

Minutes of 37th meeting of the Technical Committee held on 26.10.94 at 3.00 P.M. in the Conference Room 'B' Block, 1st floor, Vikas Sadan, INA, New Delhi.

The following were present:

1. Shri S.P. Jakhanwal, Vice Chairman IN Chair
2. Shri H.D. Sharma, Engineer Member
3. Shri K.J. Alphons, Commissioner (LM)
4. Shri J.C. Gambhir, Commissioner (Plg.)
5. Shri Santosh Auluck, Chief Architect
6. Shri P.C. Jain, Addl. Commr. (AP)
7. Shri A.K. Jain, Addl. Commr. (DC&P) (Offctg.)
8. Shri P.N. Dongre, Addl. Commr. (TYA) (Offctg)
9. Shri Prakash Narain, Dir. (PPR)
10. Mrs. Savita Bhandari Jt. Dir. (Landscape)
TOWN AND COUNTRY PLANNING ORGANISATION:
11. Sh. K.T. Gurumukhi, Addl. Chief Planner
DELHI POLICE:
12. Sh. Gurmail Singh, ACP(T)
NDMC:
13. Sh. Rajeev Sood
MCD:
14. Sh. Sunil Mehra, JTP
SPECIAL INVITEES:
15. Chief Engineer (East Zone) DDA for item no. 110/94
16. Sh. Chandra Ballabh, Dir. (AP) for item no. 110/94
17. Sh. Ashok Kumar, Dir. (T) for item no. 109/94
18. Sh. C.P. Rastogi, Dir. (SPG) for item no. 107/94
19. Sh. V.D. Gupta, PWD (YBP) for item no. 109/94
20. Sh. NK. Aggarwal, PWD (YBP) for item no. 109/94
21. Sh. P.K. Goyal, State Coordinator
22. Sh. R. Tikku HPCL for item no. 112/94
23. Sh. Perwez Alam, CRAPHTS
24. Sh. Subhash Kapoor, Sr. Architect, CPWD for item no. 107/94.

Minutes of 37th meeting of the Technical Committee held on 26.10.94 at 3.00 P.M. in the Conference Room 'B' Block, Ist floor, Vikas Sadan, INA, New Delhi.

The following were present:

1. Shri S.P. Jakhanwal, Vice Chairman IN Chair
2. Shri H.D. Sharma, Engineer Member
3. Shri K.J. Alphons, Commissioner (LM)
4. Shri J.C. Gambhir, Commissioner (Plg.)
5. Shri Santosh Auluck, Chief Architect
6. Shri P.C. Jain, Addl. Commr. (AP)
7. Shri A.K. Jain, Addl. Commr. (DC&P) (Offctg.)
8. Shri P.N. Dongre, Addl. Commr. (TYA) (Offctg)
9. Shri Prakash Narain, Dir. (PPR)

10. Mrs. Savita Bhandari Jt.Dir.(Landscape)

TOWN AND COUNTRY PLANNING ORGANISATION:

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

DELHI POLICE:

12. Sh. Gurmail Singh, ACP(T)

NDMC:

13. Sh. Rajeev Sood

MCD:

14. Sh. Sunil Mehra, JTP

SPECIAL INVITEES:

15. Chief Engineer (East Zone) DDA for item no.110/94

16. Sh. Chandra Ballabh, Dir. (AP)for item no.110/94

17. Sh. Ashok Kumar,Dir.(T)for item no. 109/94

18. Sh. C.P.Rastogi, Dir.(SPG)for item no. 107/94

19. Sh. V.D. Gupta,PWD (YBP)for item no.109/94

20. Sh. NK.Aggarwal,PWD (YBP)for item no. 109/94

21. Sh. P.K. Goyal, State Coordinator

22. Sh. R.Tikku HPCL for item no. 112/94

23. Sh. Perwez Alam, CRAPHTS

24. Sh. Subhash Kapoor,Sr.Architect,CPWD for item no. 107/94.

The following 12 (twelve) items were considered:

1. Item No. 97/94:--

Sub: Policy for R.L.U. Bldgs. of Mahanagar Telephone Nigam (MTNL) F8(9)93-MP

The Technical Committee recommended the norms for the R.L.U. Bldg. with max. ground coverage of 25% ; max. FAR 100; and max. height 14 mt. (relexable to 26 m. in the Commercial Centres). Any relaxation in height upto 26 mtrs. may be examined on the merits of individual case.

2. Item No. 99/94

F.20(11)85-MP

Sub: Change of land use of an area measuring 8.1 hect. (20 acres) from 'Recreational' (Regional Park) to 'Public and semi public facilities (Hospital) in village Maidan Garhi, New Delhi.

The site under reference falls in the Ridge Area, which has been declared as Reserved Forest. The Tech. Committee recommended not to proceed with the proposed change of land use. It was decided that the matter be placed before the Authority with the aforesaid recommendation.

3. Item No. 100/94

F3(143)82-MP

Sub: i. Change of land use of an area measuring 24 hect. (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.

The Technical Committee desired that the matter may be brought again before the Technical Committee with specific recommendations of the Planning Department DDA, after getting the latest status position from MCD in view of Court's ruling.

4. Item No. 101/94:

Sub: ~~Proposed~~ F3(34)92/MP National Airport Authority staff housing complex near INA market, New Delhi. Issue of NOC from land use and planning standards under MPD-2001.

The Technical Committee recommended the development control norms as in para 7 of the agenda note. Further, as permissible in the MPD-2001, 15% variation of net density be allowed.

5. Item No. 107/94
F20(8)94-MP

Sub: Proposed change of land use from 'Public and semi Public use' to 'Govt. Office' for an area measuring 0.813 acres located at Copernicus Marg.

The Technical Committee observed that the plot under reference is located in Lutyens' Bungalow Zone. Under the prevailing policy, the norms of residential use (Bungalow) would be applicable even after the change of land use. Whether this would meet the requirements of the proposed office building for the Central Administrative Tribunal, a reference may be made to the MOUD.

6. Item No. 108/94

Sub: F6(8)90-MP
Allotment of land for 33 KV grid sub station in 'H' Block Dev Nagar, Karol Bagh, New Delhi.

The Technical Committee desired that a layout plan of the proposed facility centre may be prepared indicating the site for 33 KV ESS (Indoor Type) and got approved in file. Further action for transfer and allotment of land should be taken up expeditiously.

7. Item No. 109/94
F5(10)80-MP-Pt.I

Sub: Composite alignment plan of Wazirabad 21 Road (Road No. 59 and Road No. 63) from Wazirabad Barrage to UP Border.

The Composite Alignment Plan integrating ROB on Delhi Saharanpur Railway Line is recommended for approval with the following modification.

A separate cycle track of 3 mt. width be incorporated on either sides of the road by making adjustments in the width of service road and footpath. The width of service road and footpath be kept as about 6 mt. and 3 mt. respectively.

8. Item No. 110/94
F.PA/Jt.Dir.(Plg.II)5/89

Sub: Service Centre No. 16 near Keshopur, Vikas Puri in sub zone G-16.

The revised Layout Plan of Service Centre no. 16 (Keshopur) was discussed in detail. The Technical Committee made the following observations:

- i. Printing Press Plots may be redesignated as Service Industry Plots which could be used by printing industry as well.

- ii. Keeping in view inadequate FAR proposed against FAR of 75 as per MPD-2001, a fresh exercise is necessary.
- iii. Development controls prescribed for various use premises may be ensured in view of above recommendation and to conform to MPD-2001.
- iv. Proposed petrol pump site may be adjusted keeping in view the site condition/existing pump house and the recommendation of MPD-2001 to locate at only 30 m wide roads.
- v. SKO/LDO plots may not be necessary and be deleted.
- vi. The Alignment Plan of 30 mt. wide road may^{white} also be referred modifying the layout plan.
- vii. Conventional[^] street lighting be reduced and high mast lighting may be proposed at appropriate locations while detailing out the plan of the shopping area.
- viii. Telephone booths and public toilets may be provided in the layout.

After incorporating the above modifications, the Layout Plan may be approved by V.C. through Commr. (Plg.) and need not be put up for the approval of the Technical Committee again.

9. Item No. 111/94

F20(4)83-MP

Sub: Proposed amendments in MPD-2001 for the provision of motels in the National Capital Territory of Delhi.

The proposed amendment in MPD-2001 for the provision of Motels alongwith the recommendations of the Committee on objections/suggestions was discussed in detail. The Tech. Committee made the following observations:

- i. 60 mtrs. and above roads in Rural area /green belt proposed for locating the motels may be specifically mentioned as National highways and min. 60 m R/W Inter State roads.
- ii. The basement in motels may be restricted to 25% of ground coverage.

The proposed modifications in MPD-2001 along-with the summary of objections/suggestions and recommendations of the Technical Committee may be prepared in the form of a table and placed before the Authority in its next meeting.

10. Item no. 112/94

- sub; i) Issue of NOC for proposed retail outlet with storage of petroleum class 'A' and Class 'B' (50 KL) at village Rangpuri Delhi. F7(9)91/MP
- ii) Issue of 'NOC' for proposed retail outlet at Kanjhawala, Delhi. F7(13)91-MP/

The Technical Committee took a serious view of issue of NOC/opening up of the unauthorised petrol pumps in the rural areas and a disregard of the Master Plan /Land use provisions. The representative of the State Coordinator was advised to convey the views of the Technical Committee to the concerned Oil Company. The Technical Committee further desired that Commissioner (LM) would issue a letter to the concerned Oil Company and State Coordinator with copies endorsed to the Ministry of Petroleum and Commissioner of Police, Delhi. Arising from discussion, Tech. committee also desired that Commr. (LM) would expedite the submission of report in respect of location of petrol pumps in Rural Areas.

The following items were postponed.

11. Item No. 98/94

F6(3)93-MP

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

Postponed.

12. Item No. 113/94

- Sub: i. Adds/Alts. at D.G. Club road service / filling station (Racecourse Road from B.P.C. Ltd.)

ii. Adds. / Alts. at ~~s~~ station on Sardar Patel Road for for B.P.C. Ltd.

Postponed.

This issues with the approval of the Vice Chairman, DDA



(A.K. JAIN)

ADDL. COMM. (DC&P)

Memo No. Fl(22)94-MP

Dated: 10/11/94

Copy forwarded to:

1. OSD to VC for the 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&TP(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, Sr. Land-Scape Arch. DDA
20. Secy. to L.G.
21. Dir. (PPR)

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

check up
40
No. F.1(10)94/MP

Dated: 28.10.94

Draft minutes of the meeting of the Technical Committee held on 26.10.94 at 3.00 pm in the Conference Room 'B' Block Ist Floor, Vikas Sadan.

The following were present:-

1. Shri S.P.Jakhanwal, Vice Chairman. In chair.
2. Shri H.D.Sharma, Engineer Member.
3. Shri K.J.Alphons, Commissioner(IM).
4. Shri J.C.Ganbhir, Commr.(Plg.)
5. Shri Santosh Auluck, Chief Architect.
6. Shri P.C.Jain, Addl. Commr.(AP).
7. Shri A.K.Jain, Addl. Commr.(DC&P)(Offctg.)
8. Shri P.N.Dongre, Addl. Commr.(TYA)(Offctg)
9. Shri Prakash Narain, Dir.(PPR)

TOWN AND COUNTRY PLANNING ORGANISATION:

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

DELHI POLICE:

11. Sh. Gurmail Singh, ACP(T)

N.D.M.C.

12. Sh. Rajeev Sood.

M.C.D.

13. Sh. Sunil Mehra, J.T.P.

SPECIAL INVITEES:

14. Chief Engineer (East Zone) DDA for item No. 110/94.
15. Sh. Chandra Ballabh, Dir.(AP) for item No. 110/94.
16. Sh. Ashok Kumar, Dir.(T), for item No. 109/94.
17. Sh. C.P. Rastogi, Dir.(SPG) for item No. 107/94.
18. Sh. V.D. Gupta, P.W.D.(Y.B.P.) for item No. 109/94.
19. Sh. N.K. Aggarwal, P.W.D.(Y.B.P.) for item No. 109/94.
20. Sh. P.K. Goyal, S.L.C. State Coordinator
21. Sh. R. Tikka H.P.C.L. for item No. 112/94.
22. Sh. Perwez Alam, Carpts. CRAPHS.
23. Sh. Subhash Kapoor, Sr. Architect, CPWD for item No. 107/94.

24. Mrs. Savita Bhandari Jt. Dir.(Landscape).

- ~~25. Sh. P.V. Mahaschdey, Jt. Dir.(MP).~~

The following ^{12 (twelve)} 10 items were ~~discussed~~. ^{considered} -

1. Item No. 97/94:

Sub: Policy for R.L.U. Bldgs. of Mahanagar Nigam Telephone Nigam (MTNL).
F.8(9)93-MP.

The Tech. Committee recommended the norms for the R.L.U. Bldg. ^{inter} as max. ground coverage of 25% ^{max}; FAR 100; and max. height 14mt. (relaxable to 26 m. in the Commercial Centres). Any relaxation in ground coverage ^{upto 26 meters} and height may be examined on the merits of individual case.

2. Item No. 99/94.

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(11)85-MP.

~~It was observed that the site under reference falls in the Ridge area which has been declared as the Reserved Forest. The Tech. Committee is the view not to proceed with the proposed change of land use. It was recommended that the matter may be placed before the Authority with all the details.~~ ^{was of} ^{proceed with the} ^{is the recommended} ^{decided} ^{the aforesaid} ^{recommended}

3. Item No. 100/94:

Sub: i) Change of land use of an area measuring 24 hect. (59.3 acres) from 'Agricultural and water body (Rural use zone) to 'Manufacturing (extensive industry) Salughter 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.

F.3(143)82-MP.

The Tech.Committee desired that the matter may be brought again before the Tech.Committee with specific recommendations of the Planning Deptt. DDA. *after getting the latest status. pending in view of Govt. orders*

4. Item No. 101/94:

sub: proposed National Airport Authority Staff housing complex near INA market, New Delhi. Issue of NOC from landuse and Planning standards under MPD-2001.

F.3(34)92/MP.

recommended After detailed discussion, the Tech. Committee approved the Development Control norms as *not* given in para 7 of the agenda *item*. Further, as permissible in the MPD-2001, 15% *not* of variation of density be allowed.

5. Item No. 107/94

Sub: Proposed change of land use form 'public and semi public use' to 'Govt. Office' for an area measuring 0.813 acres located at Copernicus Marg.

F.20(8)94-MP.

The Tech. Committee observed that the plot under reference is located in the Lutyens' Bungalow *Zone* Area. Under the prevailing policy, the norms of resdl. use (Bungalow) would be applicable even after the change of land use. *to* To ascertain whether this would meet the requirements of the proposed office building for Central Administration Tribunal, a reference may be made to the MOUD, *re* requesting the requirements of space.

6. Item No, 108/94.

File No - -

Sub: Allotment of land for 33 KV grid S/station
in 'H' Block Dev Nagar, Karol Bagh .New Delhi

The Tech.Committee desired that a layout
plan of the proposed facility Centre may ~~worked~~ *prepared*
out indicating the site for 33 KV ESS (Indoor Type) *and*
get approved as per
Further action for transfer and allotment of land
should ~~would be taken thereafter.~~ *be taken expeditiously.*

7. Item No. 109/94

Sub: Composite alignment plan of Wazirabad -21
Road(Road No. 59 and Road No. 63) from
Wazirabad Barrage to UP Boarder.

F.5(10)80-MP Pt.I.

The Composite Alignment Plan *integrating*
intergrating
ROB on Delhi-Saharanpur Railway line is recommended
for approval with the following modifications:

A separate cycle track of 3 mt.width be
incorporated on either sides of the road by making
adjustments in the width of service road & footpath.
The width of service Road and Footpath be kept as
about 6 mt. and 3 mt.respectively.

8. Item No. 110/94/TC.

Sub: Service Centre No. 16 near Keshopur, Vikas
Puri in sub zone G.16.

F.PA/Jt.Dir.(Plg.II)5/89.

The revised Layout . Plan of Services Centre
no. 16 (Keshopur) was discussed ⁱⁿ detail. The Tech.
Committee made the following observations:-

i) Printing Press Plots may be redesignated as Services Industry Plots *which could be used by printing industry as well.*

inadequate RR proposed against

ii) Keeping in view FAR of 75 as per MPD-2001, optimum FAR be achieved. *a fresh exercise is necessary*

iii) Proposed Development Controls for various use premises may be *revised* reviewed in view of above recommendation and to conform to MPD-2001.

iv) *Relocated* The Petrol Pump site may be adjusted keeping in view the site condition/existing pump house *and the recommendation of MPD-2001 to locate it only 30m into road.*

v) SKO/LDO plots may not be necessary and be deleted.

vi) The Alignment Plan of 30mt.wide road may also be referred *while* modifying the lay out plan.

vii) ~~Besides~~ Conventional street lighting *has been reduced* high mast lighting may be proposed at appropriate locations *while detailing out the plan of the shopping area.*

viii) Telephone booths and public toilets may be provided in the lay out.

After incorporating the above modifications, the Layout Plan may be approved *by VC.*
Through Commr.(Plg.) & need not be put up for the approval of the TC. *again.*

9. Item No. 111/94.

Sub; proposed amendments in MPD-2001 for the provision of motels in the National Capital Territory of Delhi.

F.20(4)83/MP.

The proposed amendment in MPD-2001 for the provision of Motels alongwith the recommendations of the Committee on Objection/Suggestions was discussed in detail. The Tech. Committee made the following observations:-

i) 60 mtrs. and above roads in Rural area /green belt proposed for locating the motels may be specifically mentioned as National Highways, ^{and Min 60 m R/W} Inter-state roads, and Service roads running parallel to them.

ii) The basement in motels may be restricted to 25% of ground coverage.

The proposed modifications in MPD-2001 along with the summary of objections/Suggestions and recommendations of the Technical Committee may be ~~tabulated~~ ^{prepared} in the form of a ~~chart~~ ^{Table} and placed before the Authority ^{in its next meeting.}

10. Item No. 112/91/TC.

Sub: i) Issue of NOC for proposed retail outlet with storage of petroleum class 'A' and Class 'B' (50KL) at village Rangpuri, Delhi.
F.7(9)92/MP.

ii) Issue of 'NOC' for proposed retail outlet at Kanjhawala, Delhi.

F.7(13)91/MP.

The Tech. Committee took a serious views of issue of NOC/ opening up of the ^{Unauthorized} petrol pumps in the rural areas ~~without clearance of the DDA and~~ ⁱⁿ disregard of the Master Plan/Land use provisions. The representative of the State Coordinator was advised to convey the views of the Tech. Committee to the concerned Oil Company. The Technical Committee further desired that commissioner(LM) would issue a letter to the concerned Oil Company and State coordinator with copies endorsed to the Ministry of Petroleum and Commissioner Of Police, Delhi. Arising from discussion, TC also desired that Commr.(LM) would expedite the submission of report in respect of ~~storage of petroleum products~~ ^{location of petrol pumps} in Rural Areas.

The following items were postponed.

11. Item No. 93/94/TC.

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

F.6(3)93/MP.

Postponed.

12. Item No. 113/94/TC.

Sub; i) Adds/Alts. at D.G.Club road service /filling station(Rececourse Road for B.P.C.Ltd.)

ii) Adds/Alts. at Station on Sardar Patel Road for B.P.C.Ltd.

Postponed.

The meeting ended with thanks to the chair

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F1(22)93-MP

Dated:21.10.94

MEETING NOTICE

The 37th Technical Committee meeting (Postponed) of DDA will be held on 26.10.94 at 3.00 P.M. in Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi.

The agenda for the meeting shall be same as circulated earlier, which may please be brought.

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



(A.K. JAIN)

OFFG.ADDL.COMMR.(DC&P)

DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL & PLG. WING

No.F.1(22)93-MP

Dated 21.9.94

MEETING NOTICE

The 37th Technical Committee meeting of DDA will be held on 27.9.94 at 11.00 A.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)

INDEX

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	106/94	Action on the decisions of the Technical Committee for the period from July 92 to June 93 and from July 93 to June 1994. F1(28)91-MP.	1
2.	97/94	Policy for R.L.U. Bldgs. of Mahanagar Telephone Nigam (MTNL) F8(9)93-MP.	5
3.	98/94	Route alignment of 220 KV Double circuit tower line for feeding the proposed Kanjhawala 220 KV Grid sub station. F6(3)93-MP	6
4.	99/94	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 villave Maidan Garhi, New Delhi. F20(11)85-MP.	11
5.	100/94	i. Change of landuse of an area measuring 24 hect. (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.	13
6.	101/94	Proposed National Airport Authority Staff housing Complex near INA Market, New Delhi Issue of NOC from landuse and planning standards under MPD-2001.F3(34)92-MP	15
7.	107/94	Proposed change of land use from 'Public and semi public use' to 'Govt. office' for an area measuring 0.813 acres located at Copernicus Marg. F20(8)94-MP	18
8.	108/94	Allotment of land for 33 KV grid s/stn. in H Block Dev Nagar Karol Bagh, New Delhi.F6(8)90-MP	19
9.	109/94	Composite alignment Plan of Wazirabad 21 Road (Road No. 59 and Road No. 63) from Wazirabad Barrage to UP Boarder.F5(10)80-MP-Pt.I	21
10.	110/94	Service Centre no.16 near Keshopur Vikas Puri in sub-zone G-16. PA/Jt.Dir.(Plg.II)5/89.	31

Additional Items for Technical Committee meeting.

S.NO.	ITEM NO.	PARTICULARS
11.	111/94	Proposed amendments in MPD-2001 for the provision of motels in the National Capital Territory of Delhi.F20(4)83-MP.
12.	112/94	<p>i. Grant of NOC for retail outlets with storage of Petroluem class 'A' and class 'B' (50 KL) at village Rangpuri, Delhi. F7(9)91-MP</p> <p>ii. Issue of NOC for proposed Retail outlets at Kanjhawala, Delhi. F7(13)91-MP.</p>
13.	113/94	<p>i. Adds/Alts. at Race Course Road Service Filling station (B.P.C.)F7(14)94-MP</p> <p>ii. Adds/Alts. at S/Stn. (BPC) on Sardar Patel Road.</p>

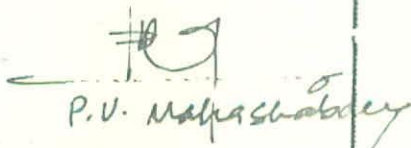
Sub: Action on the decision of the Technical Committee for the period from July 92 to June 1993 and from July 1993 to June 1994. F1(28)91-MP

During the period from July 92 to June 93, 20 meetings of the Tech. committee were held in which 26 items were discussed. During July 1993 to June 1994, 21 meeting of the Tech. committee were held in which 140 items were discussed.

2. The matter regarding action taken on the decision of Tech. committee was discussed in the Tech. committee meeting held on 6.9.94.

3. As decided in this meeting, the position of actions arising out of Tech. committee decisions has been examined and the items on which action is pending, have been identified. As per Annexure 'A' there are 9 decisions of Tech. committee (from July 1992 to June 1994) on which action is pending.

4. The matter is placed before the Tech. Committee for its consideration.


P.V. Maheshwari

67/93 21.7.93

5. 72/93 21.7.93 Grant of NOC for the storage of petroleum class A (52 KL) class B (27 soltra) and class C (65 KL) at kh. nos. 26/167 village Rawta Delhi.

Tech. committee has detailed guide lines to worked out considering existing (i) existing petrol pumps in rural areas (ii) MKIS plan provisions (iii) Plans of growth centres prepared by MCD (iv) System of issue of No Objection (v) plan prepared SLC etc. by the Group consisting of Commr. (IM) Dir. (AP) Jt. Dir. (SA) and Town Planner, MCD. The report of the group is still awaited.

6. 125/93 25.1.94 Policy on resitment of objectionable petrol pumps in Delhi.

Tech. committee desired that siting of petrol pump in green areas be avoided and further desired that the committee should suggest site, out side the urban limits in agricultural zone ^{and} should submit its report without delay. The said report is awaited from JP(SA).

7. 109/93 8.3.94 Policy regarding land utilisation in case of existing hazardous / noxious / heavy / large scale industries of their closure / shifting in Delhi.

The Tech. committee constituted a drafting committee consisting of Adml. Commr. (JC&P) & Commr. (IM) and the representative of TCPO to draft a policy note for utilisation of the land to be vacated by closing / shifting of hazardous / noxious large size industries both on free hold as well as lease hold lands. The first meeting of this committee was held on 19.9.94.

8. 40/94 22.3.94 Representation for realignment of 60 mtr. Palam
Palam Dabri Road part II affecting the existing
Balmiki Mandir.

9. 51/94 10.5.94 Amendments in MFD-2001 for the provisions of
Hotels in the National Capital Territory of
Delhi. F20(4)83-MF

Tech. committee did not agree to change the road alignment and the standard cross section. However, it desired that Commr. (L) with Dir. (Dwarka) may negotiate with the temple authorities with a view to leave the sanatorium infact and compensate for the loss of the temple land by offering a suitable land. Commr. (L) will report back to the Tech. committee in 4 weeks time.

The Technical committee after going through 14 objections suggestions have been received and Tech. committee decided that these be examined in depth by the committee earlier constituted under the chairmanship of the Principal Commr. (DDA). The views of the Planning Department are already available. The representative of the TCPO may also be made as member of the sub committee. The report of the committee is awaited.

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 Resid./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 T/C for consideration.

[Signature]

[Signature]

the two H.T. lines thus a total of 120 mt. wide land reservation is required along the 3.25 km. length of the line upto the sub-station. There will be a total of 34 pylons in two parallel rows (as per the performa supplied by DESU placed as Annexure 1).

OBSERVATIONS

The proposal is examined and the observations are as under :

- 1) The proposal submitted to DDA is only regarding the clearance of the tower line, where as the substation at Khanjawala has neither been referred nor cleared by DDA earlier.
- 2) The proposed H.T. line will connect the 220 K.V. sub-station in Khanjawala (proposed). This can only serve the villages located in Planning Division-N, which will continue to remain rural upto year-2001. ^{Keeping the proper} (the electricity ^{is being} demand of the rural area in and around the proposed sub-station do not justify the need for the 220 K.V. sub-station and hence the feeder line.
- 3) The proposed 220 K.V. H.T. line passes through Rohini Phase III, IV and V. The power requirements for these area is already taken into account in the approved plan. The proposal under consideration hence (i) will not permit any new schemes of urban extension (ii) may increase power demand in rural area and unauthorised development in and around village.

Sr.No.3 /item no.93/94/IC

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 (Admn). 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 over head 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

दिल्ली विद्युत प्रदाय संस्थान

(दिल्ली नगर निगम)

स्थान : JHANDEWALAN, XTH.

क्रमांक SE(PLG.I)/4(1)/362

दिनांक 13th September 1994

Commissioner(Planning),
Delhi Development Authority,
Vikas Minar, I.P. Estate,
NEW DELHI.

SUB: Approval of route alignment of 220KV Double
Circuit tower line for feeding Kanjowala
220KV Grid S/Stn.

Dear Sir,

Please refer to this office letter No. SE(PLG.I)/4(1)/362 dated 3rd February' 1994, wherein case for approval of the 220KV Double Circuit Tower Line for feeding Kanjowala 220KV S/Stn. was sent for approval of D.D.A. The land for the above sub-stn. was acquired by Delhi Admin. and handed over to DISU on 16th June' 1992. The establishment of the 220KV sub-stn. at Kanjowala and its subsequent upgradation to 400KV voltage level was recommended by our Swedish M/S Swed Power and as per their recommendations, the establishment of this sub-stn. was included in our 8th Plan project for the period 1992-97 and has been techno-economically approved by Central Electricity Authority.

Hitherto, we have already started the civil works of the sub-stn. The 22KV feed to the sub-stn. was proposed to be provided by looping in and looping out of our 22KV Double Circuit Tower Line between Najafgarh and Jhanderwala. The approval of the route alignment was being pursued by our Engineer(Plg.I) vide his letter No. SE(PLG.I)/4(1)/362 dated 24.3.94 to Commissioner(Plg.) & letter No. SE(PLG.I)/4(1)/367 dated 9.5.94 to Jt. Director(MP) and the case was put on the Technical Committee Meeting to be held at 3.00 P.M. on 6th Sept. 1994. The Agenda for the Meeting was delivered in our office at 12.30 P.M. on 6th September' 1994 and no intimation of postponing of the Meeting to 11.00 A.M. was received in our office. Our S.E.(PLG.I) reached at 3.00 P.M. for attending the Meeting as per original schedule, he was informed that the meeting had already been held. It was, however, given to understand that the above case was not discussed in the Meeting.

However, on perusal of the Agenda copy of the meeting, it is mentioned "the two lines parallel with the road, apart and no construction will be allowed for within 15 mtrs. on both sides and have further mentioned that "15 mtrs. wide land reservation is required along the line" In this regard, it may be mentioned that for each line a corridor of 15 mtrs. width is only required. 70 mtrs. distance between the two lines have been maintained.

#5
15/9/94
D.V. (NCR/UE)

- 2) 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. K. Singh
21/7/94.

for any high-way road if D.D.A. intends to propose along with the said route. Alternatively, a total corridor of 30 mtrs. would be sufficient for both the tower lines.

It is also mentioned in the proposed Agenda Note that since no DDA's development is likely to come in the vicinity of the Kanjhawala 220KV S/Stn. it would only meet the demand of the rural area. In this connection, it needs to be clarified that the beat of 220KV S/Stn. is very large and 66KV feeders taken out from this sub-stn. would meet the load of the far-flung areas. We have also to feed the Eawana Pumping Station of Delhi Water Supply & Sewage Disposal Undertaking for which a 66KV Grid S/Stn. is to be constructed within their premises which would be fed on a 66KV Double Circuit Tower Line from Kanjhawala 220/66 KV Grid S/Stn. The delay in according the approval would also affect the supply of the Pumping Station.

It also needs to be appreciated that the life of a Grid S/Stn is 35 to 40 years and it has to cater to the load requirement/growth of the area for all those years and as such the contention reflected in the Agenda note that the sub-stn. is not required to be established, is not correct. I would request that the decision in the matter of establishment of a sub-stn. is to be left to DESU only who are ultimately responsible for meeting the power requirement of National Capital Territory of Delhi and are equally concerned if not more. Commissioner(Planning) is therefore requested to kindly review the agenda note and put up a corrected agenda in the next Meeting for recommendations of the approval of the route of the proposed tower line. The very purpose of referring the route approval cases of the tower line to DDA is that the route alignments are coordinated with the developmental work so that the towers are planted at locations which does not affect the future development work of D.D.A. and DESU & DDA, being equally responsible should work hand in hand. It is requested to please look into this matter personally and get the needful done expeditiously.

Thanking you,

Yours faithfully,

Sd/-

(S.C. JAIN)
ADDL. CHIEF ENGINEER (PLG.)

Copy to:-

Director(Master Plan)
Delhi Development Authority,
Vikas Minar, I.P. Estate,
NEW DELHI.

ADDL. CHIEF ENGINEER (PLG.)

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. B.C. Mehta Vs Union of India and others including PDA.

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





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(1)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-~~DDA~~ 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 Neb 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

Appendix 2
Objection / suggestions received in response to public notice dated 30.4.94 for Amendment in MFL-1001 and change of land use of an area measuring 24 hect. (59.3 acres) at village Tigril and Nhapur.

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 acquired 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 pro-
posed out of which one is in
the vicinity of Burari Road
in Wazirpur. 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: i) Change of land use of an area measuring 24 hect. (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 all 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 11-A of Delhi Development Act, 1957. The Under Secretary, Ministry of Urban Development vide his letter no. K-13011/93-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.



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 plan. 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	Req. 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 1500
7.	Housing area park	1 5000
8.	Housing area playground	1 5000

1.71 ha

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 D.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:

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 storeyed 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.

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:

- W. S. S.*
- 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 norms laid down in MPD-2001.

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

A. S. S.
CHS ADM. G. (P. S.)

3 DESU is insisting upon for early decisions in the matter so that the load requirement of the area could be met with.

4 Pending the finalisation of the Zonal Plan viz.--a-viz the lay out plan of the Facility centre a site for allotment to DESU can be considered in the area resting with I&D).

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

[Signature]

P.H.S. 7/THRU 11.10.77

Sub : Proposed change of land use from 'public and semi public use' to 'govt. office' for an area measuring 0.813 acres located at Copernicus Marg.

File No.F.20(8)94-MP

1. The Ministry of Urban Development vide its letters dt. 22.6.94 and 1.8.94 have informed about the allotment of land measuring 0.813 acres (3291.5 sqm) at Copernicus Marg to the Ministry of Personnel, Public Grievances and Pension for construction of the office building for Central Administration Tribunal (CAT). The Ministry has requested the DDA to process the change of land use of the area from 'public and semi public use' to 'govt. offices'.
2. The matter has been examined with the following observations:
 - a) The plot under reference falls within the New Delhi Bungalow Area for which public objections/suggestions have been invited.
 - b) As per MPD-2001, the land use of the plot under reference is 'public and semi-public facilities' (social & cultural). As per the site report there are existing dilapidated Dhobi Ghat structure and there is no bungalow within the plot. However, in the rear of the plot there are existing bungalows.
 - c) As per the draft Zonal Development Plan for Zone 'D', approved by the DDA vide resolution No.103/93 dt. 27.7.93 for inviting objections/suggestions, the development norms for non-residential plots shall be worked out keeping in view the urban form studies within the MPD-2001 so as to maintain the existing character of the area. The bungalow area policy envisages low rise and low intensity development; hence height of the proposed construction is proposed to be restricted to 14 mtrs. with other controls as per MPD-2001 norms for public and semi public use.
3. The matter is placed before the Technical Committee for its consideration.

[Signature]

[Signature]

lv) Due to absence of service roads, the local traffic directly merges with the straight moving Regional through traffic increasing the risk of accidents.

lv) Intersections have not been designed properly which are devoid of channelisers, slip roads and signals. This situation has resulted in creation of number of accident points. Road No. 66 intersection merges directly with the main carriageway of Wazirabad Road which has become an accident prone area due to improper design. The other intersections i.e. Loni Road which is a busiest one on this road needs further design improvement to cope with the increasing volume of traffic.

vi) There are no proper busbays which forces the buses to stop on the main carriageway at few places creating hindrances to the traffic movement.

v) Since the road is used by Regional fast heavy traffic, breakdowns/accidents virtually makes one carriageway ineffective and only one carriageway carries the large volume of traffic creating congestions.

vi) Another major hindrances which is creating frequent traffic congestions on this road is the existing level crossing at Delhi Saharanpur Rly. line on this road. Due to ~~crossing~~ at Delhi frequent closure of this level crossing, the traffic comes to a standstill, jamming both sides of the carriageway.

vii) Intersection at Loni Road which has been provided with a flyover on Wazirabad Road needs effective development at the surface level.

20/10/73

for

AGENDA FOR TECHNICAL COMMITTEE

S.No.8/Item H .108/91/

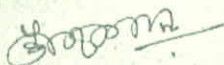
TC

Subject: Allotment of land for 33 KV grid Sub Station
in H-Block Dev Nagar Karol Bagh, New Delhi
(File No.F6(8)90MP)

Delhi Electric Supply Undertaking vide letter No.SE/Plg.I/4(1)/237-40 dated 3rd August, 1990 addressed to L&DO had requested for the allotment of land for 33 KV grid Sub Station near E-Block Govt. Quarters Dev Nagar Karol Bagh to meet with the growing load demand of electricity in Karol Bagh area. It has also been mentioned in the ^{letter that} the Govt. quarters in Dev Nagar have been declared dangerous and that the govt. of ^{INDIA} had proposed to develop multi storeyed flats resulting in more demand of electricity and therefore 33 KV station is a must to meet the increasing demand in the complex and fitting into future development plan of Central Govt. in Dev Nagar.

2

In order to examine the case the L&DO was requested vide various letters and reminders to send a copy of the plan ^{prepared} required by them to study its feasibility with reference to that stated in MPD-2001. No reply has been received from L&DO ^{still no reply} the case has however been examined and it is observed that the site in question is earmarked for facility centre in the proposed draft Zonal Plan of Zone-B published for inviting objections/suggestions and the facility of 33 KV ESS is already proposed in this facility centre along with other facilities as mentioned in Annexure I of the draft zonal plan. The case was also discussed in the review meeting on 16.2.92 and it was decided that the matter of location of 33 KV sub station in this facility centre as shown in special area plan MPD-2001/draft Zonal Plan should not be dealt in isolation and the location of sub station will be decided ~~and~~ as and when the layout plan of the facility centre will be prepared. Accordingly DESU was informed vide our letter No.F6(8)90/MP/185 dated 10.3.93 that a provision of ESS site has been made as a part of facility centre but the location cannot be committed at this stage as it would be part of integrated scheme of facility centre.



in the approved flyover proposal.

vii) A flyover has been proposed on Delhi-Sharanpur railway crossing with a 6 lane divided carriage way and a central verge of 0.6 mtrs. A 7.5 mtr. loop service road along the flyover is proposed at the surface level for smooth movement of local traffic. ~~Slope~~ of the gradeseparator is proposed as 1:30. Fast traffic shall thus use the flyover. Slow traffic shall use the level crossing below the flyover. A subway for slow traffic is not found desirable due to water logging problems in the area. Wazirabad Road in ^{the} form of junctions/intersections have been suitably integrated with proper road geometrics keeping in view smooth flow of traffic.

ix) 18 mtrs. R/W and below roads have been merged with the service road in order to avoid straight entry into the main C/W.

x) Recessed bus bays with specified standards have been proposed at appropriate location.

Feasibility Study:

The draft proposal was sent to PWD for feasibility study on 30.4.92 Executive Engineer, PWD, Division 24 has submitted the feasibility study on 10.6.94. The list of affected structures is placed at Annexure-II. The affected properties have been marked on the alignment plan. The affected property as per the feasibility report are as follows (Details are at Annexure-II):

i) 50 pucca properties, 6 nos. semi pucca with boundary wall, 1 kutchra, 6 nos. with boundary wall & set back are affected. The width of the properties affected varies from 1.00 mtr. to 9.00 mtr. in general but at one point it is 12.50 mtr. at RD 250.

ii) Three temples, one mazar are also affected in the proposal.

iii) In the petrol pump category it has been mentioned that 4 petrol pumps are affected. Details are mentioned in the feasibility report.

iv) About 127 trees are affected, mostly in the

ii)
(i) All 24 mtr. &
6 lane R/W roads
meeting with

-1-

10.11.2001

AGENDA FOR TECHNICAL COMMITTEE

Subject: - Composite alignment plan of Wazirabad Road (Road No. 59 and Road No. 63) from Wazirabad Barrage to U.P. Border.
F5(10)80-MP.Pt.I

1. Location:

Wazirabad Road forms a part of the major circulation system of Delhi catering to both regional and local traffic as per MPD-2001. The road not only forms an important link between Trans-Yamuna area & rest of Delhi but also a link between Delhi and U.P. This is also part of the Ring Road of Trans Yamuna Area. Location plan is placed at Annexure-I.

2. Existing condition:

This road is a bye-pass Road for through Regional traffic, while connecting Delhi with U.P. this road provides access to the residential areas like Bhajanpura, Brij Puri, Yamuna Vihar, Gokalpuri, Ashok Nagar, Hand Nagri etc.

Road details: A four lane divided C/W is existing with a central verge varying from 5.0 mtrs. to 2.5 mtrs. Footpaths having a width of 2.5 mtrs. are existing on either side of this road. Electric Poles have been erected on the central verge. Presently a 4 lane grade separator at Loni Road crossing is existing.

3. Problems:

- i) The road carries both, this regional & local traffic ranging from heavy fast traffic to slow traffic.
- ii) The residential colonies and location of commercial activities along this road generates a large volume of local traffic which merges directly in the main carriageway creating conflicts with the fast moving through traffic.
- iii) The two lane carriageway on either side of the central verge is not sufficient to cope with the increasing volume of local ^{and} regional traffic on this road.

for
Contd. 2/-

4. Zonal/MPD-2001 Proposals:

i) As per the Master Plan '62, the R/W of this road is 200' which has been retained in MPD-2001. The same R/W has been adopted for designing.

ii) There are proposals of facility centres, whole sale and warehousing complex, District Prison, Industrial Complex along this road which needs to be considered during the plan preparation.

iii) Due to its strategic location and proposed uses along this road special care has been taken to provide a system which can withstand the increase of traffic pressure to be generated in future.

5. Proposals:

i) The 61 mtr.(200 ft.) R/W has been fixed considering the approved schemes on either sides and the site conditions as confirmed by the PWD in their feasibility report.

ii) Eight lane divided C/W (14 mtr. on either side) with a central verge of 1.80 mtr. has been proposed on the entire stretch. As part of management measures two lanes on either sides shall be reserved for fast through regional traffic.

iii) 4.5 mtrs. wide inner footpath on either side have been proposed which shall also accomodate underground/overhead H.T. lines and reserved busbays.

iv) Service roads with a width ²7.5 mtrs. have been proposed on either side of the road for safe movement of local traffic.

v) 3.0 mtrs. wide outer footpath has been proposed along the service road.

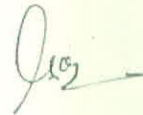
vi) The existing flyover at Loni Road crossing has been integrated in the alignment proposal. However for a better surface circulation a 3 lane (11.0 mtrs.) carriageway has been proposed on either side of the flyover instead of 7.5 mtr. carriageway as proposed

proposed carriageway widening.

v) Details of affected services are given in the feasibility study report at Annexure 11.

6. The case is placed before the TC for consideration of:

- a) The composite alignment of Wazirabad Road from Wazirabad Barrage to U.P. Border integrating the junctions/intersections and Grade Separator proposal as proposed vide Drawing No. TT-37/PPW-93 in three parts.
- b) PWD shall take up the issue of eligible affected properties and services with concerned Agencies.
- c) PWD shall ensure plantation of 3 times the number of trees affected in the road alignment after obtaining the approval from Competent Authority.
- d) PWD shall protect the R/W as per the approved alignment.



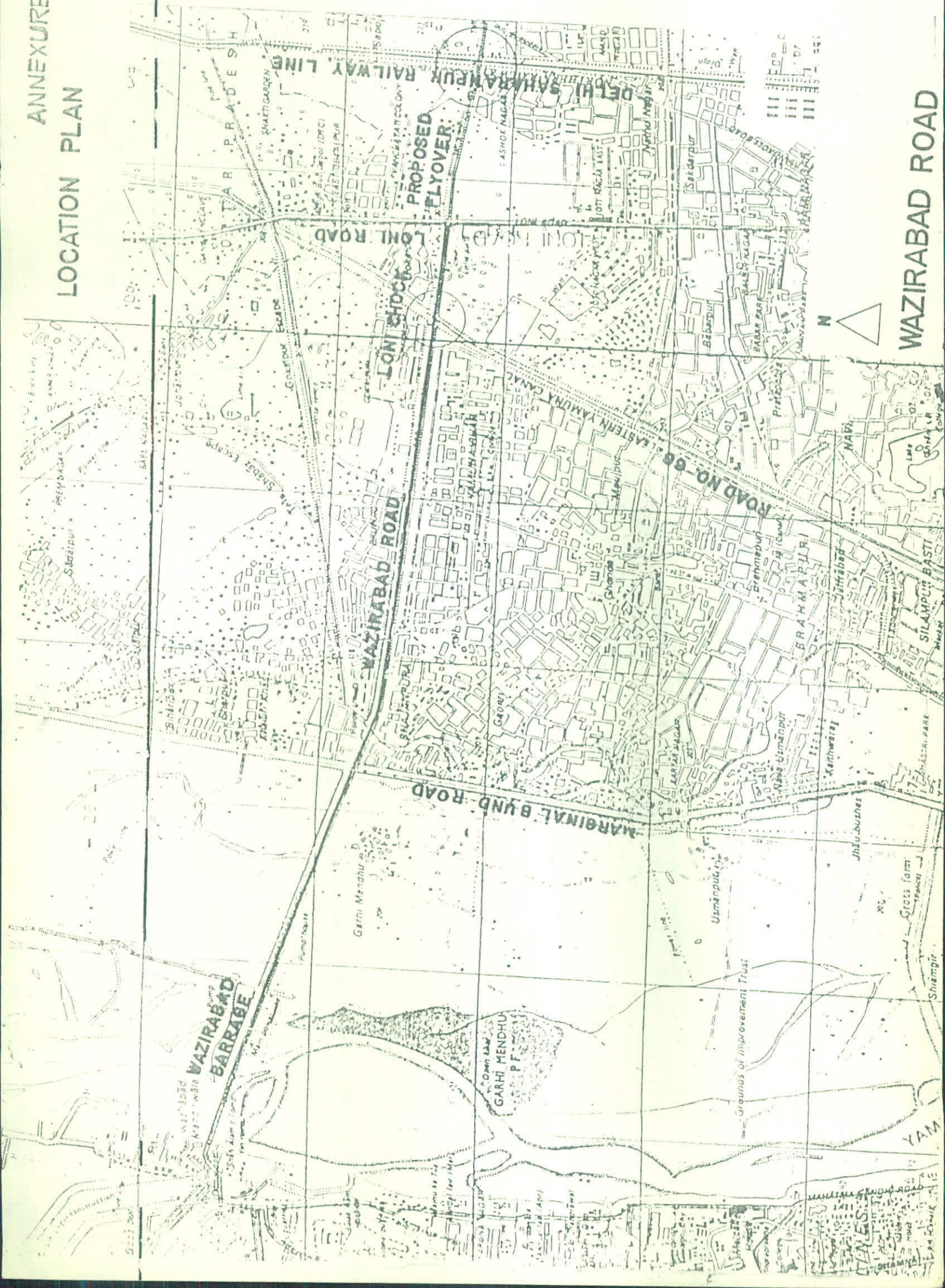
(d) Under ground water supply line	900 Ø	3500 Metre (South Side)	2 No.
	900 Ø	1500 Metre (South Side)	1 No.
	600 Ø	2000 M(C.V.)	1 No.
(e) Storm water drainage line	Open drain	1500 Metre.	
		(Pipe drain is being laid of 600mm Ø	
(f) No. of electric Poles		As in full length of electric line 11 KV.	
(g) No. of telephone poles		52 Nos.	
5. Details of affected trees.		All along the slops on South Side between khajuri chowk to Wazirabad.	
6. Other miscellaneous affected structures.			
	Temple	3 Nos. (01 at Bhajanpura and 02 at Loni Chowk).	
	Mazar	1 No. at Mazar at Bhajanpura Red Light.	
	Petrol Pumps	4 Nos. 3 Nos. at Loni Chowk & 1 No. at Bhajanpura.	
	Milk Booth	Nil.	
	Bus Stand	14 Nos.	
	Taxi Stand	Nil	

Development part with or without railing pole mounted S/Stn. Nil.

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

- (i) Existing status Filling Station 3 Nos (At Loni Chowk)
Filling cum service station 01 No. at Bhajanpura
- (ii) Title of land ownership Dealers through P.O.A.
- (iii) Whether affected in proposed R/W shown in the alignment as per original allotment No.
- (iv) If affected the length & width may be mentioned. N.A.
- (v) Size of Petrol pump after leaving the proposed R/W. 30 Metre.
- (vi) Whether land acquisition proceeding have been initiated. Not Known.
8. General comments about the feasibility to implement the alignment proposed. Details to be submitted along with the plan sheet.

LOCATION PLAN



5. Concept of modified plan

The modified plan is proposed to be developed on the following considerations :

- i. The existing tannery area/block is proposed to be enclosed by a wall to contain it, till such time the conversion/shifting is implemented, as decided in the Technical Committee.
- ii. The existing services have been more or less retained.
- iii. The area is predominantly proposed to be utilised for uses envisaged in the Master Plan for Service Centre such as Retail Shops, Repair Shops, personal service shops, Service Industries, Automobile Industries, Building Material shops, electric appliances shops etc. It is also proposed to have 3-4 plots of larger size i.e. 1000 Sq.m. to 2000 Sq.m. for car garages/service facilities on the pattern of the existing such uses in industrial and other areas.
- iv. Commercial office-cum-Shopping Complex.
A separate pocket has been earmarked for Commercial office-cum-Shopping Complex for which the detailed plan will be prepared based on the actual requirements envisaged by the Commercial Section as per the demand in that area. A portion of the area is being provided for informal sector use.
- v. Roads & Parking
The Complex has been provided with sufficiently wide roads of 24 mtr. (and certain points increased to 30 mtr.) and the total network with adequate wide roads/corridors. Adequate area has been provided for parking to cater the needs of the service and other industries. Out of the parking area provision will also be made for a Taxi stand and a Three Wheeler stand.
- vi. Parks & Tot-lots :
The concept provides a sizeable buffer green area between the tanner industries and the main Commercial office Complex, besides other parks and even by distributed Parks/Tot-lots.

Contd....1/3

(20/11/88)

Details of affected structures properties in Road R/W.

Pucca

Semi Pucca

Katcha

(a) Total Nos. of structures Properties affected in the alignment.

50 NOS Block as shown in alignment plan

6 NOS Block with boundary wall etc as shown in alignment plan

1 NOS Katcha

(b) Nos. of properties with Boundary wall and set backs only affected in alignment plan.

6 NOS (as shown in alignment plan)

(c) Width of properties affected in Road R/W.

The width affected is from 1 metre to 4 metre but at one point it is about 250 metre at boundary shown and marked in alignment plan

generally 10-20 metre

(d) Nos. of shops affected

Total 50 NOS Block 9 shops as shown in alignment plan

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

NO

3. Whether the alignment confirms to the R/W as shown in the approved layout plans and regularisation plans of the colonies abutting this road. If no give details.

Yes

4. Details of affected service

(a) Over head high tension lines

Line NOS Length in Metre
220 KV lines NIL NIL
66 KV 14 NOS The length affected is 1000

33 KV
11 KV

11 KV
2000

(i) 400
(ii) 5300
(iii) 2000

(b) Under ground lines

220 KV lines
66 KV
33 KV
11 KV

NOT affected

(c) Underground sewerage line

1 NO Sewer line being laid from Road No. 64 to Road No. 63 alignment plan

2782
70 P
16-6-94

Table : Statement of number of plots with sizes and area

S.No.	Description	Plot size in S.mt.	No. of plots	Total
1.	Service industries/Auto- mobiles repair and allied trade	70.00 90.00 1000.00 2000.00	68 33 2 2	105
2.	Building material shops (Timber, plastic goods, paints, vanishing, elec- trical appliances marble etc.)	75.00 80.00 100.00	64 77 29	170
3.	Printing Press	500.00 500-600.00	8 4	12
4.	LEG Gas Godown	520.00	4	4
5.	SKO/LDO Godowns	300.00	3	3
Total no. of plots				24

Note : Timber and marble plots will be allowed the facility of sowing with 10 Hq load.

4th

31.1.44

Feasibility Report Proforma for Road No. 59, 62

1. Details of affected structures properties in Road

R/W.	Pucca	Semi Pucca	Katcha.
(a) Total Nos. of structures			
Properties affected in the alignment.	10+20 Nos. +2 (Nos) +14+1(+1+2 Nos.=50 Nos. of Blocks as shown in Alignment plan.	1+1+2+1+1 (P.S.) = 6 Nos. of Block with Boundary wall etc. as shown in attached alignment ment plan.	1 Nos. (Fruit and vegetable market) at Bhajan- pura. As shown in Alignment Plan.

(b) Nos. of properties with Boundary wall and set backs only affected in alignment plan.

= 6 Nos. (As shown in Alignment Plan).

(c) Width of properties affected in Road R/W.

The width affected in varied from 1.00 meter to 9.00 Meter generally but at one point it is 12.50 Meter at RD 250 Metre at Road No. 59 as shown and marked in alignment plan.

(d) Nos. of shops affected.

Total 50 Nos. Block of structure contains The shops which is shown in alignment plan.

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

No.

3. Whether the alignment confirms to the R/W as shown in the approved ~~work~~ layout plans and regularisation plans of the colonies abutting this road. If no give details.

Yes..

4. Details of affected services

(a) Over head high tension lines-220 KV lines Nos. Length in Meter

	NIL	NIL
66 KV	2 Nos	The lines not affected the carriageway but comes in f/path and near to path as shown in plan.
33 KV	NIL	1-4000 Metre (H)
11 KV	3 Nos	2-5500 Metre (H) 3-2500 Metre (S)
	Total	12000 Metre
		As shown in Plan.

(b) Under ground lines

220 KV lines.	
66 KV "	
33 KV "	Not Known.
11 KV "	

(c) Underground sewerage line

1 No. Sewer lines being laid X-ing of Rd. No. 69 to R/W
not affected the alignment

MODIFICATIONS

(i) On page 155 (left hand column) of the Gazette of India Extraordinary, part II section 3 sub section (ii) dated 1.12.50 under heading "A-3 Rural Zone (including A-2) of the Act of 1947 (ii) the following is proposed to be added:

"Motel is permitted as per regulations made on that behalf in all use zones on National Highways and other State Roads of a minimum width of 60mts or service roads running parallel to them."

(ii) On page 171 (left hand column) of the Gazette of India Extraordinary, part II section 3 sub section (iii) dated 1.12.50 under the heading "033 (Motel)" the definition is proposed to be replaced as under:

"A structure designed and operated especially to cater to the boarding, lodging rest and recreation and related activities of travellers by road."

The 14 objections/suggestions were considered by the Committee in detail and the recommendations of the Committee as constituted by the Authority/Vice Chairman, BDA based on the objections/suggestions received is given below and the detailed report on the individual objections/suggestions considered by the Committee is (APPENDIX B).

After considering the individual objections/suggestions, the following recommendations were made for (a) Amendments in BPD 7001 and (b) Regulations pertaining to the Motels:

R. G. Jaiswal
Int. Secy. (BDA)

Sub : Service Centre No. 16, near Keshopur/Vikas Puri
in sub-zone G-16.

File No. PA/IT Dir (P/g-II)/5/89

A piece of land located in sub-zone G-16 measuring about 11.5 Ha. situated to the west of Keshopur STP has been shown for a Service Centre in Master Plan. The land is accessible by a 30 Mt. wide road closely linking Outer Ring Road.

2. In the Master Plan a service centre has been defined as a premises essentially repair shops for automobiles, electric appliances, building material etc. with a view to provide essential services to the neighbouring residential area. It will also include repairing shops, commercial offices, repair and personal service shops, repair and service industries.

3. In the early 60's a layout plan for this area on the plotted development was prepared for rehabilitation of tanners from Karol Bagh and other areas and other facilities. The plan was later modified in the year 1989 on the concept of draft MPD-2001, adjusting therein the tannery shops. The plan basically envisaged to be utilised for plotted development for shops including building material and service industries. A DTC terminal is also existing at site. A provision was also made for LPG gas godowns, SKO/LDO godown, cold storages and other facilities like dispensary, post office, public conveniences, ESS etc. This site is more or less developed on the basis of this approved plan and services stand laid.

4. The Engg. Deptt. has been recommending for modification of the layout plan by utilising this area predominantly for commercial purposes. The matter was discussed in the Technical Committee in its meeting held on 2.8.93 under item no. 78/93 where it was observed that tannery is a noxious activity and is not allowed in this area as per MPD-2001. The Technical Committee also decided that the existing 22 tannery units be allowed to change their trade and the remaining area of the Service Centre be developed immediately.

Contd.....P/2

CA

Dir AC

Area statement of SC-16, Vikas Puri

S.No.	Description	Area in Hec.	Remarks
1.	Commercial	2.18	
i.	Office-cum-shopping complex (1.26)		
ii.	Commercial plots (0.80) (Service/Bldg. Material)		
iii.	Informal Sector (0.12)		
2.	Service industries	1.79	
3.	Printing press plots	0.73	
4.	Other facilities	0.50	
i.	Petrol pump(1 No.) - (0.11)		
ii.	Gas godown(4 Nos.) - (0.21)		
iii.	SKO/LDO plots(3 Nos.)-(0.09)		
iv.	11 KV ESS (3 Nos.) - (0.07)		
v.	Public convenience/dust-bin - (0.02)		
5.	Parks and totlots	1.37	
i.	Parks (1 Nos.) - 0.67		
ii.	Totlots - 0.70		
6.	Transportation	4.88	
i.	DTC terminal (0.765)		Existing
ii.	Taxi stands (2 No.s)-(0.115)		
iii.	Parking - (0.80)		
iv.	Roads & Service lane(3.20)		
		11.45 Hec.	

Opp

Dur An

- 2/3
2. Pw. Ltd. Company
 3. Sh. R.H. Sahni, Managing Director, H/S. Sahni Residency Pvt. Ltd., 101 Akashdeep Building, DDA Office Road, New Delhi (Objection No. 6)
 4. Sh. Tejendra Singh, Director, Sahni Residency Pvt. Ltd., 101 Akashdeep Building, DDA Office Road, New Delhi (Objection No. 7)
 5. Sh. Arun K. Jain, Jr. Managing Director, H/S. Pw. Industries Pvt. Ltd., 32, Hanuman Road, New Delhi (Objection No. 11)

3. Organisations:

1. Sh. Prakash Narain, Director (T), DDA (Objection No. 2)
2. Sh. H.S. Sikka, Director (Plg.) Zone 'H', DDA (Objection No. 4)
3. Sh. Amit Kr. Dass, Dy. Dir. (ZP) DDA (Objection No. 5)


After the due date for receipt of objections / suggestions i.e. 4.4.1994 three more objections/suggestions have been received from:

1. Secretary, Delhi Urban Arts Commission, Lok Nayak Bhavan, New Delhi.
2. Sh. Purshotam Bahl, 65/77 New Rohtak Road, New Delhi - 110005.
3. Sh. Sultan Ahmed, 259/5B, Sri Aurobindo Marg, Lala Sarai, Tehsil Mehrauli New Delhi 110030.

The above mentioned objection/suggestions have also been taken into consideration for comments.

5. Details of objection / suggestions and proposed modifications with comments are listed and given in appendix 'A'.

6. The matter with the details as above is placed before the technical committee for its consideration.


 (P.V. MATHIAS)

Sub: Proposed amendments in MPD 2001 for the provision of motels in the National Capital Territory of Delhi, F.20(4)/B3/MP

1. The proposed amendments in MPD 2001 for the provision of motels were considered in the Technical Committee meeting held on 10.5.94 (APPENDIX A) and the Tech. Committee resolved as under:

"The Tech. Committee observed that in all 14 objections/suggestions have been received in response to the public notice pertaining to the proposed amendments in MPD 2001 for the provision of motels. After going through objections/suggestions the Tech. Committee decided that these objections/suggestions be examined in depth by the Committee earlier constituted under the Chairmanship of Principal Commissioner, DDA. The views of the Planning Department are already available. The representative of the TCPD be also made as Member of the said Committee".

2. The Meeting of the Committee earlier constituted under the Chairmanship of Principal Commissioner was convened in the Chamber of Commissioner (Planning) on 26.8.94 which was attended by Addl. Chief Planner, TCPD; Area Manager (Planning), DTDC; Addl. Commissioner (AP), DDA as Convenor and Director (IP) as Spl. Invitee, no one attended the meeting from ITDC. A set of objections/suggestions alongwith public notice and Govt.'s approval received and the regulations were discussed.

3. Objections/suggestions were invited on modifications in the MPD 2001 on the following:

R. Jain
Ad. Comm (AP)

Modifications in MPD 2001

- i) "On page 155 (left hand column) of the Gazette of India Extraordinary (part II) section 3 sub section (ii) dated 1.8.90 under heading "A-3 Rural Zone (including A-2) at the end of (b) (ii) the following may be added:

"Motel is permitted as per regulations made on that behalf in Rural Use Zone and Green belt (a) on National Highways and (b) on other roads of minimum 60 mts width.

- ii) No change in the definition published for objections/suggestions.

Regulations pertaining to Motels

(i) Location aspect not to be included in the regulations as it is already covered in the modifications of MPD 2001.

(ii) Min. size of the plot for motel to be 1 HAC and 112m. to be 2 HAC also min. width along the road to be 50 mts. after the reservation of green buffer. Width of drive way used for entry and exit shall be 9 mts and it shall form part of the plot.

(iii) Reservation - On National Highways a reservation of 100 mts and on other roads of min. 60 mts a reservation of 60 mts to be kept which is in consensus with the NCR Plan. The reservation area shall not be considered as part of the motel plot for calculation of coverage, FAR and set backs.

(iv) Basement below the ground floor and to the max. extent of 50% of the ground coverage shall be allowed if used for parking and services should not be counted into FAR.

(v) Specific mention to be made for clearance/NOC from HUDA and Land Reforms Act.

6. The Authority Resolution No.113/93 dated 5.8.93 is at

(APPENDIX C). (LAID ON TABLE)

Pragati
Ad Com

574

Sr.No. 1/Item no. 51/94/TC

Sub : Proposed amendments in MPD-2001 for the provision of motels in the National Capital Territory of Delhi.

File No.F.20(4)/83-MP

Minutes of the Technical
Committee Meeting held on 10.5.94

The Authority vide resolution no.63/93 dt.16.4.93 and subsequent resolution no.113/93 dated 5.8.93 recommended the proposal for amendments in MPD-2001 and in the regulations pertaining to the motels in the National Capital Territory of Delhi.

2. Accordingly, a reference was made to the Ministry of Urban Development, Govt. of India vide letter no.F.10(31)/81-MP/857 dt.26.10.93 to convey the Govt.'s approval for processing the said amendments under section 11A of Delhi Development Act, 1957.

3. Under Secretary to the Govt. of India, Ministry of Urban Development vide letter no.R-11011/11/78-DDIA/VA/IB(Vol.11) dt.17.1.94 conveyed the govt.'s approval for amendments in MPD-2001 for inviting public objections/suggestions. The amendments in the regulations known as "hotels, boarding houses, guest houses, lodging houses and motels (building standard regulations 1977)" pertaining to such provision were also conveyed. (Appendix....A!.....)

4. Accordingly, public notice was issued on 5.3.94 for inviting objections/suggestions on amendment in MPD-2001. (Appendix..B!.....). In response to the public notice, 11 objections/suggestions have been received. These are mainly from individuals (5 nos); Pvt.Ltd.Companies (3 nos) & officials (3nos) namely:

Individuals: (Total objections 5)

1. Sh.Purshotam Behl, ~65/77, New Rohtak Road, New Delhi. (2 objections i.e. 1 & 3)
2. Sh.Vinod Chopra, D-1/33, Vasant Vihar, New Delhi. (Objection no.7)
3. Sh.Om Prakash, B-13, Connaught Place, New Delhi. (Objection no.9)
4. Ms.Veena Sahni, 303, Akashdeep Building, Barakhamba Road, New Delhi. (Objection no.10)

576

-1-

DECISION

The Technical Committee observed that in all 14 objections/suggestions have been received in response to the public notice pertaining to the proposed amendment in MPD-2001 for the provisions of Motels. After going through objections/suggestions the Technical Committee decided that these objections/suggestions be examined in depth by the Committee earlier constituted under the chairmanship of the Principal Commissioner/DDA. The views of Planning Department are already available. The representative of TCFO be also made as member of the said committee.

Checked
26/5/94

26/5/94

26/5/94
S. C. GUPTA
Addl. Comm. (Dev. Control & Plg.)
Delhi Development Authority
Vikas Minar New Delhi

4. An extension programme will be dealt as per the
5. Construction has to be single storey.
6. There should be 100 mt. set back as green belt in case of NH and 60 mts in case of 60 mt. B.M.

2.10 Mr. H.P. Gupta letter dated 18.3.1994:

He has suggested

1. It would be most appropriate to establish a green belt all along the border of the Union Territory of Delhi upto a depth of about two kms as per MRD 2001 provisions page 147.
2. The dwelling unit should be built within 400 mts. the right of way of any national highway as per MRD 2001 provisions page 164.

Recommendations

The motel be permitted on the rural use zone and green belt with other restrictions along the highway and roads of 60 mt. and above to provide facility to travellers.

Motel is not a DD it is a facility envisaged within the urban area.

2.11 Mr. Anil K. Das letter dated 21.3.1994.

(1) The land use permissibility for 'Motel' in rural use zone may accelerate unintended land use development in rural use zone. There is a possibility of over spilling of commercial urban activities beyond the urban limits of Delhi.

(2) As per MRD 2001 the rural use zone, green belt and urban extension, overlaps and have not been geographically defined. Unless this is clearly defined on a plan, it may lead to confusion to monitor the proposed modifications proposed.

(3) By permitting Motel "in all green zones" the green belt and urban extension will be violated and may lead to over spilling beyond the planning over board.

(4) As per MRD 2001, 'Motel' is not a permitted use in rural use zone and green belt. As such motel is not permitted in these zones. The proposed modification is against the MRD 2001 provisions and permissibility of 'Motel' in rural use zone and green belt. In these respect the

MOST IMMEDIATE

-B-

DELHI DEVELOPMENT AUTHORITY
AREA PLANNING

NO.F.20(4)/83/MP/402.

Subj: Proposed amendments in MPD 2001 for the provision of hotels in the National Capital Territory of Delhi

I am enclosing herewith minutes of the meeting held on 26/8/1994 under the Chairmanship of Commissioner (Planning), DDA on the subject proposed amendments in MPD 2001 for the provision of hotels in the National Capital Territory of Delhi.

Mins. are issued with the approval of Commissioner (Planning), DDA.

P.C. Jain
(P.C. Jain)
Additional Commissioner (Plg.)
14/9/94
Convener of the Committee

1. Addl. Chief Planner, TCPQ
2. Area Manager (Plg.), DTDC
3. Regional Manager, ITDC
4. Director (ZP), DDA
5. PS to Comr. (Plg.), DDA

4. The motels should also be allowed in recreational areas on tourist routes.

Recommendations

Motels are not to be permitted in urban areas, it is only for the travellers, star categorisation depends on the facilities provided in the complex, there is no classification of tourist routes.

Motels to be provided as facility in rural use zone/green belt.

3.1 After considering the individual objection/suggestions, the following recommendations were made for (a) Amendments in MPD 2001 and (b) Regulations pertaining to the Motels.

Modifications in MPD 2001:

"On page 155 (left hand column) of the Gazette of India Extraordinary (part II section 3 (ii) dated 1.8.90 under heading "A.3 Rural Zone (including A-2)" at the end of (b) (ii), the following may be added:

"Motel is permitted as per regulations made on that behalf in rural use zone and green belt (a) on national Highways and (b) on other roads of Min. 60mts width.,

(ii) No change in the definition published for objections/suggestions.

Regulations pertaining to Motels

(i) Location aspect not to be included in the regulations as it is already covered in the modifications of MPD 2001.

(ii) Min. size of the plot for motel to be 1 HAC and Max. to be 2 HAC also min. width along the road to be 50mts after the reservation of green buffer. Width of drive way used for entry and exit shall be 9 mts and it shall form part of the plot.

(iii) Reservation - On National Highways a reservation of 100 mts and on other roads of min. 60 mts, a reservation of 50 mts to be kept which is in consensus with the NCR Plan. The reservation area shall not be considered as part of the motel plot for calculation of coverage, FAR and set backs.

(iv) Basement below the ground floor and to the max. extent of 50% of the ground coverage shall be allowed if used for parking and services, should not be counted into FAR.

(v) Specific mention to be made for clearance / HBC from ULCR and Land Reforms Act.

useful to cater to the needs of adjoining villages, which are lacking of this facility.

By this suggestion Mr Chopra wanted that educational institutions catering to the needs of the village should also be permitted on the same manner alongwith NH and inter state roads.

Recommendations

This is beyond the scope and is not required to be considered as there is different provisions in the MPD 2001 for facilities in rural areas.

2.4 Sh. Om Parkash's letter dated 2nd April 94

It is suggested that:

1. These difficulty in defining of state roads and it is suggested that motels be allowed on all the 60ft wide road connected NH and located in agricultural belt and green belt.
2. Motel should be located away from the NH to avoid disturbances.
3. Motel size should be 3 to 4 acres.
4. The size of the plot should be sufficient for parking instead of providing the basement which are exploited for commercial use the floor should be 6000mts in two floors so that 80 bed room motel can be built.
5. Motels should be of Star Category.
6. Seperate rules are required for old resorts, Guest houses, flight kitchen etc.

Recommendations

1. 60 mt and above roads falling in rural use zone green belt could be considered for motel location 60 feet roads are too sufficient width.

Recommendations

1. Issue before the Committee is to consider motel to rural use zone and green belt and not hotel and scope of the motel is limited to its definition.
2. Facility required need not be elaborated only to the design facilities in the state.
3. The Committee suggested that a reference be made to the IAAI for clarifications about the construction on their land of a hotel by a Ltd., Company.

2.8 Hotel Industries Pvt. Ltd. letter dated 4th April, 1994.

Objections/suggestions are the same as of Shri Om Parkash at 2.4 above.

2.9 Shri Parkash Narain letter dated 22.3.94

1. He has suggested that there is no need of any motel within 10 to 20 KM of the urban area of Delhi. All major roads in NCTD Delhi are within their distance which can be covered within 15 to 30 minutes.
2. Such activity will create hinderance in the traffic flow. As the location of the motel will attract formal and informal related activities.
3. Such activities in the urban area may also make it difficult for enforcing agencies like MCD, DFSU and water supply.
4. Such activities if provided will be hinderance in the urban extension.
5. If allowed, they should be allowed only single storey temporary construction and should undertake to surrender the land with out liability.
6. Highway shall have 100 mts green strip and 60 mts road should have 60mts green strip.

Recommendations

- 1, 2 and 3 : It was for these reasons that motels were not envisaged in MPD 2001 but now it is being provided as a facility.

invited to MPD 2001, where the green belt of 1.6 KM width has to be provided all along the Union Territory Border (Page 147)

(3) In the proposed modifications it is stated that motel is permitted as per regulations made on that behalf. These regulations /development controls have not been stated which are integrated and crucial part of the permissibility.

(6) Permitting motel on service road parallel to Highways needs to be defined otherwise there may be misinterpreting the term of "Service Lane".

Recommendations

1 to 5

The proposal is to allow motel as a facility in the rural use zone/green belt outside the urban areas.

4. Service road are the part of R/W of the road and not an independent road.

2.12 BUAC They have not made any specific observation, and agreeing to the notification published. But keeping in view of the other objections the permissibility in all use has to be limited to rural use zone and green belt.

2.13 Letter dated 28.3.94 from Sh. Purshotam Bahl

It is a request for permitting a motel on 2000 sqm of land owned by him in village Rangpur.

It is a request and not a objection/suggestion for the notification.

2.14 Letter dated 5th April, 1994 is from Sh. Tullan Ahmed.

He had suggested :

1. The motel should be allowed on all tourist routes including Sri Aurobindo Marg leading to Qutab Minar.
2. The Purpose of motel should also cover the needs of tourists in addition to travellers.
3. Motels should be covered by star category as applicable to hotels.

OBSERVATIONS OF THE PLANNING DEPARTMENT ON THE AMENDMENTS TO MPD 2001 AND THE REGULATIONS IN THIS REGARD.

1. Under proposed regulations a motel located in use zone other than rural zone/green belt, will be subject to the norms and building standards applicable to a hotel (reference regulations 6(2) in view of the proposed modifications in para 1 (i) above of MPD 2001, a motel in any use zone other than rural zone/green belt and located on a national highway or interstate roads of a minimum width of 60 mts, or service road running parallel to them will be constructed with the norms as applicable to a hotel. MPD 2001 provides on page 162 of the notification 'hotel (032)', the norms of ground coverage 30%, floor area ^{ratio} and height 50 mts. etc. Thus the proposed modification in MPD 2001 in any 'use zone' other than green belt and rural use zone on a highway of 60 mts. etc., a hotel building can be constructed, whereas, MPD 2001 provides a specific use zone for hotels i.e. C.3 (hotel) with the norms indicated above. But, therefore, there will be overlapping provisions permitting a hotel without any change of land use in any use zone except in rural/green belt on national highways of the specified specifications. Therefore, this point needs to be clarified either at this stage or while considering the objections/suggestions, received in response to notification to be issued on the subject.

2. Modification in the regulations / Regulation No.3 provides the location for hotels and the specific norms of development for construction of hotel buildings. With the proposed provision under regulation 6(2) this will run contrary to the 'hotel regulations' and therefore it also needs to be clarified.

3. The proposal of a motel/hotel on service road parallel to highways is also not clear.

- Sub: i. Issue of NOC for proposed retail outlet with storage of petroleum class 'A' and class 'B' (50 KL) at village Rangpuri, Delhi.F7(9)91-MP.
- ii. Issue of 'NOC' for proposed retail outlet at Kanjhawala Delhi.F7(13)91-MP.


Dy. Commr. of Police (Lic.) Delhi had requested for issue of 'NOC'S for (i) proposed retail outlet with storage of petroleum class 'A' and class 'B' at Khasra no. 264/2/2, 266/1, 271/2 272/2/2 and 273/1 village Rangpuri, NH-8, Delhi vide letter nos. F7(506)91-Pet-12921-26/DCP(Lic.) dated 19.6.91 and (ii) proposed retail outlet at Kanjhawala Delhi, vide letter no. 20834-39/DCP(Lic.) dated 30.8.93 respectively.

2. The Tech. Committee in its meeting held on 5.7.93 had constituted a group under the chairmanship of Commr. (LM) to formulate the policy for 'Storage of Petroleum Products and Petrol Pumps in Rural Areas'. The Dy. Commr. of Police (Lic.) accordingly was informed vide letters dt. 8.8.91, 12.12.91, 15.1.92 and 22.9.93 and 4.10.93, in case of retail outlet at Rangpuri, and vide letters dt. 21.9.93, 6.1.94 and 6.4.94 in case of retail outlet at Kanjhawala.

3. However, Dy. Commr. of Police (Lic.) vide letter nos. 12320/DCP(Lic.)Pet. dated 2.9.94 and 2285-88/DCP/Lic (Pet) dated 2.9.94 respectively, copies endorsed to DDA, has informed that "they were issuing NOC in view of the averments of the applicant. The land is not owned by the DDA and failure on the part of the DDA to reply inspite of reminders and considerable lapse of time".

4. Dy. Commr. of Police (Lic.) has been informed vide letters from the office dt. 4.10.94 in both the cases, that the NOCs issued by them are not agreed and same may be withdrawn. There are several cases pending in the Planning Department for want of NOC which could only be considered when the report on the policy is received and considered by the Tech. committee.

5. The matter is placed before the Technical Committee for information.


P.V. Maheshwari