Store  
'Telephone Cables' in Wazir Pur Industrial Area.  
F.26(12)87-IL

1. MTNL vide their letter dt. 11.4.91 has requested for change of trade from repair workshops to telephone cables.
2. MTNL initially requested for the allotment of land for repair workshop in Wazirpur industrial Area Plg. Deptt. recommended the allotment for a plot measuring 8587.05 sq.mts. by amalgamating plot no. B-66/1 and B-66 in Wazirpur Indl. area. It was felt necessary to obtain the consent of Telephone Deptt. regarding the proposed site. Accordingly a letter was issued to them on 13.2.90. MTNL vide their letter dt. 11.4.91 stated that due to changed conditions the requirement of central workshop for telephone as a whole is not felt since small repair shops are in operation in each zone.
3. MTNL has further stated that they are entire need of plot of 2 acs. each in each zone i.e. North - South, West-East and Central area. At present, cables drums are being stored in various lands sites allotted to them for telephone exchanges. Since MTNL has no space for the storage of this cables which are presently lying at site allotted to Telephone Deptt. for Telephone Exchange. Secondly cables lying in this site of telephone exchange can not vacated unless untill proper sites for storage the allot the already proposed site meant for repair shop in Wazirpur Indl. area for the purpose of storage of telephone cables by changing its trade.
4. Wazirpur Indl. Area is meant for light manufacturing as per approved layout plan and in MPD-2001 it is light and service and permitted uses are as per Annexure II.
5. The matter was placed in the I.P.C. meeting held on 14.11.91 and following decision was taken:  
" It was opined that land requirement for telephone cables stores be assessed in the first instance for processing the case under special permission for storage use".
6. In view of the decision of IPC, Instl. Branch was asked to get the detail floor are requirement of covered and open area from MTNL, Divisional Engineer MTNL vide his letter dt. 1.1.93 submitted the detail area requirement. These are as follows:

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN UNIT)

NO.F.1(35)92-MP

13.4.93

MEETING NOTICE

The Technical Committee meeting of DDA will be held on 13.4.93 at 12.00 noon. in the Conference Room, Vikas Sadan, New Delhi.

Agenda for the meeting is enclosed.

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

( ANIL BARAI )  
DY.DIR. (MP)



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			<u>Laid on Table.</u>



SUB:- Request for allotment of additional land presently unauthorisedly occupied by Mount Carmal School, Anand Niketan. (File No.F.14(7)/78-IL.

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The Principal, Mount Carmal School has been representing to the DDA for regularisation/allotment of the additional land measuring 0.15 acs. unauthorisedly occupied by the school, by accepting the status-quo on the ground for enabling the school to pursue their case with MCD regarding approval of building plans.

2. The matter has been examined in the Area Planning Wing. Mount Carmal School Society was offered allotment of primary school site in Anand Niketan measuring 2.39 acs. in May, 1981. However, at the time of the handing over the possession the school was handed over only 2.08 acs. with the assumptions that a service lane of 10' was left along with rear of plot No.A-20 to D-18 and some green area measuring a total of 0.31 acs. Lease for 2.08 acs. has been executed. In the layout plan, however, the area mentioned for primary school was 2.36 acs.

3. Presently, the Society is occupying a total of 2.23 acs. including 10' strip referred to above and some open area left out between the school plot and West End Society. Mount Carmal School Society has requested for formally allotting this land with a view to get his plan sanctioned from MCD, as area stands transferred to MCD. After getting the detailed survey done and by superimposing the actual 2.08 acs. handed over to School Authority, the additional area of 0.15 acs. had been identified on the survey plan marked 'A' & 'B' measuring 0.11 acs., 0.04 acs. respectively.

P. Gai



4. The matter was discussed with Commr. (Lands) with VC, DDA who has in turn desired to know the land use of the pockets under consideration for additional allotment. According to the approved layout plan pocket 'A' forms part of original primary school and pocket 'B', partly primary school and partly green/nallah. Moreover, from the site inspection, it is revealed that adjacent to Pocket 'B' under consideration, about 150 sq.mt. land seems to have been encroached by owner of Plot No.D-1, West End Colony who has constructed a balcony which is hanging over the setbacks line of the school and visually no nallah/park exist.

5. The additional land measuring 0.15 acres already under the occupation of the school now requested for the regular allotment by the school may be agreed subject to the following conditions:-

- (i) An undertaking may be taken for the additional land allotment from the school society for indemnifying DDA for any claim from the owners/occupants of the adjoining properties/school/society.
- (ii) The distribution of additional land would be 50% (i.e. 0.075 acres) for building and 50% for play field as per primary school since the school will be entitled for additional ground coverage and FAR in a Primary School site.
- (iii) As pointed out in para 4, the allottee of plot No.D-1 West End Colony has encroached upon approximately 150 sq.mt. land for which suitable action be initiated by lands department for removing the encroachment.

The matter is placed before the Technical Committee for consideration.

*P. S. Jau*

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Policy for locating Industrial Activities in the Union Territory of Delhi. (1)

No. F.20(2)/91 - MP

The subject matter on relocation/shifting of obnoxious/hazardous Industrial Units from Union Territory of Delhi within a period of 3 years from the date of promulgation in the Master Plan for Delhi 2001 and other emerging issues were placed before the Authority vide No.86/92; dated 7.7.92., for the recommendation made by the Technical Committee in a meeting held on 21.1.92.

2. The Authority resolved that :

- a) There should be no provision for new Industrial Estates in the Urban Extension Area of MPD-2001.
- b) Delhi Administration should indentify the existing Units which are Hazardous/Obnoxious, heavy and large and require to be closed down and shifted outside the Union Territory of Delhi.
- c) On receipt of the recommendations of Delhi Administration the (Local) Bodies will take necessary action for the closing or shifting of such Industries. The closure or shifting of the Industries thus identified, should be completed by 1.8.93 i.e. within three years of the coming into force of MPD-2001.
- d) Master Plan - 2001 has envisaged 6-7% of Urban Extension Area to be provided for Industrial Estate. In view of (a) above (not having any new Industrial Estates), the Master Plan land uses in Urban Extension area be readjusted as under:
  - i) Additional 2% to be added in 'Commercial' use for 'Service Industries';
  - ii) additional 3% to be added in the 'residential' use zone; and
  - iii) additional to the extent of 2% for 'Public and semi-public' use and 'recreational' use put together.

Accordingly necessary amendment in MPD-2001 be taken up.

- e) MCD should take up the development of 11 growth centres in accordance with MPD -2001 on priority basis.

3 Accordingly, there are following 3 actions needs to be initiated on the Authority resolution mentioned above :

- i) We may request the concerned depts. of Delhi Administration and MCD to implement the closure of hazardous/noxious heavy and large Units in a time bound programme to be completed by 1.8.93.
- ii) Necessary amendments to be made in the MPD-2001 with respect to land use and the text by the Perspective Planning Wing of DDA.
- iii) Request MCD to take up the Planning and Development of 11 growth Centres in accordance with MPD-2001.

...2/...



4. The draft revision in the text of the MID-2001 within the framework of the Authority resolution has been prepared and Annexed alongwith for examination in Internal Planning Committee.

Amendment : Industrial Policy & Policies related to it of the MID-2001, as per the Authority Resolution No.A.86/92, dated 07.07.92.

The Gazette of India :

Page No	Chapter	Para No	Revised Text/or Addition												
120	Urban Extension		<u>Revised Text:</u>												
		03	The land in the Urban Extension (UE) would approximately be distributed in the different landuses in following manner :												
			<table><tr><th><u>LANDUSE</u></th><th><u>% of Land</u></th></tr><tr><td>Residential</td><td>48 - 53 %</td></tr><tr><td>Commercial</td><td>5 - 6 % (3-4% for Commercial use 2% for Service Ind- ntrion)</td></tr><tr><td>Recreational</td><td>16 - 21 %</td></tr><tr><td>Public &amp; Semi public facilities</td><td>9-11%</td></tr><tr><td>Circulation</td><td>10 - 12 %</td></tr></table>	<u>LANDUSE</u>	<u>% of Land</u>	Residential	48 - 53 %	Commercial	5 - 6 % (3-4% for Commercial use 2% for Service Ind- ntrion)	Recreational	16 - 21 %	Public & Semi public facilities	9-11%	Circulation	10 - 12 %
<u>LANDUSE</u>	<u>% of Land</u>														
Residential	48 - 53 %														
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Recreational	16 - 21 %														
Public & Semi public facilities	9-11%														
Circulation	10 - 12 %														
			N.B: There shall be no provision for new Industrial Estates in the Urban Extension Area of MID-2001.												
123 & 124	Work Centre & Industry	(b)	<u>Addition of Text after para (b) :</u> "Delhi Administration should identify the existing units which are hazardous noxious heavy and large and require to be closed down and shifted outside the Union Territory of Delhi."												
124	-do-	para; "General Conditions"	<u>Addition of Text (before (i))</u> On receipt of the recommendations of the Delhi Administration, the Local Bodies will take necessary action for closer/shifting of such Industries in a time bound programme. In order to promote voluntary closure/shifting general guidelines permitting higher intensity use on a part of the land so vacated could be considered giving due consideration to the deficiency of infrastructures, cost-economics and labour problem involved.												

③

Page No	Chapter	Para No	Revised Text/or Addition
124	Work Centre Industry	Extensive Industries (b)	<p><u>Replacement of Text at para (b):</u></p> <p>(b) Existing non-conforming extensive industrial units shall be shifted to the extensive industrial use zone within/outside National Capital Territory of Delhi. NCR planning board shall suggest suitable locations within NCR towns for accomodating such units. Any unit causing pollution beyond a limit that would not permit reduction through anti pollution devices, such units shall be shifted on priority in a time frame not exceeding 3 years from the date of issuing notice.</p>
124	Work Centre Industry	Light and Service Industries (a)	<p><u>Replacement of Text at para (a)</u></p> <p>Non conforming light and service industrial unit with 20 or more workers and causing pollution beyond a limit that would not permit reduction through anti-pollution devices shall be shifted to the industrial use zones within or outside National Capital Territory Delhi in a Specified time frame not exceeding three years from the date of issuing notice.</p>

*myh*



Page No	Chapter	Para No	Revised Text/ or Addition
124	-do-	General Conditions: after (i)	<p>Addition of Text : after sub-para (i) :</p> <p>NCR Planning Board to ensure that adequate Industrial area is provided for in the Master Plans of Regional &amp; Sub-regional Centres, Priority town etc. in NCR so that non-conforming Industrial Units closedown from Delhi are given a chance to relocated.</p>
162	INDL. FLOT LIGET & SERVICE INDUSTRY (036)	At the end of Para	<p>(Addition of Text) :-</p> <p><u>SERVICE INDUSTRY</u> (additional 2% added in 'Commercial' use)</p> <hr/> <p>(i) Additional 2% area to be added in 'Commercial' use for Service Industries' (In case of U B).</p> <p>(2) The additional 2% area divided as under :</p> <p>(a) District Centre Level - 1%</p> <p>(b) Community Centre Level - 0.57%</p> <p>(c) Local Shopping Level - 0.33%</p> <p>(3) These areas would be distinctly separate from Commercial areas and would be developed with the following controls:</p> <p>(a) Ground Floor coverage - 33% (overall)</p> <p>(b) F.A.R -100%</p> <p>The area would be developed as mixed use and 33% of the floor space would be used for residential activities.</p>
125	Work centre & Industry	Areas for Industrial activity	<p>(1) Delete para: "In the next two decade... .....manufacturing of chemical(s)".</p> <p>(2) Delete para: "Extensive industrial..... .....industrial units".</p>

5. The draft modifications in MPD-2001 are put up for consideration of the Technical Committee.

*[Signature]*

SUB: Revised Plan of a land measuring about 3000 sq.mts. to the north of Hauz Khas Telephone Exchange in Block C-6 Safdarjung Development Area.

F.3(30)90/MP + F.3(505)/88/CRC/K-403

A piece of land measuring about 3000 sq.mtrs. in block C-6 Safdarjung Dev. Area adjoining to Telephone Exchange Hauz Khas is lying vacant. This land forms a part of the layout plan of Safdarjung Dev. Area Block C-6. In the layout plan, 5 residential plots numbering 68 to 72 and a petrol pump has been proposed. The land under reference has been shown in red on the copy of the layout plan.

2. It was desired by Commr. (Plg.) to develop this land for plotted development. Accordingly, the survey was conducted. It came to the notice that a piece of land measuring 1000 sq.yds. (836 sq.mts.) out of the above land has been handed over to Sh. Aman Chopra, Rajiv Chopra, Mrs. Vidya Chopra and Mrs. Mona Nanda on 10.4.89 in compliance with the Supreme Court order dt. 5.8.88. The V.C. DDA vide his note dt. 7.12.90 in file no. F4(198)88/CRC/S Main desired that:

"the proposal should be placed before the Tech. Committee for revision in the layout plan so as to provide for utilisation of the petitioners plot for residential purpose and accomodating the required public facilities such as Petrol Pump etc. on the remaining 3000 sq.yds. therein. The representative of the MCD may also be invited to attend the Tech. committee meeting which should be held within one month".

3. Accordingly, the revised plan has been prepared as shown in the plan laid on the table. In the revised proposal the petrol pump is not shown as this location is not suitable for locating the petrol pump which is likely to create nuisance in the residential environment. Another reason for not locating the petrol pump is that it is very near to road junction. The entire pocket measuring about 3144.56 sq.mtrs. (3757.75 sq.yds.) is proposed to be utilised for 9 nos. residential plots.

*Revised*



The details of the proposal are given as below:

- i. Total area of the pocket : 3144.56 sq.mt.  
(3757.57 sq.yds.)
- ii. Proposed use : Plotted residential development
- iii. Details of plots

S.NO.	PLOT NO.	NO. OF PLOTS	APPROXIMATE AREA
1.	78/A	1	292.56 sq.mt.(349.60 sq.yds)
2.	78/B, 79/A 79/B	3	250.00 sq.mt.(298.75 sq.yds.)
3.	70	1	836.00 sq.mt.(1000 sq.yds.)
4.	71/A, 71/B, 72/A	3	250.00 sq.mt.(298.75 sq.yds.)
5.	72/B	1	352.00 sq.mt.(420.64 sq.yds.)

Total no. of plots - 9 nos.

4. Out of the total 9 plots plot no. 70 measuring 836.00 sq.mt. (1000 sq.yds.) has been carved out with reference to the possession of the handed over on 10.11.89 to Chopras as per the order of the Supreme Court of India. The rest of the plots may be disposed off by Auction.

5. The modified layout plan was considered in the 84th Screening Committee meeting held on 29.7.91 under Item No. 132/91.

"The scheme was discussed in detail. CE (SWZ) pointed out that the area stood denotified as the services of the Safdarjung Dev. Area have been transferred to MCD. As such, it was to be ascertained whether the services were now to be provided by DDA or MCD. The question of levying development charges on the owners of the plot measuring 1000 sq.yds. was also discussed. The case was deferred for ascertaining status of this plot. It was desired that in this connection the scheme should be examined with respect to Hauz Khas and Safdarjung Dev. Area plans by Director (AP&B) in consultation with Lands Deptt. before resubmitted to the Committee."

6. The position has been further examined and the point wise information is given below:

1. Position of services/development area:

In the area of the services stand developed and transferred to MCD.

*Signature*

2. Status of 1000 sq.yds. (836 sq.mt.) plot and the remaining area:  
Besides 1000 sq.yds. handed over to Chopras as per orders of Supreme Court of India out of 3144 sq.mts. the remaining area/land is reported by the Lands section is under unauthorised encroachment by one Shri Manmohan Krishan, who has obtained stay dispossession under Civil Suit No. 625/88. The case is still pending in the Court.
3. Position with respect of SDA and Hauz Khas Scheme  
Development other than the pockets under reference has been done in accordance with approved layout plans of Hauz Khas and SDA. The land under reference for which the modified sub-division plan was considered by Screening Committee on 29.7.91 forms a part of SDA (now transferred to MCD)
4. Sub-division of plots allotted to Chopras:  
The four legal heirs of this plot have been approaching the department for sub-division. In this regard Supreme Court in its ruling dt. 22.7.91 has ordered:  
"The application is dismissed. It may be open to the applicant to sub divide the plot by proper partition and then make the necessary application to the appropriate authority and the application may be considered and disposed of by the authority in accordance with law".
7. The matter is submitted for the consideration of the Technical Committee on the following suggestions:
  - i. The layout plan considered by the Technical Committee in its meeting held on 29.7.91 has been further modified with a view that the bigger plot are facing Mehrauli Road of 61 m wide and the smaller plot facing the internal 12 m existing road. The details of the modified plan will be as under:

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S.NO.	PLOT NO.	NO. OF PLOTS	AREA (approx)
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-1.	68/A	1 no.	238-86 sq.mt.
2.	68/B, 69/A, 69/B	3 no.	220.0 sq.mt.
3.	70	1 no.	836.0 sq.mt.
4.	71/A, 71/B, 72/A	3 no.	300.0 sq.mt.
5.	72/B	1 no.	345.7 sq.mt.

TOTAL NO. OF PLOTS = 9 NOS.

*Page*



~~Laid on Table.~~

Sub: Change of Trade From Repair Workshops to Store  
'Telephone Cables' in Wazir Pur Industrial Area.  
F.26(12)87-IL

1. MTNL vide their letter dt. 11.4.91 has requested for change of trade from repair workshops to telephone cables.
2. MTNL initially requested for the allotment of land for repair workshop in Wazirpur industrial Area Plg. Deptt. recommended the allotment for a plot measuring 8587.05 sq.mts. by amalgamating plot no. B-66/1 and B-66 in Wazirpur Indl. area. It was felt necessary to obtain the consent of Telephone Deptt. regarding the proposed site. Accordingly a letter was issued to them on 13.2.90. MTNL vide their letter dt. 11.4.91 stated that due to changed conditions the requirement of central workshop for telephone as a whole is not felt since small repair shops are in operation in each zone.
3. MTNL has further stated that they are entire need of plot of 2 acs. each in each zone i.e. North - South, West-East and Central area. At present, cables drums are being stored in various lands sites allotted to them for telephone exchanges. Since MTNL has no space for the storage of this cables which are presently lying at site allotted to Telephone Deptt. for Telephone Exchange. Secondly cables lying in this site of telephone exchange can not vacated unless untill proper sites for storage the allot the already proposed site meant for repair shop in Wazirpur Indl. area for the purpose of storage of telephone cables by changing its trade.
4. Wazirpur Indl. Area is meant for light manufacturing as per approved layout plan and in MPD-2001 it is light and service and permitted uses are as per Annexure II.
5. The matter was placed in the I.P.C. meeting held on 14.11.91 and following decision was taken:  
" It was opined that land requirement for telephone cables stores be assessed in the first instance for processing the case under special permission for storage use".
6. In view of the decision of IPC, Instl. Branch was asked to get the detail floor are requirement of covered and open area from MTNL, Divisional Engineer MTNL vide his letter dt. 1.1.93 submitted the detail area requirement. These are as follows:

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