

DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL & PLG. WING

No.F.1(22)93-MP

Dated:1.9.94

MEETING NOTICE

The 36th Technical Committee meeting of DDA will be held on 6.9.94 at 3.00 P.M. in the Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi.

Agenda for the meeting is enclosed herewith.

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



(A.K.JAIN)
OFFG. ADDL. COMMR. (DC&P)

General

The Technical Committee desired that a note regarding the Technical Committee decisions on which action is still pending be prepared and put up ⁱⁿ the next meeting of the Technical Committee. *In the first instance 1992 T Committee decisions be reviewed.*

1. Item No.80/94

Sub : Formulation of Development Control Norms for Club Building in Delhi.

F.3(24)76-MP

After detailed discussion, the Technical Committee desired that proposed development control norms of club buildings may be examined by the IPC keeping in view the Technical Committee observation that the green areas should be conserved as much as possible ^{with} and may ~~not be built upon~~ *minimal judicious building for club.*

2. Item No.83/94

Sub : Allotment of land for middle school consideration where HT Line is passing through the school for the purpose of allotment.

F.18(71)89-Instl.

The Technical Committee recommended that the triangular portion of the land towards south-west of the school site may be merged with the existing neighbourhood park. The school site may be adjusted after leaving 3 mtr. distance from high tension line.

3. Item No.84/94

Sub : NOC for construction of commercial complex on property no.7361 (Pt.) Ram Nagar on main Qutab Road to M/s Dewan & sons Investment Pvt. Ltd.

F.3(204)61-MP

After detailed discussion, Technical Committee desired that an urban renewal plan covering about 1.0 hect. of area be prepared and brought before the Technical Committee by the end of Dec.94. For this work, one Dy. Director(Plg.) be deputed.. Lands Department shall provide expeditiously the information about the ownership of land and other inputs.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

No:

Dated:

Draft minutes of the Technical Committee meeting held on 6.9.94 at 11.30 A.M. in the Conference Room of Vikas Sadan, DDA, INA, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman In chair
2. Sh.J.C.Gambhir, Commr.(Plg.)
3. Sh.K.J.Alphons, Commr.(LM)
4. Sh.S.K.Roy, Commr.(LD)
5. Sh.P.C.Jain, Addl.Commr.(AP)
6. Sh.Santosh Auluck, Chief Architect
7. Sh.A.K.Jain, Offctg.Addl.Commr.(DC&P)
8. Sh.P.N.Dongre, Offctg.Addl.Commr.(TYA)
9. Sh.R.K.Jhingan, Director(Landscape)
10. Sh.Prakash Narain, Director(PPR)

T.C.P.O.

11. Sh.K.T.Gurumukhi, Addl. Chief Planner

DELHI POLICE

12. Sh.Gurmail Singh, ACP(T)

SPECIAL INVITEES:

13. Sh.N.K.Agarwal, Dir.(SA) for item No.84/94,85/94
14. Sh.S.P.Bansal, Dir.(NCR&UE) for item no.98/94
15. Sh.Pradeep Behari, Addl.Chief Arch. for item 80/94
16. Sh.V.K.Ailawadi, Ch.L.P.G.Mgr.(Engg.)IOC for item 102/94
17. Sh.R.M.P.Swamy, S.E.(I&F) for item 104/94
18. Sh.B.S.Giridhar, Dy.Manager(LPG Engg.) IOC for item 102/94
19. Sh.P. Rajendran, Hindustan Petroleum for item No.94/94
20. Sh.S.K.Oberoi, Hindustan Petroleum - for item 94/94
21. Sh.R.N.Mathur, State Coordinator C/O HPC, Jeevan Bharti, C.Place for item 94/94

4. Item No.85/94

Sub : Objectionable retail outlets on G.T.Road, Shahdara, Delhi.

After detailed discussion, the Technical Committee recommended the shifting of site no.2 (Rama Service Station) which is affected by the approved alignment plan of Road No.62 and Site No.8 (Taneja Service Station) which is affected due to the construction of the fly-over. Technical Committee desired that ~~further action~~ ^{an authentic list of recommended cases by T.C. may be taken} in order of seniority ~~list in chronological order~~ ^{may be prepared by the Land Management Deptt.} including the above two sites.

5. Item No.94/94

Sub : Change of land use of an area measuring 18 acres from 'rural use zone' to 'warehousing (Petroleum Products)' at Bijwasan, New Delhi.

F.14(6)92/CRC/DDA

After detailed discussion, the Technical Committee observed that the matter needs to be discussed in a ~~separate~~ ^{separate} meeting where the representatives of the NCR Planning Board, State Coordinator (Oil Companies), Directorate of Civil Defence, Chief Fire Officer and Defence/Air Force may also be invited. Extracts of the Reports of the Committee on Shakurbasti Fire may be circulated in advance.

6. Item No.102/94

Sub : Approach road for LPG Bottling Plant at Mandanpur Khadar & change of land use.

F.20(18)86-MP

Technical Committee desired that a ^{development} ~~detailed~~ plan for ^{the} ~~area~~ be prepared ^{with major circulation system showing approach to Bottling Plant} in consultation with the Irrigation & Flood ~~Department~~ ^{and} indicating different land uses. The matter may be brought before the Technical Committee thereafter ^{by} ~~in the month of Oct. 94.~~
Laid on table

7. Item No.103/94

Sub : Allotment of LPG godown at Najafgarh.

Technical Committee approved the proposed location/plan of ~~the~~ ^{one} gas godown site (alternative no.2).

ITEM NO. 104/94

Development of 270 hect. land along Western bank of River Yamuna between Nizamuddin Railway Bridge and proposed over bridge connecting Ring Road to NOIDA.

The case was explained by the Addl. Commr (AP). The Tech. Committee made the following observations;


- a) While planning the area, proximity of monuments such as Purana Quila, Humayun Tomb etc. be taken into consideration..
- b) The height of proposed development in this area should take into account the axis of central vista.
- c) As the pocket ^{NO. 1} measuring about 50 hect. is being used for fly ash disposal in ponds by DESU, alternate arrangements for the same be also worked out.
- d) 50 hec. be proposed in the first phase but the project be formulated taking into account both the pockets.
- e) Possibilities of similar kinds of development be also explored on the other side of the river Yamuna i.e. on Shahdara side (North of NH-24 bridge).
- f) Any development in this area should be a part of the comprehensive schemes.
- g) The representative of the Irrigation and flood Department reiterated the communication dt 1.9.94 i.e. "the cost of flood control measures required to protect the site no. 1 against the anticipated discharge of 4.5 lakh cusecs would be Rs. 600 lakhs based on the DSR-1993. However he pointed out that the case would ^{require} clearance from the Yamuna River Committee of CWC.
- h) Looking into the importance of the project and its location in relation to monuments & central vista axis etc. a design competition may be considered to be called.

...b...

ITEM NO. 105/94.

Allotment of land to Bochasanwasi Shri Akshar Purushottam Sansthan.

The case was considered by the Tech. Committee wherein the subject matter regarding the allotment of the land to the Sansthan was discussed and the following observations were made;

- i) The administrative and procedural^{al} aspects of allotment regarding the sponsorship etc. would be looked after by the lands Disposal Deptt. of the DDA at the time of processing the allotment.
 - ii) Views have been expressed on the development of 270 hect. of land, part of which ~~The proposed area~~ be utilised for setting up Convention Centre by the ITPO, separately.
 - iii) That possibility of the (Parallel) development in the Eastern Bank of Yamuna between the ITO bridge and Nizamuddin Rly. Bridge may be explored in consultation with the flood department and other experts to assess implications of the proposal from Planning, Land Management and costing etc.
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13.	104/94	Dev. of 270 HAC land along Western Bank of River Yamuna between Nizamuddin railway bridge

and proposed over bridge counting Ring Road to Noida.
F.10(1)94-MP.

14. 105/94 Allotment land to Bochasanwasi
Shri Akshar Purushottam Sansthan-
F.8(23)/79-IL

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Sub : Formulation of Development control norms for Club-Buildings

(F.3(24)/(72) M.P. P.)

Requests are being received requesting DDA for laying down the development controls for the club buildings allotted by D.D.A. The DDA has in recent past allotted land for construction of the Club in New Friends Colony, Raisina Vihar, Pitam Pura, Mandakini Enclave etc. Request is also pending for additions/alterations of Chemsford Club Building, Raisina Road, New Delhi.

2. M.P.D.-2001 has recommended land quantum for such recreational facilities i.e. Barot Ghar, Community room, Community hall-cum-library and Recreational Club as per the details given below :-

S.No.	Use	Area in Sq.Mtr.	Population (in person)
1.	Community Room	660	5,000
2.	Barot Ghar/ Dharmshala/Night Shelter	800	-
3.	Community hall- cum-library	2,000	15,000
4.	Recreational Club	10,000	1,00,000

The development controls for the use No.2 & 3 in the above table has been given in the Master Plan but no controls have been given for the use at S.No.1 & 4.

3. The norms for Club-Building were discussed in the Internal Planning meeting held on 29.7.93, wherein a sub-committee was constituted to work out these norms. The report of Sub-Committee has been received and is annexed. After studying the different

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Over

(D. AP)

norms and the existing Club Buildings the following norms have been recommended for different sizes of Club Building :-

a. Category I:

Area of plot	-	2000 sq.mts.
Ground coverage	-	30%
F.A.R.	-	75
Set backs Front	-	9 mts.
Side I	-	3 mts.
Side II	-	6 mts.
Rear	-	6 mts.
Height	-	9 mts. (2 storeyed max.)
Basement	-	Equal to ground coverage.

b. Category II:

Area of plot	-	5000 sq.mts. (50% of the area to be kept as green and 50% area to be considered for building)
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Controls on building portion of the plot:

Ground coverage	-	30%
FAR	-	75
Set backs	-	Front - 9 mts. Sides - 6 mts. Rear - 6 mts.
Height	-	9 mts. (2 storeyed max.)
Basement	-	Equal to ground coverage

c. Category III:

Plot area	-	10,000 sq.mts. (60% of the plot area to be kept as green and the building shall be allowed on 40% of the plot).
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Controls on building portion of the plot:

Ground coverage	-	30%
FAR	-	75
Set backs	-	Front - 9 mts. Sides - 6 mts. Rear - 6 mts.
Height	-	9 mts. (2 storey max.)
Basement	-	equal to ground coverage.

(Note: The permissible maximum coverage on ground floor and FAR in no case be less than the permissible area and FAR for the largest size plot in the lower category.

CB 28

d. Other controls in all the three categories

1) Residential component :

15% of the total floor area shall be allowed for residential purpose and for watch and wardstaff, essential staff and guest house.

2) Basement :

It shall be below the ground floor and to the maximum extent of ground coverage. It will be counted in FAR excluding the area required for servicing.

3) Parking

Only surface parking will be allowed @1.33 car space per 100 Sq.mts. of plot area.

e. The height of the club has been kept deliberately low to give a feeling of openness. Since the basement can also be used, it was felt that some of the indoor games can be provided at the basement level.

f. The residential component has been recommended in compliance with the Master Plan recommendations for public and semi-public premises (Page-164 of the notification of Master Plan).

5. The report of sub-committee is submitted for consideration of Technical Committee so that necessary change in the Master Plan can be processed.

CHW 19/05/57
- Dr (AP)

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

No: F.1(36)94-MP

Dated: 10.10.94

Minutes of the 36th Technical Committee meeting held on 6.9.94 at 11.30 A.M. in the Conference Room of Vikas Sadan, DDA, INA, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

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16. Sh.V.K.Ailawadi, Ch.L.P.G.Mgr. (Engg.) IOC for item 102/94
17. Sh.R.M.P.Swamy, S.E. (I&F) for item 104/94
18. Sh.B.S.Giridhar, Dy. Manager (LPG Engg.) IOC for item 102/94
19. Sh.P. Rajendran, Hindustan Petroleum for item No.94/94
20. Sh.S.K.Oberoi, Hindustan Petroleum - for item 94/94
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The Technical Committee desired that a note regarding the Technical Committee decisions on which action is still pending be prepared and put up to the Technical Committee. In the first instance 1992 Technical Committee decisions be reviewed.

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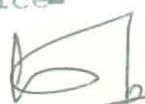
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- iii) That possibility of the (Parallel) development in the Eastern Bank of Yamuna between the ITC bridge and Nizamuddin Rly. Bridge may be explored in consultation with the flood department and other experts to ~~assess the~~ implications of the proposal from Planning, Land Management and costing etc.

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


C/ADDL. COMM. (DC&P)
MEMBER SECRETARY

Memo No. F.1(15)94/MP

DATED:

Copy forwarded to:-

1. OSD to VC for information of the later.
2. Engineer Member.
3. Principal Commissioner ✓
4. Commissioner(Plg.)
5. Commissioner(LD)
6. Chief Architect.
7. Addl. Commr. (DC&P)
8. Addl. Commr. (TYA)
9. Addl. Commr. (AP&B)
10. Chief Town & Country Planner, TCPO.

11. Chief Architect, NDMC
12. Town Planner, MCD
13. Secretary, DUAC
14. Land & Development Officer, L&DO
15. Sr. Architect, H&T (I) Nirman Bhawan,
16. Deputy Commissioner of Police (T) Delhi Police.
17. Chief Engineer (Plg.) DESU
18. Commissioner (LM) DDA
19. Sh. R.K. Jhingan, Div. (Land Scape) DDA.
20. Secy. to L.G.
21. Dir. (PPR)


(P. V. MAHASHABDEY)
JOINT DIRECTOR (MP)

Sub: Allotment of land for Middle School
Consideration where HT line is passing through
the school for the purpose of allotment.
F.18(71)/89/IL

The case is regarding allotment of Primary School site No.8 Block A Paschim Vihar for middle school. While considering the allotment, it was pointed by the Vice Chairman, DDA that a high tension line is passing through the plot to be considered for allotment and suggested that the case be put up to the Tech. Committee.

2. The site was got surveyed and the location of 33 KV Line on the corner of the plot is indicated on the copy of the plan - laid on the table. This is the same high tension line which was passing through the Sr. Secondary School plot discussed earlier in the Tech. Committee meeting held on 19.4.1993 vide item No.31/93 and the following decisions were taken:

"The Tech. Committee observed that mandatory clearance due to the location of the high tension line within the plot be followed while sanctioning the building plan. Further, building envelope be readjusted within the plot area and proper set backs be indicated increasing further the distance of the building land from the H/T Line."

3. The total area of the plot is 6690 sq.mt. after leaving the 9mt. roads on both sides of the plot. The plot is to be divided into two parts; (a) for school building and (b) for playfield area. The playfield area will be free from high tension line and in the building area 6 mt. reservation on both the sides has been proposed as per the requirement of the building bye laws.

4. The site is fit for allotment and no reservation is required to be made for the high tension line except the safety distance as per building bye laws. The coverage and FAR will be available for 50% of the plot area and no deduction will be for set back of HT Line.

The proposal is submitted for consideration.

P. G. Jais
Ad. cl.

Subject: Issue of NOC for construction of Commercial complex on property No. 7361(Pt.) Ram Nagar on Main Qutab Road to M/s. Deewan & Sons Investment Pvt. Ltd.

F.3(204)61-MP

.....

1.0 There is a request from M/s. Deewan & Sons Investment Pvt. Ltd. to issue NOC for construction of Cinema Commercial complex. 300 FAR of plot of land measuring about 5000 sq.yds. fronting on Qutab Road adj. to the existing building/tourist hotel. The said NOC is requested to be issued to MCD for processing the building plans for a commercial complex on the said plot.

2.0 The matter was placed before the Technical Committee for its consideration vide Item No.11/92 dated 3.2.92 (ref. appendix A) wherein following was observed/decided:-

"The request of M/s. Deewan & Sons for issue of NOC for construction of commercial complex on property No.7391 (Pt.) Ram Nagar on the main Qutab Road was discussed in detail. At the outset, it was observed from the record that the Slum Deptt. had noted on the file that the plot did not fall within the notified slum area, but was located in the 'development area' of the Authority. It was also noted that the plot did not form part of the approved layout plan but had been earmarked as part of the local shopping centre in Zonal Plan earlier approved by Govt. of India, Ministry of Urban Development. Therefore, the Technical Committee, keeping in view the earlier resolution of the Authority cited in the agenda note, and the zonal Development plan for Zone A-6 decided that the layout plan of the area shown as local shopping centre, be prepared by the Area Planner as per the provision of MPD-2001 and placed before the Technical Committee for approval, in the first instance!"

3.0 As a follow up of the decision ~~taken~~^{fur-ther} of the Technical Committee the matter is examined and following

Y. S. S. S. S.

are the observations:-

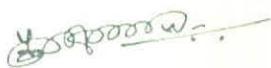
- i) A survey of the area under reference is conducted and it has been noted that the entire pocket identified ^{for} (and) local shopping centre is heavily built upon with various types of structures. (predominantly residential)
- ii) As per the site inspection it is revealed that the part of the property is being utilised as a motor car workshop and part as a parking for adj. building of the Hotel Tourist.
- iii) From the perusal of the file it is also noted that while examining the issue of licence to Hotel Tourist on plot No. 7361 Ram Nagar Ghat Road. Hotel Tourist is on the South side of the proposed plot. The building plans on the site of the Tourist Hotel Lux were sanctioned for office building whereas the premises was under the use of Hotel. The file on the subject bearing No. F10(14)86/MP shows an undertaking submitted by M/s. Goodwill India Ltd. (earlier owner of the property of 7361 part under ref.) regarding consent of using same land from property under reference for day to day parking.
- iv) As per the zonal plan approved by the Authority for Zone A (other than Colled City) the area under reference falls in Urban Renewal (residential) Density 800-1000 PPH.
- iv) As per the provisions of MPD-2001 already approved zonal plan (earlier named zonal plan in conformity with Master Plan) continue to be operative. In the absence of zonal plan of any area the development shall be in accordance with the Master Plan. In the present case the zonal plan earlier approved of Zone A-6 is not in conformity with the MPD-2001 and therefore cannot be operative,

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with the enforcement of MPD-2001 and approval of Zonal Plan of Zone-A (other than Walled City) by the Authority.

4.0 In view of the above observations it is placed for the consideration of the Technical Committee that preparation of layout plan showing local shopping centre at this stage may not be feasible/desirable. If the owner of the property wants to develop the land for residential purposes the same he can do on the basis of the recommendations of MPD-2001/draft zonal plan approved by the Authority.

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


(N.K. AGGARWAL)
DIRECTOR (NCS&A)

21. No. 11/92
 b:- Issue of N.O.C. for construction of Commercial Complex on property No. 7361 (part), Ram Nagar on Main Qutab Road to M/s. Dewan & Sons Investments Pvt. Ltd. F3(204)/61-MP

1. M/s. Dewan & Sons Pvt. Ltd. vide its letter dt: 7.3.90 & 19.11.90 has requested to issue NOC to MCD for processing plans for a commercial complex on the said plot by MCD. It has been further informed in the said letter that
 i) The land belongs to M/s. Goodwill India Ltd. as per the Delhi High Court decision dt. 6th June, 1974.
 ii) The said land now stands registered in the name of M/s. Dewan & Sons Pvt. Ltd. vide sale deed dt. 13th Feb., 90.
 iii) The land use of the said land is commercial as per the DDA Resolution No. 172 of 30th August, 1971.

2. BACK GROUND:

i) The property under reference is located on Main Qutab road near Hotel Tourist in sub zone A-6 abutting an existing road of about 10 meter width.
 ii) M/s. Goodwill India Ltd. claimed to be the owner of the plot of land measuring about 5000 sq. yds. (referred in para 1(i) above) had submitted a proposal for the construction of a Commercial complex long back.
 iii) The Draft Zonal Plan A-6 (Qadam sharif area) in which jurisdiction of the lands falls was published for inviting public objections/suggestions. According to this the said property was shown with the adjacent plot as Neighbourhood Centre with a view to accommodate the shops affected in the R/W of Qutab Road and for providing other facilities required in that area. While considering the individual objections/suggestions the Screening Board of the Authority recommended that the land use of the plot being adjacent to the built up property, be shown in accordance with the use of the adjacent plot as Commercial with 30% FAR.
 iv) The recommendations of Screening Board were approved by the Authority vide its Resolution No. 172 dt: 30.8.71. Subject to the condition that no building plans be sanctioned pending disposal of the case in the Delhi High Court about the dispute of the ownership of the land.

v) In the approved Zonal Development plan of Zone A-6, the R/W of Qutab road is to be widened to 30 meter and the use of remaining land is shown as retail business and commercial upto 1 plot depth of 50 ft. which ever is applicable.

3. OBSERVATIONS:

The case is examined and comments are as under:-

- i) It has been reported by the Lands Section that DDA has lost the case in High Court and M/s. Good will India Ltd. is declared the owner of the land. It has further been clarified that all appeal/revision and SLP filed in High Court & Supreme Court have been dismissed.
- ii) A site inspection has revealed that the part of the property is being utilised as Motor-car repair workshop and part as parking for the adjacent building of Hotel Tandoor.
- iii) The road R/W of Qutab road as per MPD-62, as per approved Zonal Development Plan(a-6), as per MPD-2001 is 30 meters. The alignment plan for the same has not yet been prepared/finalised but certain portion of the premises will certainly be affected in the road widening, which could only be assessed after finalisation of the alignment plan.
- iv) As per MPD-62 the land use of the property is residential (density 200-250 P.P.A.), as per approved Zonal Plan(A-6) Retail and commercial, as per MPD-2001 Urban renewal & conservative sugery with a density 300-1000 persons per Acre.
- v) The Urban renewal plan of the area is yet to be prepared finalised.

4. PROPOSAL:-Keeping in view the background & observations contained in the para 2 & 3 above is the request of NOC is placed before the Technical Committee for its consideration.

11/52 The request of M/s. Dewan & Sons for issue of NOC for construction of commercial complex on property No.7391(pt.) Nam Nagar, on the main Qutab Road, was discussed in detail. At the outset, it was observed from the record that the Slum Deptt. had noted on the file that this plot did not fall within the notified slum area, but was located in the 'development area' of the Authority. It was also noted that the plot did not form part of the approved layout plan but had been earmarked as part of the local shopping centre in Zonal Plan earlier approved by Govt. of India, Ministry of Urban Development. Therefore, the Technical Committee, keeping in view the earlier resolution of the Authority cited in the agenda note, and the Zonal Development plan for Zone A-6, decided that the layout plan of the area shown as local Shopping centre, be prepared by the Area Planner as per the provision of MPD-2001 and placed before the Technical Committee for approval, in the first instance.

Subject: Objectional retail outlets on G.T.Shahdara Road.

F-13(15)/96/CRC/DAA.-----

1. Commissioner(LM) vide his note dated 28.4.94 has forwarded an agenda of resitement of M/s. Taneja Service Station, G.T.Shahdara Road (Annexure-I) for placing the case before the Technical Committee.
2. Commissioner(Plg.) desired the following to be added to the agenda for the Technical Committee:
 - i) All cases of resitement/objectionable petrol pumps available in the Planning Deptt.
 - ii) The plot to be ~~added~~ allotted to be approved by the Technical Committee.
3. As a follow up instructions of Commissioner(Plg.) a joint inspection was carried out on 13.6.94 by a team of officers of Planning Deptt. consisting of Addl. Commr. (AP), Addl. Commr. (TYA), Director(TT), Director(SA) and Jt. Director(TT) for the G.T.Road stretch from Old Rly Bridge to U.P.Border.
4. During the inspection following observations were made:
 - i) On the stretch of road under reference 14 number of Petrol Pumps are existing and the Taneja Petrol Pump is one of them.
 - ii) 4 lanes G.T.Shahdara road flyover with a central verge is fully operational while the flyover arms on Shahdara - Saharanpur Rly line and Road No. 58 for the local traffic is yet to be completed.

Observations:-

The names of the existing petrol pumps on G.T. Shahdara Road (shown on the copy of the plan laid on the table) and the observations thereupon are given as under:-

S.No.	Name of Oil Co./Dealer	Observations
1.	HPC/Shyam Prakash & Co.	This will be at an undesirable distance from the road intersection of G.T.Shahdara Road and Road No.62 when the intersection is fully developed
2.	IOC/Rama Service Station	Fully affected in the approved alignment of plan of Road No.62. P.D is insisting for resitement of the same.

(Signature)

3. IBP/Ajay Service Station Located adj. to Fajeh Chand Sharma Marg which shall become a local road after the construction of Road No.62.
4. HPC/Victory Service Station The Petrol Pump operational after widening of G.T.Shahdara Road.
5. BPC/Deepak Automobiles -do-
6. IOC/^{Drivewell}Rival Service Station -do-
7. IBP/City Automobiles New Site allotted by DDA. Petrol Pump is operational.
8. IOC/Taneja Service Station The site allotted for the petrol pump would get affected after the implementation of the flyover proposal approved by DDA. However, some vacant land is available on the rear side of the petrol pump. Due to non-implementation of the flyover proposal at present difficulty is being faced for the vehicular traffic. Existing and operational but would be affected at the time of implementation of survey as per the plan approved by the Authority.
9. HPC/Ashoka Service Station Part of pump off location is operational. An alternate site to the South of G.T. Shahdara Road has been allotted considering it objectionable due to above the construction of proposed subway as per approved plan which is yet to come up on the recommendation of the implementing agency.
10. HPC/Kundan Lal Service Station
- 11- IBP/Gee Key Services New Site allotted by DDA. The petrol pump is functioning at site.
12. HPC/Kundan Lal Service Station New site allotted by DDA as an alternate to site No.10, operational at site.

- | | | |
|-----|------------------------------|---------------------------|
| 13. | HPC/Ugarsain & Sons | Existing and operational. |
| 14. | BPC/Rajdhani Service Station | -do- |

4 Further if any of the existing operational petrol pump is found to be affected in implementing the plan the same would be considered for resitement on the recommendation of the road/flyover implementing agency.

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

Handwritten signature/initials

DELHI DEVELOPMENT AUTHORITY
COMMISSIONER (I.M) OFFICE

AGENDA NOTE FOR THE TECHNICAL COMMITTEE

SUBJECT: RESITEMENT OF M/S TANEJA SERVICE STATION,
G.T. ROAD SHAHDARA.

Sometime in 1972-73, a plot of land of about 1190 sq. mt. (1430 sq. yds.) was allotted and possession handed over on 27.6.74 through file No.F.14(1)67 LSB1 to IOC/Taneja Service Station on G.T. Shahdara Road as a part of DDA Industrial Plotted Scheme.

2. A request was received from the Indian Oil Corporation vide their letter No.DD/R/386 dated 1.4.1990 for resitement of M/s Taneja Service Station; copy of the above letter is at Annexure 'A'. M/s Indian Oil Corporation has been writing to us repeatedly for the resitement. Letter from the Engineer in Chief, M.C.D. dated 20.12.93 is at Annexure 'B'. A letter from Indian Oil Corporation dated 22.11.93 regarding providing an alternative site is at Annexure 'C'. The site was inspected alongwith Commissioner (Planning) and Addl. Commissioner (TYA). Due to the construction of the fly over absolutely no entry is possible to the petrol pump. Unlike in other locations where side roads are provided for passage below the flyover, there is absolutely no access to this petrol pump at all. Therefore, Taneja Service Station may be resited in an approved site of an equivalent size nearby. Captain Taneja is a handicapped ex-serviceman who needs sympathetic consideration.

The matter is placed before the Technical Committee for sanction of resitement.

P/23

P/133

P/135



D.O.No. 1439/EExxvii/73
Dated: 20-12-73

Dear Shri Alphons,

A flyover-cum-grade separator is being constructed starting from Shyam Lal College and ending near Taneja Service Station on G.T. Road, Shahdara. It is noticed that smooth functioning of Taneja Service Station-cum-Petrol pump which is a retail outlet of Indian Oil Corporation Limited will be affected by the retaining wall of the flyover and as such it is very necessary to shift this petrol pump from the present site from traffic safety point of view as well as convenience of the public immediately.

I would, therefore, request you to allot a suitable alternate site for this service station urgently as the construction of flyover is now in the final stage of completion.

With regards,

Yours sincerely,
(G.R. Ambwani)

Shri K.J. Alphons,
Commissioner(Land),
Delhi Development Authority,
Vikas Sadan, New Delhi.

file No. 12(15)/40/cre
has been sent to Com(LM) on 24-12-73

Supd
Rm(LM)

(L.S.)
20/12/73

The file is now being sent to Com(T&H) on 27-12-73 through Com(LM) office, so we may keep the prob pending till file returned back.

30/12/73 mps mks

EE/cre
4/12/73

27/12/73
20/12

up in line
file

24/12/73
27-12-73

mps mks
27/12/73

८० एन० सूद
क डिभिजनल मैनेजर

R. N. Sud
Chief Divisional Manager

15-

120

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इंडियन ऑयल कॉर्पोरेशन लिमिटेड
(मार्केटिंग डिभिजन)
6ठा तल, सूर्य किरण बिल्डिंग,
19 कस्तूरबा गांधी मार्ग, नई दिल्ली - 110001
दूरभाष : कार्या 3311634 निता 605455
INDIAN OIL CORPORATION LIMITED
(Marketing Division)
6th Floor, Surya Kiran Building,
19, Kasturba Gandhi Marg, New Delhi - 110001
Phone Off 3311634 Res 605455

No. DD/R/386

Dear Shri Alphons

22nd November 1993

Sub: RESITEMENT OF TANEJA S/STN
G.T. Road, Shahdara

As you are aware that due to commissioning of an overhead bridge this outlet is likely to lose 80 to 90 % of its sale and therefore, needs immediate resitement. I understand you have been kind enough to consider allotment of an alternate site in front of A block, Jhilmil Industrial Area. In this connection I am attaching herewith a photo copy of your letter addressed to Shri J.C. Gambhir, Commissioner (P.L.), DDA Vikas Minar, New Delhi. I am also attaching herewith a sketch map of the area where the pump is situated and location where the dealer can be given an alternate site. Capt. Taneja is a war disabled officer and loss of sale will be a very great financial set back to him and his family. Therefore, take this opportunity of making a personal appeal to you to consider his case sympathetically.

I understand that an alternate site marked on the sketch is available, which, unfortunately is of lesser depth of 60 ft. only. May I request you to allot him a larger frontage say about 150 sq.ft. so that we can design a retail outlet with more dispensing units in a row. This also refers to our telephonic conversation and meeting with you today.

With kind regards

Yours sincerely,

(R.N. SUD)

Shri K.J. Alphons, IAS
Commissioner (Land & Projects)
DDA, Vikas Sadan
New Delhi

Encl: as above

7953-DUM
23/11/93

4473 clm
19/11

Dir(LM)

DD(XL)

42/11/93

21/11/93

30/11/93

इंडियन ऑयल कॉर्पोरेशन लिमिटेड

सूर्य किरण बिल्डिंग, १९, कस्तूरबा गांधी मार्ग नई दिल्ली-११० ००१

Indian Oil Corporation Limited

Surya Kiran Building, 19, Kasturba Gandhi Marg, New Delhi-110 001
Phones: 353473, 352833, 320616, 353727 Telex: 031-3257 Grams: 'INDOILDIVN'



Ref. No.: DD/R/386

विस्तीर्ण विभाग, नई दिल्ली

विकास सदन, नई दिल्ली

केन्द्रीय वाहरी कक्ष

1 APR 1990

कृपया ध्यान दें

Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
NEW DELHI

005169

Dear Sir,

Subject: Allotment of a site for resitment of M/s Taneja
Service Station, G.T. Road, Shahdra, Delhi.

.....

M/s Taneja Service Station is our 'A' Site Retail Outlet located at G.T. Road, Shahdra, Delhi. This Retail Outlet is a sole proprietorship of Captain T.R. Taneja, a War Disabled Officer, appointed under DGR Scheme. The subject dealership is operative since 1975 at the above location.

But, of late, due to construction of a fly-over on G.T. Shahdra Road, the location of our RD is coming right under the bridge. The construction which is in the initial stages now when once gather momentum, the operation of the dealership will not only become uneconomical for the dealer, but for the IOC as well. A Letter from MCD confirming the above situation is enclosed for your kind perusal.

In view of the above, we would request you to kindly allot us an alternative site for resitment of M/s Taneja Service Station anywhere in UTD. An early action in the matter shall be highly appreciated.

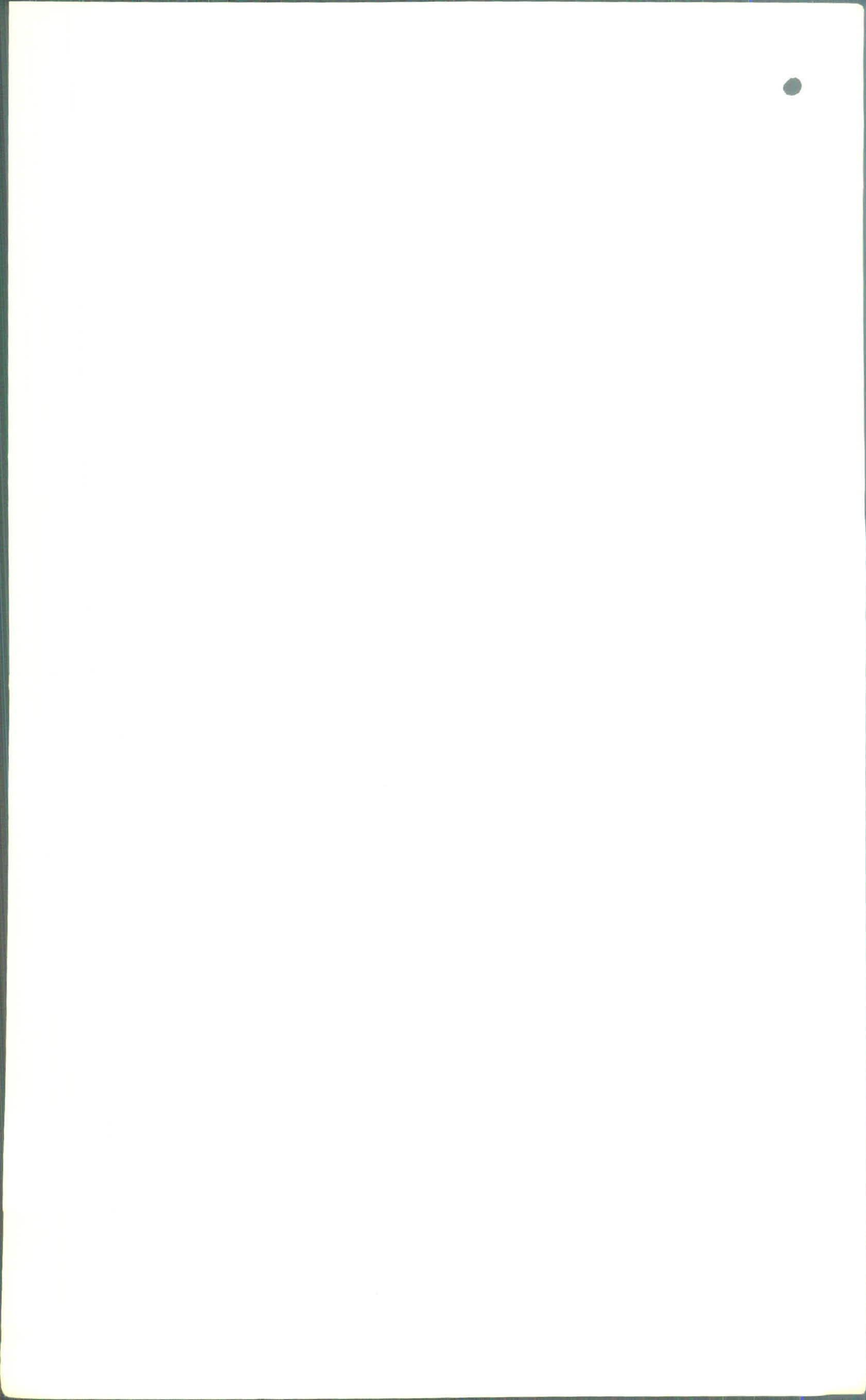
Thanking you,

Yours faithfully,
for INDIAN OIL CORPORATION LIMITED

(J.R. LUGGAL)
FOR CHIEF DIVISIONAL MANAGER

रजिस्टर्ड कार्यालय : 254-सी, डॉ. ऐनी बेसन्ट रोड, प्रभादेवी, बम्बई 400 025 (भारत)

Regd. Office: 254-C, Dr. Annie Besant Road, Prabhadevi, Bombay 400 025 (India)



S.No. 5/Item No. 94/91/TC

SUB: Change of land use for an area measuring 18 acres at Bijwasan from Rural Use Zone to Warehousing (Petroleum Products).

F.14(6)92/CRC/DDA.

BACKGROUND

1. The case was considered by the Technical Committee in its meeting held on 14.06.1994 (agenda note enclosed) and it was decided that the matter be submitted to VC, DDA through Commissioner(Plg.).
2. VC, DDA has made the following observations:
There are two issues;
 - I. (i) Whether Delhi Administration would acquire land directly and handover to HPC or through DDA.
(ii) Whether Master Plan provisions are being violated.
 - II. Come up to Tech. Committee for (ii) above. For (i) land should be acquired through DDA because DDA will be called upon to give residential plots to the evictees.
 - III. Commissioner(Plg.) may come up with a coordinated agenda note in which Lands Management Branch and Master Plan Section inputs are available.
3. Commissioner(LM) has observed that land will be acquired by DDA, funds being made available by HPC.
4. The position regarding the Master Plan provisions are as under;
 - (A) The provisions given in the Master Plan 2001 are as under;
 - (a) "Bijwasan which is an existing oil terminal near Delhi Airport should be contained within the area already allotted for this purpose. At most, it may be allowed to expand by about 6 ha. by adding a land lying between the existing terminal and the Delhi Airport Boundary. Bijwasan shall be major storage depot for white oil."
 - (B) In view of the MPD 2001 provisions, further additions to the Oil storage should not be made at this location.

contd.....

- (C) Considering the safety requirements, as per Committee's report on the subject, such sites should be at a minimum of one kilometer distance from residential areas.
- (D) In a separate similar case, it is opined by the Planning Deptt. that such additional installation be accommodated in the NCR.

The case is to be discussed in the Technical Committee.

Sub: Policy for R.L.U. Bldgs. of Mahanagar
Telephone Nigam(MTNL)
(F.B(9)93/MP)

.....

1. A request has been received from MTNL in regard to relaxation of ht. and norms to be followed in the case of RLU bldg. in Rohini, Sector XIV.

2. The matter is examined and as per the MPD-2001, RLU is not a land use premises and, therefore, no specific regulations are provided. It also does not form a part of the facility chart given in MPD-2001(p.144-146). However, MPD-2001 provides Telephone Exchange @ 1 site for 5 lakh population with an area meas. 8000 sq.mtr..

It appears that RLU(Remote line unit) is a telephone exchange of lower level and for which DCA is normally allotting about 1000 sq.mtrs. area.

3. MPD-2001 provides where there are no specific regulations for PSP facilities, the following development norms will be applied .(page 164 of MPD-2001 Gaz. notification)

Max.ground covg.	- 25%
Max.FAR	- 100
Max.height	- 26 mtrs.

4. Since RLU is not a part of Master plan level public semi public facility but has been taken as a component of Residential/PSP/Comm use zone, It is suggested to restrict the height of RLU bldg. to 14 mtrs., except in commercial use zone where height could be as per permissible height of that commercial use. The following norms are proposed for RLU bldg-

Max.ground covg	- 25%
Max.FAR	- 100
Max.height	- 14 mtrs.(Relaxable to 26 mtrs. in case the site is located in community centre/Distt.centre)
parking	- 1.33 ECs/100 sq.mtr. of floor area.

5. The matter is placed before I/C for consideration.

AT

Qd

Sr.No.7/item no.98/94/10

Sub: Route alignment of 220 KV Double circuit Tower Line for feeding the proposed Kanjhawala 220 KV Grid Sub-station.

F.No. F.6(3)93-MP

BACKGROUND

DESU has got land allotted from Land deptt. of Delhi Admin. for a 220 KV sub-station in village Kanjhawala. DESU proposes to connect this sub-station with the existing Najafgarh to Narela 220 KV DC tower line by a loop-in loop-out overhead double tower line. The proposal is received from DESU for approval of the alignment of 220 KV overhead feeder line.

PROPOSAL

The existing 220 KV H.T. Line between Najafgarh-Narela passes through Urban Extension Delhi-2001. The proposal is to construct double circuit tower line from the proposed 220 KV sub-station at Kanjhawala to existing 220 KV H.T. line near Muhammadpur Majri. Total length of the proposed line is 6.5 kms (two lines of 3.25 Kms. each). The alignment as submitted by DESU is shown on survey of India 1:10,000 base map which is laid on table. The two parallel lines will be 70 mt. apart and no construction will be allowed for further 25 mts. on both sides of

- 4) It is logical that the new 220 KV sub-station is located within the proposed urban extension schemes of DDA as per provisions of approved development plan rather than locating it out side the proposed UE area (i.e. away from the areas of ^{future} development).

With the above observations, the case is put up to the Technical Committee.

S. Salach
21/7/94.

Sub: Change of land use of an area measuring 8.1 hect.(20 acres) from 'recreational use'(regional park) to 'Public and semi public facilities' (Hospital) in village Maidan Garhi, New Delhi. F.20(14)85-MP

1. The Health Department, Govt. of NCTD had referred its decision to establish four directional hospitals in the rural areas of Delhi U.T. In the South, a site measuring 8.1 hect. in village Maidan Garhi was proposed for a 100 bedded hospital.
2. The matter was considered by the Technical Committee in its meeting held on 17.12.91 and it recommended the processing of change of land use of an area measuring 1.0 hect. out of 8.1 hect. from 'regional park' to 'public and semi public facilities' with the condition that the remaining area be maintained as 'green'.
3. The Authority vide item no. 133/92 dt. 8.9.92 considered the above recommendation of the Tech. committee ^{and} resolved that the change of land use of the total site measuring 8.1 hect. (20 acres) be processed under the provision of Delhi Development Act, 1957.
4. The Ministry of Urban Development conveyed the approval of the Central Govt. vide its letter no. K-13011/22/92-~~DDMB~~ dt. 3.5.93. Accordingly, a public notice inviting objections/suggestions was issued on 7.8.93.
5. In response to the public notice only one objection/suggestion has been received which is from the Secretary DUAC. In this, it has been mentioned that on the side of the approach road small plots have been allotted to the weaker sections by the Ministry of Social Welfare. Therefore, there is no access from Maidan Garhi road to proposed hospital site. There is a possibility of providing an approach through Freedom Fighters Colony for which suitable land will have to be acquired. This should be done by DDA. A detailed plan should also be prepared for Ncb Sarai, Maidan Garhi and Said-ul-Ajaib by the DDA before changing any land use in the area.
6. It is to point out that the site under reference falls in the Southern Ridge which has recently

been declared as Reserved Forest by the Govt. of National Capital Territory of Delhi under the provision of Clause (R) of sub-section (i) of Section 4 of Indian Forest Act 1927, vide notification dt. 24.5.94. This is in pursuance to the report of Lovraj Committee on Delhi Ridge which has recommended that the entire Ridge should be declared as a 'reserved forest' and MPD-2001 should be amended to designate the Ridge as 'Reserved Forest' as defined in the Indian Forest Act, 1927. Also there is a court case regarding stopping of encroachments in the Ridge Area, which has been filed in the Supreme Court by Sh. M.C. Mehta Vs Union of India and others including DDA.

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





- Sub: i) Change of land use of an area measuring 24 hec. (59.3 acres) from 'Agricultural and Water body (Rural use zone)' to 'Manufacturing (extensive industry)' - Slaughter House in village Tikri and Khampur in Narela Block Delhi.
- ii) To amend the list of prohibited industries prescribed in MPD-2001 by omitting abattoirs.
- F3(143)82-MP

The Authority vide item no. 125/92 dt. 8.9.92, in respect of proposed site of Slaughter House in village Tibri, Narela resolved as under:

- a. To amend the list of prohibited industries prescribed in MPD-2001 by omitting Abattoirs:
- b. For change of land use of 24 hac. of land from 'Agriculture and Water Body' (rural use zone) to 'extensive industries' abattoirs and allied units in village Tikkri khurd and Khampur in Narela Block be approved and processed under the provision of Delhi Development Act, 1957.

Further resolved that the land use of existing Slaughter House site at Idgah be al changed to Extensive Industry for Abattoirs and processed under the provisions of Delhi Development Act, 1957. The Authority noted that adequate measures for protecting environment around that new site at Narela through plantation at the periphery would be taken".

2. Accordingly a reference was made to the Ministry of Urban Development Govt. of India for processing the said amendments/change of land use under section 1-A of Delhi Development Act, 1957. The Under Secretary, Ministry of Urban Development vide hsi letter no. K-13011/2/93-DDIB dt. 24.1.94 conveyed the government's approval for amendment/change of land use in MPD-2001 for inviting public objection/suggestion.

3. A public notice was issued on 30.4.94 for inviting objections/suggestions from the public within a stipulated period of 30 days which i.e. upto 30.5.94.

4. In response to the said public notice two objections/suggestions have been received. Details of objection/suggestions with comments are listed in Appendix 'A'.

5. The objections/suggestions together with comments are placed before the Technical Committee for its consideration.

Objection / suggestions received in response to public notice dated 30.4.94 for Amendment in M.P.U.-2001 and change of land use of an area measuring 24 hect. (59.3 acres) at village Tigril and Khampur.

Sl. No. From

Main Objection/suggestion

Remarks

1. Ms. Anu Malhotra
202-B, Highland
Park Link Road,
Anandheri (West)
Bombay-400058.

They own same land in vill. Dinderpur in Najafgarh area and have equated if the notification cover their land.

The notification does not cover the Najafgarh area. As the land under reference for change of land use is far away, the o/s is not relevant.

2. Deputy Director
Zonal Plan Section
DDA, New Delhi.

It has been suggested that the proposed change may not be processed in view of the present environmental conditions of the city. It has been further stated that activities, like stone crushing, flyash dumping, abattoirs, noxious, and hazardous industries should not be allowed in the Union Territory of Delhi.

At the instance of MCD, it was decided in T.C. dt. 16.7.90 that the existing slaughter house be modernised and export component be shifted to a new site. Delhi Admn. had decided to stop development of new industrial estates in Delhi which had been agreed by the DDA vide Res. no. 86/92 dt. 7.7.92. However in pursuance of the directions of the High Court, four new sites of slaughter house were proposed out of which one is in the vicinity of Burari Road in Narela. The High Court was informed regarding tentative location for slaughter house and Delhi Admn. was requested to acquire the said land. Accordingly the Authority resolved that the proposed change of land use be processed under the DD Act 1957.

Sub : Proposed National Airport Authority staff housing complex near INA Market, New Delhi-
Issue of NOC from land use and planning standards under MPD-2001.

F.3)34)/92-MP

Span Consultants(P) Ltd. vide their letter No. C-1/325/Gen./42 dt.27.7.92 had submitted an application along with a set of plans for the proposed housing complex in an area of 5.89 hect. for construction of 767 P.U. out of which some of the housing blocks (242 units) are already existing at site.

2. They have requested for issue of an NOC from land use and development control point of view (MPD-2001). With the PUC a copy of the letter written to the Architect and the National Airport Authority by Town Planner, MCD had been enclosed where in para 15 refers to clearance from DDA regarding comprehensive scheme for INA market and the surrounding area.

3. The case was examined with the following observations:

W.S. Kumar
a) The land use of the pocket which falls in sub-zone D-20 is 'residential' (Density 300 pp ha.), partly 'recreational' (Neighbourhood Park) and a primary school as per approved Zonal Development Plan of Zone D-17, 18, 19 & 20.

b) The proposed scheme is in close proximity of the Safdarjang Airport. In the proposed complex, 4 storied housing blocks have been proposed, with a height of 14.85 mt. Under para 10 of MCD letter dt. 10.7.92 the clearance from Civil Aviation w.r.t. air funnel area had been requested. This has been issued by the National Airport Authority vide its letter No. AA/20012/9/92 dt. 4.9.92.

c) The MCD had sought clarification from the Architects regarding land use/and development controls. As the land owning agency is L&DO, whether NOC can be issued to another agency i.e. N.A.A. for utilisation of land, needs to be decided.

The above matter was discussed in the I.P.C. meeting held on 11.11.93 and the following were the observations:

"It was noted that the area under reference is not a 'development area' of the Authority under Section 12 of the Delhi Development Act. Further, in MPD-2001, the area is earmarked for 'residential use' with a gross density of 300 persons per hect.

It was noted that the area may be developed with this density after providing social infrastructure in accordance to the norms laid down in MPD-2001 and subject to:

- i) Leave the area required for road widening; and
- ii) No objection form land owning agency.

The scheme would be prepared and submitted for consideration of the Technical Committee".

Subsequently, the National Airport Authority vide its letter dt. 24.12.93 addressed to Commr.(Plg.), DDA have submitted the layout plan for issue of the NOC. The case has been examined with the following observations:

5. The social infrastructure required for housing area is to be provided as under: (page 144 of Gaz.).

S.No.	Facilities	No.	Area in sqm
1.	Nursery School	1	800
2.	Primary School	1	4000
3.	Community Room	1	660
4.	Religious Bldg.	1	400
5.	Milk Booth	1	150
6	Convenient shopping	1	1100
7.	Housing area park	1	5000
8.	Housing area playground	1	5000

1.71 hect.

6. As per the approved sub-zonal development plan of D-20, there is a provision of a primary school site and neighbour hood park (which is prohibited for construction due to air funnel). The area of the site after road widening (0.14375 hect.) works out to 5.7475 hect. As per the layout plan, 3276 sqm of the area falls under the neighbour hood park. It is suggested that neighbourhood park may be permitted as part of the housing area park/playground which is to be provided to the extent of 1 hect. As such, the net density may be allowed on 4.0375 hect. of the area.

7. The norms for net density as per MPD-2001 are as given below:

- 18/11/2011
- a) Maximum ground coverage : 33.33%
 - b) FAR : 133
 - c) Maximum height 26 m. or as stipulated by the N.A.A., whichever is less.
 - d) parking : 133 ECS per 100 sqm of floor area.
 - e) Net density : 140 DU/hect. on net residential area.
 - f) At the premise level the maximum variation of density shall be 5%
 - g) The social infrastructure be provided in accordance to the to the norms laid down in MPD-2001.

8. The case is put up before the Technical Committee for its consideration.

AS
CHS Addl. G. (D.P.)

AGENDA ITEM FOR THE TECHNICAL COMMITTEE

SUBJECT:- Approach road for LPG Bottling Plant
at Madanpur Khadar, & change of land use
F.20(18)/86-MP

1. IOC acquired an area of about 28 heccts between 2 existing high tension lines for setting up LPG Bottling Plant at Madanpur Khaddar.
2. The land so acquired by IOC was considered in the Technical Committee meeting held on 11.12.86 and the Technical Committee after going through the details recommended that the site under reference may be agreed to this purpose with the condition that
 - a) There will be a proper approach to this complex
 - b) A large number of trees are planted within the complex.
 - c) Construction should be minimum extent required and
 - d) Proper care is taken to major power lines passing by the side of the site.
3. Further for the approach road IOC was advised to submit the proposal for consideration.
4. The issue of approach road was considered in the Technical Committee meeting held on 3.2.89. and the proposals submitted by the IOC was agreed to.
5. The proposal so approved by the Technical Committee involved acquisition of the additional land by IOC for which NOC could not be issued for want of a comprehensive scheme.
6. While considering the issue relating LPG Bottling Plants in Capital Territory of Delhi vide Item No. 108/92. The Technical Committee in its meeting held on 30.10.92. considered 3 issues namely
 - a) Allotment of 50 acres of land adjacent to IOC's LPG bottling plant at Tikkikalan for providing additional bulk tankage.
 - b) Approach road alignment for the new LPG bottling plant site at Madanpur Khadar in South Delhi where 72.4 acres of land is allotted.



- (c) Allotment of land for siting additional LPG bottling plant either in North Delhi or East Delhi in an area measuring 75 acres as one plot or 2 plots each about 30 acres.

7. decided as under:-

- (a) IOC should submit a layout plan of the utilisation of 100 acres of land of LPG Bottling Plant and also the proposal of utilisation of another 50 acres for the project. The lands Department of DDA should conduct a survey of 50 acres land earmarked for this purpose. Also, the IOC should examine whether gas could be supplied through the pipe.
- (b) An approach road/excess be provided as part of the schemes being formulated by the DDA of this sector. IOC should make proper arrangement of safety zone within their own land area.
- (c) IOC should approach to NCR Planning Board for suitable site for North & West Delhi.
2. Decision 'b' of the Technical Committee regarding provision of Approach road applies in the present case.
8. The approach road to the Bottling plant was being considered to be integrated with the scheme of the area proposed to be formulated by DDA and the various alternatives were examined for the approach road. The issue of Approach road has been discussed with the Chief (LPG) Manager (Engineering) of IOC followed by site inspections undertaken from time to time.
9. Further it is noted that the site is located in Planning Division 'O' (River Yamuna Bed)

10. PROPOSAL

- (i) Based upon the discussion and the site inspections Chief LPG Manager (Engg.) vide his letter dt. 4.7.91 has submitted a proposal for 10m. wide road along the Agrawal canal on the detail survey of the area (Plan 1 laid on the table). It has been requested to convey the approval of the same.
- (ii) Change of land use of an area measuring about 1 hectare from River/water body at commercial (warehousing) as shown on the plan laid on the table.

Signature

11. OBSERVATIONS

- (i) It has been further informed that the traffic volume on the proposed road would be of the order of 150 trucks per day.(16 hrs.)
 - (ii) U.P. Irrigation deptt. has agreed to construct the approach road as a deposit work for I.O.C. as per the proposed alignment on the land owned by them.
 - iii) There is a proposal of NH-2 bye-pass along the Eastern bank of Agra canal as per MPD-2001.
 - iv) Construction of NH-2 will take a considerable time & it is essential to provide approach road immediately so that the plant can be functional.
 - v) The proposal of NH-2 implemented at a later date, will take care of the approach road being so constructed by I.O.C.
12. Proposal contained in para 10 above is placed before the Technical Committee for its consideration.



DRAFT AGENDA FOR TECHNICAL COMMITTEE

SUB: Approval of modified layout plan in Najafgarh Area for allotment of L.P.G. godown site (20 mtr. x 26 mtr.) to BFC (Mrs. Nirmala Devi) (File No.F.13(30)/93/CRC/DDA).

Reference is made to the letter of BFC Ltd. dated 17.9.93 for allotment of LPG godown in Najafgarh Area. The application has been duly forwarded by DLM for indicating the availability of site.

2. Earlier in a similar request one site of LPG Godown was approved and allotted to also BFC Ltd. (Sh. K.K. Chopra) in November, 90, duly approved by Technical Committee/V.C. in file No.F.13(30)88-CRC/DDA. According to this approved plan be consisted of one LPG Godown and two SKO/LDO sites. It is mentioned here that these two SKO/LDO sites are still unallotted.

3. The DDA land in Najafgarh Area are mostly managed by Hort. Deptt. The matter was accordingly referred to Director(Hort.) for his comments and also the location where such facilities can be provided. Director(Hort.) has opined that one of SKO/LDO sites be converted into LPG Gas Godown sites instead of locating it in other green areas. The site will require some filling of the site/pond which is not desirable to be utilised for plantation keeping with the present site circumstances and water lodging condition.

4. In the Technical Committee meeting held on 9th March, 94 Director(AP) explained that in the layout plan already approved, one gas godown sites and two SKO/LDO are indicated. The site for gas godown is already allotted and the gas godown is functioning. The Technical Committee decided that remaining area of two SKO/LDO units be used for two gas godown sites by enlarging the site suitably. According to this more land was added as a part of proposed service centre to the area approved in November, 90, involving process of change of land use.

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Cyler
21/11/94

5. Alternatively of the proposal for another gas godown has been confirmed to the area/configuration approved in 1990 and 2 alternatives have been worked out as per details below :-

ALTERNATIVE-I : In this alternative one additional gas godown site measuring 26 mtr. x 20 mtr. has been abutted with the already existing gas godown and both these sites have been provided approach from 9 mtr. approach road with a cal-de-sac. In this alternative the main entry which already existing gas godown gets reduce to 4.5 mtr. wide only while the existing entry of the gas godown will have to be closed since the same is abutting with the gas godown.

ALTERNATIVE-2 : This alternative confines exactly to the area/configuration approved in 1989-90. One additional gas godown site measuring 26 mtr. x 20 mtr. has been proposed with 9 mtr. approach road in between the existing and proposed gas godown.

6. The modification proposed in Alternative 2 of para 5 above is submitted for consideration of the Technical Committee for approval.

*Copy
of 10/11/94
D. (copy)*

DELHI DEVELOPMENT AUTHORITY
AREA PLANNING WING

SUB:-Development of 270 HAC land along
Western Bank of River Yamuna between
Nizamuddin Railway Bridge and proposed
over bridge connecting Ring road to
NOIDA- F.10(1)/94-MP.

BACKGROUND

A proposal for setting up Convention Centre from India Trade Promotion Organisation (ITPO) which includes 5000 seats auditorium and concomitant facilities to complement the existing facilities available for organising national and international exhibitions. The proposal was taken up with the Prime Minister's office and a meeting was convened on 11.3.94 by the Principal Secretary to the Prime Minister of the concerned Secretaries to the Government of India in the Ministries of Commerce, Finance Urban Development and other departmental heads like Urban Arts Commissioner, MCD, DDA and Delhi Police.

About 7 acres of land carved out near Gate No.1 on Bhario Road was found to be grossly inadequate and was not agreed to by the Ministries of the Government of India who have their permanent pavillions in Pragati Maidan to dismantlp the same to accomodate the Convention Centre within an area of 12 to 15 acres.

The suggestion of Vice-Chairman, DDA for identifying a suitable piece of land measuring 25 to 30 acres for this Project in Dwarka Complex was also not agreed to due to its distance from the existing Pragati Maidan Complex and for this purpose reclaimed piece of land on Ring Road was found viable to meet the twin requirement of ease of access and adequate parking besides convenience of control and supervision from Pragati Maidan.

PCO
H. Ac (AP)

On a letter dated July 1, 1994 received from Chairman & Managing Director, India Trade Promotion Organisation, Hon'ble Lt. Governor, Delhi directed the officers of ITPO to discuss the case with Commissioner (Planning) in DDA. During a meeting of Commissioner (Plg.) with Shri Jagwani, General Manager (Works) ITPO, the requirement of the land was intimated of the order of 6 HAC. This was followed by a meeting held on 23.8.1994 in the room of Vice-Chairman, DDA wherein two sites were suggested i.e. (i) North of ^{NH-24} ~~Minimamamam~~ Bridge, (ii) Between ^{NH-24 bridge} ~~Minimamamam~~ and new proposed Bridge and following actions were suggested:

- (1) A communication would be sent to the Chief Engineer (Flood) intimating him about the proposal and asking preference of site from the flood's point of view and any clearance required to develop these sites.,
- (2) Site inspection would be carried out alongwith the officers of India Trade promotion Organisation and Chief Engineer (Floods) on 26.8.94 at 9.30 AM.
- (3) Sketch layout would be prepared for the two alternative areas.

Immediately the 2 Sites were inspected on 24.8.1994 with the representatives of ITPO, Irrigation & Flood Delhi Administration and DDA. The observations with regard to Site No. 1 and 2 are as under:

Site No. 1.

Site No. 1 i.e. North of NH.24 bridge between Ring Road and River Yamuna upto Railway Bridge is primarily being used for dumping of flyash from DLSE Electric Sub Station by way of creating slurry ponds and also there are some jhuggies which have come up on the ash filled area, otherwise the land was found to be free from any permanent incumbrances which could come in the way of its utilisation for setting up Convention Centre.

P. G. Jaiswal
For (Ae/AP)
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Ex.Engineer, I&F, Delhi Admn., pointed out that in order to utilise the land for any kind of construction it would be appropriate to construct a bund along the Western Bank of River Yamuna to take care off discharge of 4.5 lacs cusecs and the top level of the bund could probably be 207 which would be about 1 mt. High from the existing level of the Ring Road and the general level of the ground.

Site No.2

The site No.2 i.e. South of NH-24 bridge measuring about 220 HACs upto the proposed over bridge is low lying and besides the Samriti Van developed by DDA there are other unauthorised developements/encroachments. The flood measure in this pocket for any type of development would also be the same as that for site No.1.

OBSERVATIONS

Chief Engineer (I&F) vide his letter dt.1.9.94 has informed as under:

"It is informed that the cost of the flood control measures, required to protect the site No.1 against the anticipated discharge of 4.5 lakh cusecs, works out to Rs.600 lakhs. This estimate is based on the present Delhi schedule of Rates i.e. DSR-1993 and the length of the bund required is about 1.5 Km. between the Goods Avoiding Railway line and NH-24 bye pass.

For protection of the site No.2 against the flood of the same nature the cost of the flood control measures will be slightly more because the natural surface level of the site No.2 is lower than the level of the site No.1 since in site No.1, DFSU has constructed a marginal bund in a length of about 1.3Km."

PROPOSAL

The land for any allotment in this area will have to be considered in an integrated manner with the overall scheme of the area so identified i.e. 270 HAC taking into account the requirement of Convention Centre and other such uses which are compatible and economically viable on this location. (Plans laid on the table).

Keeping in view the ecological factors and other

P.C. Jais
M. B. Chhabra

ALLOTMENT OF LAND TO BOCHASANWASI SHRI AKSHAR PURUSHOTTAM
SANSTHAN

F.8(23)/79-IL

1. The Bochasanwasi Shri Akshar Purushottam Sanstha applied to the DDA for allotment of a suitable plot to erect educational institutional, dispensaries, hospitals and starting of Charitable Institutions. The institutions is a registered society under the Societies Registration Act 1860. The society completed the formalities. The Directorate of Education vide their letter no. F.17/land/709//84/CW//5142 dated 23.08.1984 sponsored their case for allotment of land for construction of a school building.
2. The Institutional Allotment Committee in its meeting held on 09.10.1984 has recommended that a plot measuring 2000 sqm. of land be allotted to this institution in Trans Yamuna Area for construction of temple and educational complex.
3. 2000 sqm of land was allotted in Pandav Nagar Institutional Area but the same could not be handed over to Sansthan since the Santha desired to have a bigger plot of land to cover its activities.
4. LG has made following observations on 09.03.1994:

"I have met the sponsorees who are all Swamis of the Sanstha and incidentally each one of them is a high grade expert in modern technology. What they have produced in Gandhi Nagar is

only a remarkable inter-cultural and inter-religious monument
also an extremely attractive park that is valued by the
citizens of Gandhi Nagar and visitors from long distances. The
Institution, I believe, is adequately funded and wants to make the
Gandhi Project on a larger scale.

Therefore, I would agree to the allotment of river front
land to the institution but, as I have told them, they may cut
down their requirement to something between 15-18 hectares with
at least 50 per cent being used for park land and the rest for
the museum-cum-monument, staff quarters, etc."

5. Presently the land use of the river Yamuna is
agricultural and water body, in such areas this activities are
not allowed without the change of land use and without the
preparation of a comprehensive scheme.

6. The scheme for the development is presently at inception
stage. In the first instance the scheme for the development for
the area ^{on the} between Western Bank of River Yamuna ^{adjacent to} and Nizamuddin
Railway ^{line and} Station (NH-24) has been taken up. It is for this land
that we have received observations from Chief Engineer (Flood).
This area would be used for convention centre and other allied
activities.

7. Later on, when the scheme for other parts of River Yamuna
is prepared one section could be developed for socio-cultural and
religious activities. This would also require
reference/clearance from Chief Engineer (Flood), NWCD and
possibly from Central Water Commission.

In such a complex the allotment to this institution could be considered. After a proper sponsorship as at present the case has been sponsored by the Directorate of Education for allotment of land for construction of school building.

for
stg

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