


CORRINGENDUM

6. Item No. 109/93

Sub: Policy regarding land utilisation in case of existing hazardous / noxious / heavy / large scale Industries of their closure / shifting in Delhi.

F.20(16)93-MP

After detailed discussion, the Technical Committee constituted a drafting committee consisting of Addl. Commr. (DC&P) & Commr. (LM) 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 Committee may have broad para-meters with 1/3 of land be used for community facilities (Social infrastructure) 1/3 for residential use and 1/3 for commercial / light and service industries. However, in case of lease hold land, the terms and conditions, on the basis of which the land is allotted for such uses is to be decided by the lessor.

  
(S.C. GUPTA)  
ADDL.COMMR. (DC&P)  
MEMBER SECRETARY


F.1(12)94-MP

Dt.23.5.94

Copy for information to:

1. OSD to VC
2. Engineer Member
3. Principal Commissioner
4. Commissioner (Plg.)
5. Commissioner (Lands)
6. Chief Architect
7. Addl. Commr. (DC&P)
8. Addl. Commr. (TYA)
9. Addl. Commr. (AP&B)
10. Chief Town & Country Planner,  
Town & Country Planning Office,  
Vikas Bhawan, E Block, New Delhi.
11. Chief Architect,  
NDMC, Palika Kendra  
New Delhi.
12. Town Planner,  
MCD, Old Hindu College Bldg.  
Kashmere Gate, Delhi.
13. Secretary  
DUAC NDMC Commercial Complex  
Lok NaYak Bhawan, Khan Market,  
New Delhi.

14. Land & Development Officer,  
Land & Development Office,  
Nirman Bhawan, New Delhi.
15. Sr. Architect,  
H&T (I) Unit Room No. 316  
'A' Wing, 3rd floor,  
Nirman Bhawan, New Delhi.
16. Deputy Commissioner of Police (T)  
MSO Bldg. IP Estate,  
New Delhi.
17. Chief Engineer (Plg.) DESU  
DESU Bldg.  
Jhandewalan, New Delhi.
18. Sh. R.K. Jhingan  
Sr. Land Scape Arch.  
DDA, Vikas Minar, New Delhi.
19. Commr. (LM)  
DDA Vikas Sadan,  
INA, New Delhi.
20. Secretary to L.G.

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

6. Item No. 109/93

Sub: Policy regarding land utilisation in case of existing hazardous / noxious / heavy / large scale industries of their closure / shifting in Delhi. F20(16)93-MP

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DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

No.F.1(12)94-MP

संख्या... 1854 ID  
दिनांक 14-93  
नियंत्रण, दि...

Minutes of Technical Committee meeting held on 8.3.94 at 12.00 Noon in the Conference Room at Vikas Sadan, Delhi Development Authority, INA, New Delhi.

The following members were present:

प्रकाश निवास कक्ष  
प्राप्ति तारीख 21/4/94  
बत्र संख्या G/586

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman (in chair)
2. Sh.H.D.Sharma, Engineer Member
3. Sh.K.J.Alphones, Commissioner(LM)
4. Sh.J.C.Gambhir, Commr.(Plg.)
5. Sh.S.C.Gupta, Addl.Commr.(DC&P) (Member Secretary)
6. Sh.R.G.Gupta, Addl.Commr.(TYA)
7. Sh.P.C.Jain, Addl.Commr.(AP)
8. Sh.Santosh Auluck, Chief Architect
9. Sh.Chander Ballabh, Director(AP)
10. Sh.A.K.Jain, Director(ZP)
11. Sh.S.P.Bansal, director(NCR&UE)
12. Sh.H.S.Sikka, Director(H-Zone)

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13. Sh.K.T.Gurumukhi, Addl.Town Planner

M.C.D.

14. Sh.Sunil Mehra, Jf.town Planner

DELHI POLICE

15. Sh.Lala Ram, ACP(Traffic)

NDMC

16. Sh.Rajeev Sood, Asstt.Architect

L&DO

17. Sh.L.D.Ganotra, Engineer

SPECIAL INVITEES

Sh.Krishna Sharma, SE(P) DWS & SDU - for item 8/94/TC

Dir.(CSE),MCD

for Item No.18/94/TC

संख्या 1653-2  
दिनांक 18-4-94

14/04/94

VC

See comments

12/04

VC

C/18/94

798/94  
100(12)

संख्या 1653-2  
दिनांक 18-4-94

21/4/94

Addl Com (DL+P)

19/4/94

## GENERAL ISSUES:

### I Member Secretary of the Technical Committee

V.C. desired to know who is the Member Secretary of the Technical Committee. Commr. (Plg.) informed that Technical Committee are arranged by the Master Plan Section of the Development Control & Planning Wing and the Member Secretary, therefore, should also be from that wing. V.C. noted that Addl. Commr. (DC&P) will be the member secretary. All agenda notes and authenticated minutes should be issued under his signature.

V.C. also desired that Member Secretary of the committee will monitor the action on the items considered by the Technical Committee and a report will be submitted in each meeting of the T.C.

### AGENDA ITEMS

#### 1. Item No. 20/94

Sub: Draft Zonal Plan for Zone 'G', West Delhi.  
PA/JD(AP)I/94/51

The draft zonal plan was presented by Dir. (AP). The discussion would continue in the next meeting. MCD was asked to send their suggestions in writing.

#### 2. Item No. 8/94

Sub: Location of a 10 MLD Mini Sewerage Treatment Plant near Delhi Gate Nallah and change of land use from district park, play ground, open space near Power House A&B to utility (Sewerage Treatment Plant)  
F2(13)93-DPL.Cell/ROB

Addl. Commr. (TYA) informed that 2 mini sewerage treatment plants are required to be located as an outcome of Ganga Action Plan phase II launched by the MOS for Environment and Forest on 5.6.93. The proposed mini sewerage treatment plant in the vicinity of Gandhi Darshan is one of the sites suggested. After detailed discussion, it was decided that water and sewerage disposal undertaking will submit a detailed report and a block model of the proposed treatment plant to study in detail as the location is in the vicinity of Gandhi Darshan. It was also felt that possibility be explored for an alternate site in the vicinity of Rajghat Power Station towards Yamuna river. After details and Model is received

the case will be examined in detail and a site inspection is to be arranged before the item is taken in the Technical Committee.

3. Item No. 12/94

Sub: Approval of modified layout plan in Najafgarh area for allotment of LPG godown site (20 mtr. x 26 mtr.) to DPC (Mrs. Nirmala Devi) F13(30)93/CRC/DDA.

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.

The Technical committee also noted that in the earlier meeting held on 28.8.89 it was desired that planning work for the utilisation of acquired land be taken up on priority. In addition, the proposal for additional land to be acquired was to be worked out. Action taken on this be submitted.

4. Item NO. 18/94

Sub: Identification of new sanitary land fill sites in Delhi. F3(6)91-MP

The Technical committee considered the sites noted in the preamble. It was decided that site no. 2 i.e. near Badarpur on Jaitpur/Tajpur road and site no. 3 i.e. Bhatti Mines, Mandi village and Jaunpur may be used for sanitary landfill (Garbage and sanitary waste) subject to that in case of site no. 2 clearance from Civil Aviation (Airport Authority) and also no objection from Land owning agency be obtained and in case of site no. 3 and 5 acres of land may be used on experimental basis with appropriate mix of flyash with clearance from Civil Aviation.

5. Item No. 19/94

Sub: Designation of land use of 4 hect. of land for public and semi public (cremation and burial ground) in river Yamuna bed in the north of Bara Pula nallah and east of Najafgarh highway 2/Ring Road. F3(21)93-MP

The Technical committee recommended that change of land use of 4 ha. of site be processed for public and semi public (cremation ground.) The land required for approach (18 mtrs. R/W) should be the part of this 4 ha. site.

## 6. Item No. 109/93

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F20(16)93-MP

After detailed discussion, the Technical committee constituted a drafting committee consisting of Addl. Commr. (DC&P) & Commr. (LM) 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 Committee may have broad parameters with  $\frac{1}{3}$  of land be used for community facilities (Social infrastructure)  $\frac{1}{3}$  for residential use and  $\frac{1}{3}$  for commercial/light and service industries. However, in case of lease hold land, the terms and conditions on the basis of which the land is allotted for such uses is to be decided by the lessee.

*Not too clear. The note be finalised early for discussion in Authority.*  
12/04

## 7. Item No. 21/94

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

F11(1)91-MP

The Technical committee recommended for approval of the modification in MPD-2001.

*Let me see. 12/04*

## 8. Item No. 22/94

Sub: Construction of staff quarters at Nangloi NBGR  
F3(39)91-MP

## 9. Item No. 23/94

Sub: Layout plan of 2 hect. of unused area lying in the south of Nandi Nagri & Resettlement colony for facility cum service centre.

2. Change of land use of 3576 sq.mt. from 'residential' to 'facility cum service centre'.  
FR1(1)94-Dir.(TYA)

## 10. Item No. 24/94

Sub: Request for increase of height from 9 m to 11 m for the plot of freelance products (P) Ltd. in Printing Press Complex Wazirpur. PA/DD(PLG)92/110

Item nos. 8,9 and 10 could not be taken up to want of time.

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

dt. 7.4.94

(S.C. GUPTA)  
ADDL. COMM. (DC&P) (MEMBER SECRETARY)

*Signature*  
6/4

To

1. OSD to VC for the information of the later.
2. Engineer Member.
3. Principal Commissioner
4. Commissioner(Plg.) Member Secy.
5. Commissioner(Lands)
6. Chief Architect
7. Addl. Commr. (DC&P)
8. Addl. Commr. (TYA)
9. Addl. Commr. (AP&B)
10. Chief Town & Country Planner,  
Town & Country Planning Office,  
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14. Land & Development Officer,  
Land and Development Office  
Nirman Bhawan, New Delhi.
15. Sr. Architect,  
H&T P(1), Unit, Room No. 316,  
'A' wing, 3rd floor,  
Nirman Bhawan, New Delhi.
16. Deputy Commissioner of Police(T),  
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New Delhi.
17. Chief Engineer(Plg.) DESU,  
DESU Bldg.  
Jhandewalan.  
New Delhi.
18. Sh. R. K. Thiragon  
Sr. Land Scape Arch. ....  
DDA, V. 11th Floor, New Delhi
19. Commr (LH),  
DDA, V. 3rd floor,  
2-N.A., New Delhi
20. Secy to LG  
Raj Niwas  
Delhi

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

No.F.1(12)94-MP

Minutes of Technical Committee meeting held on 8.3.94 at 12.00 Noon in the Conference Room at Vikas Sadan, Delhi Development Authority, INA, New Delhi.

The following members were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman (in chair)
2. Sh.H.D.Sharma, Engineer Member
3. Sh.K.J.Alphones, Commissioner (LM)
4. Sh.J.C.Gambhir, Commr. (Plg.)
5. Sh.S.C.Gupta, Addl. Commr. (DC&P) (Member Secretary)
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11. Sh.S.P.Bansal, director (NCR&UE)
12. Sh.H.S.Sikka, Director (H-Zone)

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M.C.D.

14. Sh.Sunil Mehra, Jr. town Planner

DELHI POLICE

15. Sh.Lala Ram, ACP (Traffic)

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16. Sh.Rajeev Sood, Asstt. Architect

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17. Sh.L.D.Ganotra, Engineer

SPECIAL INVITEES

Sh.Krishna Sharma, SE(P) DWS & SDU - for item 8/94/TC  
Dir. (CSE), MCD for Item No.18/94/TC

## GENERAL ISSUES:

## I Member Secretary of the Technical Committee

V.C. desired to know who is the Member Secretary of the Technical Committee. Commr.(Plg.) informed that Technical Committees are arranged by the Master Plan Section of the Development Control & Planning Wing and the Member Secretary, therefore, <sup>should</sup> ~~is~~ also be from that wing. V.C. <sup>ruled</sup> ~~observed~~ that he ~~will decide~~ whether ~~Commr.(Plg.)~~ or Addl.Commr.(DC&P) will be the member secretary. *All agenda notes and authenticated minutes should be signed with his signature.*

V.C. also desired that Member Secretary of the committee will monitor the action on the items considered by the Technical Committee and a report <sup>will</sup> ~~will be submitted~~ <sup>regularly</sup> ~~regularly~~ in each meeting <sup>of the T.C.</sup>

AGENDA ITEMS1. Item No.20/94

Sub: Draft Zonal Plan for zone 'G', West Delhi.

PA/JD(AP)I/94/51

*The draft zonal plan was presented by Dir (AP). The discussion deferred would continue in the next meeting. M.C.D was asked to send their suggestions in writing.*

2. Item No.8/94

Sub: Location of a 10 MLD Mini Sewerage Treatment Plant near Delhi Gate Nallah and change of land use from district park, play ground, open space near power house A&B to utility (Sewerage treatment plant)

F.2(13)93-Dpl.Cell/ROB

Addl.Commr.(TYA) informed that 2 mini sewerage treatment plants are required to be located as an outcome of Ganga Action plan Phase-II launched by the MOS for Environment and Forest on 5.6.93. The proposed mini sewerage treatment plant in the vicinity of Gandhi Darshan is one of the sites suggested. After detailed discussion, it was decided that water and sewerage disposal undertaking will submit a detailed report and a block model of the proposed treatment plant to study in detail as <sup>the</sup> location is in the vicinity of Gandhi Darshan.

It was also felt that possibility be explored for an alternate site in the vicinity of Rajghat Power Station towards Yamuna river. After details and

*the case*  
Model is received <sup>^</sup> will be examined in detail and a site inspection is to be arranged before the item is taken in the Technical Committee.

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Sub: Approval of modified layout plan in Najafgarh area for allotment of LPG godown site (20 mtr. x 26mtr.) to DPC (Mrs. Nirmala Devi)

F.13(30/93/CRC/DDA

✓ Director(AP) explained that in the layout plan already approved, one gas godown site 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 <sup>*of two SKO/LDO units*</sup> area <sup>*up*</sup> be used for <sup>*two*</sup> gas godown sites by enlarging <sup>*the*</sup> sites suitably.

The Technical Committee also noted that in the earlier meeting held on 28.8.89 <sup>*it was*</sup> desired that planning work for the utilisation of acquired land be taken <sup>*up*</sup> on priority. In addition, the proposal for additional land to be acquired was to be worked out. Action taken on this <sup>*is*</sup> submitted.

4. Item No.18/94

Sub: Identification of new sanitary land fill sites in Delhi.

F.3(6)91-MP

✓ The Technical Committee considered the sites noted in the preamble. It was decided that site no.2 i.e. near Badarpur on Jaitpur/Tajpur road and site no.3 i.e. Bhatti Mines, Mandi Village and Jaunpur may be used for sanitary landfill (garbage and sanitary waste) subject to that in case of site no.2 clearance from Civil Aviation (Airport Authority) and also no-objection <sup>*from land owning agency*</sup> be obtained and in case of site no.3 about 5 acres of land may be used on experimental basis with appropriate mix of flyash <sup>*with clearance from Civil Aviation*</sup>

Contd....3/-

5. Item No.19/94

Sub: Designation of land use of 4 hect. of land for public and semi-public (cremation and burial ground) in river Yamuna bed in the north of Bara Pula Nallah and east of Najafgarh highway 2/Ring Road.

F.3(21)93-MP

The Technical Committee recommended that change of land use of 4 ~~acre~~<sup>ha</sup> of site be processed for public and semi-public (cremation ground). The land required for approach <sup>(19 mtrs R/W)</sup> should be the part of this 4 ~~acre~~<sup>ha</sup> site.

6. Item No.109/93

Sub: Policy regarding land utilisation in case of existing hazardous/noxious/heavy/large scale industries of their closure/shifting in Delhi.

F20(16)93-MP

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After detailed discussion, the Technical Committee constituted a drafting committee consisting of Addl Commr.<sup>(Bct)</sup> (Plg.) & Commr. (LM) 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 Committee may have broad para-meters with  $\frac{1}{3}$  of land be used for community facilities (social infrastructure)  $\frac{1}{3}$  for residential use and  $\frac{1}{3}$  for commercial/light and service industries. However, in case of lease hold land, the terms and conditions on the basis of which the land is allotted for such uses is to be decided by the lessee.

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

F.11(1)91-MP

✓  
The Technical Committee recommended for approval of the modification in MPD-2001.

8. Item No.22/94

Sub: Constn. of staff quarters at Nangloi NBPGR.

F3(39)91-MP

~~Deferred.~~

9. Item No.23/94

Sub :Layout plan of 2 hect. of unused area lying in the south of Nand Nagri & Resettlement colony for facility cum service centre.

2. Change of land use of 3576 sq.mt. from 'residential' to 'facility cum service centre'.

FR1(1)94-Dir.(TYA)

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PA/DD(Plg.)92/110

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ve.

Adml. Comm. (DDP) (M-eulh. Seep)  
S.C. Gupta  
S. K. Gupta

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

DL: 8-4-94

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*S.C. Gupta*  
(S.C. GUPTA)  
ADDL. COMM. (DC&P) (MEMBER SECRETARY)

To

✓1. OSD to VC the information of the later.

✓2. Engineer Member.

✓3. Principal Commissioner

4. Commissioner(Plg.) Member Secy. 8/4

✓5. Commissioner(Lands)

✓6. Chief Architect

✓7. Addl. Commr. (DC&P) 8/4

8. Addl. Commr. (TYA)

9. Addl. Commr. (AF&B) 8/4

10. Chief Town & Country Planner,  
Town & Country Planning Office,  
Vikas Bhawan, E-Block, New Delhi. 12/8/4

✓11. Chief Architect  
NDMC, Palika Kendra,  
New Delhi.

✓12. Town Planner,  
MCD, Old Hindu College Bldg,  
Kashmere Gate, Delhi.

✓13. Secretary,  
DUAC, NDMC Commercial Complex,  
Lok Nayak Bhawan, Khen Market,  
New Delhi.

✓14. Land & Development Officer,  
Land & Development Office,  
Nirman Bhawan, New Delhi.

✓15. Sr. Architect,  
H&T (I), Unit, Room N o. 316,  
'A' Wing, 3rd floor,  
Nirman Bhawan, New Delhi.

16. Deputy Commissioner of Police(T),  
MSO Building, IP Estate,  
New Delhi. 8/4

✓17. Chief Engineer(Plg.) DESU,  
DESU Bldg,  
Jhandewalan, New Delhi.

18. Sh. R.K. Jhingan,  
Sr. Land Scape Arch. 8/4  
DDA, Vikas Minar, New Delhi.

✓19. Commr. (LM)  
DDA, Vikas Sadan,  
INA, New Delhi.

✓20. Secy. to L.G.,  
Raj Niwas, New Delhi.

12 only  
8/4

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

No.F.1(22)93/MP

Dt. 1.3.94

MEETING NOTICE

The 25th Technical Committee meeting of DDA will be held on 8.3.94 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.

(P.V.Mahashabdey)  
DY.DIR. (MP)

(S.C. Gupta)  
AC/

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Sub : Draft Zonal Plan for Zone-G (West Delhi)  
F.No. PA/JD(AP)I/94/51

.....

MPD-2001 stipulates 15 zones (earlier divisions) for the Union Territory of Delhi, out of which Zonal Development Plans for 8 zones, falling in the urban area are to be prepared on 'Priority.'

2. The Zone-G (West Delhi) covers <sup>an</sup> area of about 11,865 Hacs. and is planned for a projected population of 13.07 lac<sup>s</sup> persons (approx.) by 2001. The zone is surrounded by Delhi-Rohitak Railway line in the North, Delhi Riwari line & NH-8 in the South East, Pankha Road in the South West and Rural/agricultural wing Delhi in the West. M.P.D.-2001 categorises this zone under marginal potential with respect to the utilisation of available holding capacity of 2001 population.

3. The zone is subdivided into 18 sub-zones, out of which 17 are as per MPD-62 and one new zone added from the Rural area. Three zonal plans (earlier sub-zone) stand approved, five are located in the Cantonment area (land use undetermined) and one is covered by the Air-port.

4. The zone has a Mixed character with old and new developments, residential and industrial development and the green areas. Janakpuri was considered the largest residential colony in the Asia till the development of Rohini Scheme.

5. Within the framework of Master Plan, the zonal development plans, detailed out policies and guidelines, the following are the salient features of the draft zonal plan :-

- (a) Land use proposals, including proposals for development of the Resd. Areas, housing and work centres.
- (b) Mixed Land use provisions
- (c) Transportation, including railways, ICD, roads, corridors/terminals, MRTS major pedestrian & Cycle tracks

*Op w*

DELHI DEVELOPMENT AUTHORITY  
TRANS YAMUNA AREA UNIT

No:PS/DIR.(TYA)/94

Dated 16.2.94

Comments on Draft Zonal Development Plan of Zone 'G' (West Delhi) to be discussed in the meeting of the Technical Committee.

1. Quality of life in Mayapuri Industrial Area and Naraina Warehousing is degraded to a great extent and some measures should be highlighted to improve the quality of these two complexes.
2. When we are not showing any proposal for Sub Zone 5, 6, 11, 12, 15 & 18 then why these should be added.
3. Due to conversion of meter gauge to broad gauge from Ahmedabad to Delhi, railway stations falling in this zone would need more facilities, parking areas and feeder bus services. This point has not been taken care in the report.
4. Population projections of Sub Zones have been made based on 1981 census. This should have been based on 1991 census.
- 5/Para 4.3/P-6: Densities proposed in Industrial area Maya Puri and Kirti Nagar is much less than actual one. This point should be considered and densities corrected. Details of airport area specially circulation system should be incorporated in the Zonal Plan.
- 6/Para 5.1.1/P-7A: Quantum of existing and proposed transportation landuse is the same i.e. 596.63 hect. There seems to be some mistakes.  

Are we not proposing any new roads or increase in width of R/W or any new urban rail system etc. because proposing the same quantum of landuse is not correct.
- 7/Para 6.1.4/P-9: Noxious and hazardous industries will be regulated by the provisions made in the MPD-2001 and subsequent policy to be formulated.

This para should be elaborated and clarified.

8/Para 6.2.4/P-11: MRTS route system should be as per proposals formulated by RITES.

9/Para 6.4, 6.4.1, 6.4.2 & 6.4.3/P-13 to 15: Physical Infrastructure.

Details of each subject is necessary in terms of tabular statements, maps etc.

10/Para 7.0/P16 to 22: Social Infrastructure.

The zone is deficit in terms of social infrastructure by 61 Sr. Secondary Schools, 17 Hospitals, 33 Local Shopping Centres etc.

This should be clarified that these deficiencies have been met with in the proposal. If not, then what is the net deficiency?

11/Para 8.0/P-24: Mixed Landuse.

For this, all the streets of 18 mtr. and above should be surveyed and then decision taken.

These comments may be placed in the meeting of the Technical Committee alongwith an item 'Zonal Development Plan of Zone-G'.

  
( R.G. GUPTA )  
A. COMMISSIONER (PLG.) DDA  
16.2.94

DD (MP)

(*u/s 20 Colis*)

Sub: Location of a 10 MLD Mini Sewerage Treatment Plant near Delhi Gate Nallah and change of landuse from District Park, Playground, Open Spaces near Power House A & B to Utility (Sewerage treatment Plant). F2(13)93/Spl. Cell / RYB

Shri S.S. Ramrakhiani vide his D.O. letter No.F.55/WSU/CE(C)II/93/1915 dated 27.7.93 has requested Commissioner (Land Management) for the allotment of an area 60 mtr.X100 mtr. This piece of land abuts on existing road in the south of DTC Rajghat Bus Terminal east of Gandhi Darshan and north of an existing Hanuman Mandir. Required available area is 6000 Sqm. and would be used for the construction of a mini sewerage treatment plant of 10 MLD capacity, as details given in the letter.

The project is a part of Ganga Action Plan Phase II launched by MOS for Environment and Forest on 5.6.93.

2. This particular piece of land is suitable for a mini sewerage treatment plant. Therefore, it is proposed to approve the location and change of landuse from District Park, Playground, Open Spaces to Utility.

3. The item is placed before the Technical Committee for approval of the item as given in Para 2.



( R.G. GUPTA )  
DIRECTOR (SPL.CELL) D.D.A.  
20.8.93

Subject: Approval of modified layout plan in Najafgarh Area for allotment of L.P.G. godown site (20 mtr. x 26 mtrs.) to BPC (Mrs. Nirmaha Devi).  
File No. 13(30)/93/CRC/D. B. A.


Reference is made to the letter of BPC Ltd. dated 17.8.93/<sup>(appendix)</sup> for allotment of LPG Godown in Najafgarh Area. The application has been duly forwarded by BLM for indicating the availability of site.

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

3. The BDA 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/LBO 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 view of the suggestions received from the Director (Hort.), the matter was further examined and the earlier approved layout plan has been modified, providing two LPG godown sites and one SKO/LBO sites. One of the LPG gas godown is already existing/functioning. As per MPD-2001 standards, two gas godown sites and one SKO/LBO site are sufficient to cater the requirement of the population in Najafgarh and surrounding areas.

5. The modifications proposed in para 4 above is submitted for consideration of Technical Committee for approval of the modified layout plan.

  
(Chander Ballabh)  
Jt. Director(AP-I)



BY HAND

D.LPG.SELC.COM.

AUGUST 17, 1993

Smt. Nirmala Devi  
W/o. Shri Ganga Prasad,  
AH-74, Shalimar Bagh,  
NEW DELHI.

MEARD OF LPG DISTRIBUTORSHIP : MOP NOMINEE AT MAJAGARH,  
NEW DELHI

Dear Madam,

We refer to the advice from Ministry of Petroleum & Natural Gas vide their letter.

1. It is intended to offer you the distributorship at Majagarh (N.Delhi) on the condition that you will :-

(a) LAND

Procure a suitable plot of land measuring (32M x 29M) for storing LPG in cylinders either purchased by you or leased to you initially for a period of 10 years with a renewal option thereafter for a minimum period of 5 years, for construction of a godown and a showroom, with telephone connection, preferably in a prominent locality within your distributorship's area of operation, within a period of 4 months from the date of this letter, after getting clearance from our Delhi LPG Divisional Office in writing for the particular godown site and the showroom. The godown site should also be as close as possible to the showroom and godown should have Mastie flooring.

(b) FINANCE

Make all financial and other arrangements for operating the distributorship within 4 months from the date of this letter.

(c) COMMISSIONING

Make all out efforts to commission the distributorship within 6 months from the date of this letter. In other words, 18



should be your endeavour not only to arrange for land and finance within the stipulated period as mentioned above, but also to complete various formalities in such a way that the distributorship is commissioned within the stipulated period of 6 months from the date of this letter.

- 1.1 If we find that the progress made by you towards the above within the stipulated period is not to our satisfaction, this offer is liable to be withdrawn.
- 1.2 You shall not induct any additional partner/s, nor make any change in the constitution of the partnership as existing at the time of application.
- 1.3 You shall shift your residence to N. Delhi (if you are presently staying away from this location) in order to effectively operate the distributorship as stated in item 1.4 below.
- 1.4 You shall operate the distributorship personally full time and give us a written undertaking to this effect.
2. Provisionally it is intended that your area of operation will cover Najafgarh and adjoining area as decided by the Corporation. This is however, subject to change as may be considered necessary by the Corporation at a later date, even after the distributorship is commissioned. Further, from time to time, you may be required to take over some existing customers also of other distributors in your area of operation. Similarly, you may be required to surrender some customers to other distributors.
3. The distributorship to you will, on your complying with the conditions spelt out here in before, be confirmed formalised by an appointment letter followed by the signing by both you and us of our standard Distributorship Agreement.
4. This letter is merely a letter of intent and is not to be construed as a firm offer of distributorship to you. If we find that the progress being made by you towards the above is not to our satisfaction, this offer is liable to be withdrawn.
5. Our offer will stand automatically cancelled, in case you have received Letter of Intent for any other dealership/distributorship either of our company or any other Oil Company in your individual capacity, or in partnership with any other individuals.
6. This letter does not permit or authorise you to start enrolment of customers and/or obtain money by way of advance or towards purchase of stove/gas burners until a

भारत पेट्रोलियम  
Bharat Petroleum  
Corporation Limited



Bharat Petroleum  
Corporation Limited  
INCORPORATED IN INDIA

Regular distributorship agreement is entered into as stated in para 3 above and you are specifically authorized on the above.

7. If already employed, you will have to submit acceptance of resignation letter from your employer, prior to the issuance of Appointment Letter by us.
8. Public Sector nationalised banks and Indian Scheduled commercial banks in the private sector will consider advancing loans at reasonable terms to distributor select under the Social Objective Category. Should you require any further assistance, please get in touch with our Divisional Officer at the below mentioned address.

Bharat Petroleum Corporation Limited,  
G-7, Lakshmi Building (Third Floor),  
Connaught Circus, P.B.No. 396,  
NEW DELHI-110 001.

9. We are also requesting by a copy of this letter, the Chief Secretary, Delhi Administration to issue necessary instructions to the concerned department for permission of assistance in regard to allotment of a suitable plot of the land for godown, showroom space and also financial assistance in line with their Policy.

Please acknowledge receipt of this letter.

Yours faithfully,  
FOR BHARAT PETROLEUM CORPORATION LIMITED

*K. J. V. V.*  
SENIOR LEGAL DELHI

*18/11/70*

-8-  
Minutes of the Meeting of Tech. Committee  
held on 28/8/88.

Item No. 155

Sub:-Allotment of L.P.G. gas godown sites in  
Najafgarh Area- request from BPCL.

F.13(38)/88/CRC/DDA.

Bharat Petroleum Corporation Limited vide their letter dated 6.2.89 have requested for allotment of a gas godown in Najafgarh Area. In the letter it has been further indicated that the Corporation has no distributor operating in Najafgarh Area and this would be the agency appointed by them.

2. The case was referred to Lands Section to indicate DDA owned land in Najafgarh Town to identify a suitable site for locating LPG godown. Lands Section have indicated 4 sites where the land was owned by the DDA. The detailed survey were conducted for site No. 2 & 4. Site no.2 is located in community Centre and site no.4 is along N.G. Road near DESU sub station. An area has been identified which will consist one gas godown site and two SKO/LDO sites as per the details shown in the plan placed opposite.

3. The case is submitted for the consideration of the Technical Committee.

DECISION

The proposed sites was approved. Technical Committee also desired that the planning work for Najafgarh town be taken up on priority basis for utilisation of acquired lands and further proposal for additional lands to be acquired be worked out.

Sub : Identification of New Sanitary land fill sites in Delhi.

File no. F.3(6)/91-MP

Background :

Since 1989 MCD has been in search of suitable sites for sanitary landfill sites, in Delhi. A joint site inspection was carried out in 11.6.92 and the inspection team short listed 7 sites the detailed analysis of the site is placed at Annexure I.

This case was also discussed in the 128th standing committee meeting held on 24.11.92 (Annexure II) where it was pointed out that out of 4 sites shortlisted only Rohini phase III between Poothkala and Prahlad pur is with DDA. For the remaining three areas i.e. near Badarpur on Jaitpur/Tajpur road Bhatti mines, Mandi village and Jaunpur, MCD should get in touch with Development Commissioner. Chief secretary again desired that Secretary (PWD) should get in touch with Research Organisations like National Building Organisations National Institute of structural Engineering Ghaziabad etc. to explore out Technical feasibility of the following.

- a. Can fly ash be also used for filling landfills alongwith garbage and sanitary waste ?
- b. Erection of building on sanitary landfills sites
- c. Erection of building on sites filled with fly ash.

Decision taken in the 128th standing committee meeting held on 24.11.92. Chief secretary desired that DDA should earmark landfill sites as 'green'. The sites which have already been filled, should also be formalised. The lower layers of these sites could be filled up with fly ash and last layers with sanitary wastes so that they can be developed into green belts.

During the same meeting DDA reported that out of the 4 sites short listed, only the site Rohini Phase III between Pooth Kalan and Prahladpur is with DDA. In this connection DDA has pointed out that at no point of time this office/DDA had agreed to locate sites within the scheme boundary of Rohini phase as various residential area of this scheme will get affected by such activities.

The case of Sanitary landfill site was also discussed in the 133rd and 136th meeting of standing committee. The resume of the decision taken during the meeting is given below :

Decision taken during 133rd meeting held on 15.10.93.

"It was stated by MCD that they are going ahead with the project but formal orders from DDA has not yet come. It was decided that the DDA would issue the formal orders at the earliest."

Decision taken in 136th meeting held on 13.9.93

"MCD stated that formal orders for location of sites have not come from DDA so far, MCD to examine and expedite the revival of setting up of a compost plant."

In response to the above decision Commissioner (Plg) DDA has requested Engineer in Chief MCD to supply the maps of suitable sites which could be incorporated in the Master Plan Delhi-2001.

Planning wing DDA has received rough sketches of four sites for SLF sites from MCD placed as annexure III) with a request for allotment. MCD has also indicated the four sites on the air funnel map which suggests that these areas falls outside the existing air funnel.

2. Our Observations :

The sites as identified by MCD are as follows :

- i) Near Jahangir puri, outer ring road.
- ii) Near Badarpur on Jaitpur/Tajpur abandoned quarry pits.
- iii) Bhatti mines abandoned quarry pits.
- iv) Mandi village near Jauna pur abandoned quarry pits.

The four sites as indicated by MCD is transferred on the part Survey of India Sheet scale 1:10,000, (Annexure IV) however this needs to be confirmed by MCD, with regard to location and area.

As per the MPD-2001 the site No. 1 i.e. near Jahangir puri, outer ring road fall in the rural use zone.

The site No. 2 near Badarpur on Jaitpur Tajpur Road the land use as per the MPD-2001 is Green under district park.

As per MPD-2001 the landuse of site No.3 i.e. Bhatti mines abandoned quarry pits is regional park/ridge.

The site No. 4 i.e. site near Mandi village Jaunapur village as per MPD-2001 falls partly in agriculture use and partly in regional park/ridge area.

The four sites are approximately located on the landuse plan of Delhi 2001 (laid on the table)

### 3. Some issues :

AS discussed in the 128th standing committee meeting held on 24.11.92. MCD was to get in touch with the Development Commissioner Secretary PWD was to get in touch with Research Organisation like National Building Organisation, National Institute of structural Engineering Ghaziabad etc. to explore the technical feasibility of using for filling the flyash, sanitary waste and reusing the site for building/construction works.

In view of the above discussion the MCD/PWD is to furnish the feasibility report on the following.

- i) Can flyash be also used for filling landfills alongwith garbage and sanitary wastes ?
- ii) Erection of building on sanitary landfill sites.
- iii) Erection of building on sites filled with fly ash.

Secondly these site require clearance from Airport Authority, Deptt. of Environment and DUAC.

4. With the above observations in para 2 & 3 above the matter is put up for consideration of the Technical committee.



(S. P. Bansal)  
Jt. Dir. (NCE&UE)

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SITE INSPECTION REPORT

ANNEXURE I

As desired by Jt. Director (NCR&UE), the undersigned accompanied a site inspection team consisting of Mr. B.B. Nanda, C.E.-I, MCD, Mr. Chablani, Director, CSE, MCD, Mr. G.C. Garg, Jt. Director-II, MCD, Mr. H.K.L. Malhotra, Jt. Director I, MCD, Mr. T. Ahmed, A.E. (LF9) and Mr. S.J. Lamba, Dy. Director (NL II) DDA, to locate suitable new sanitary land fill sites in North West and South Delhi.

In fact, the MCD is specifically looking for a (i) low lying area of more than 8 ft. deep, (ii) access to goods transport and (iii) not very far away from the collection centres/points. Accordingly, the team inspected/visited Bawana, Rohini in North West Delhi, Bhati Mines and few new sites in South Delhi. The status of the sites inspected are as follows. (Map showing the location of new sites for Sanitary Land fill is placed <sup>below</sup> ~~opposite~~).

- (I) Bawana in North West Delhi: As per the requirement of conservancy and sanitary Engg. deptt. of MCD, no specific site was identified with low lying area of more than 8 ft. deep and access to proper road transport. The site of about 55 ha. mainly discussed was identified for sanitary land fill in MPD 2001.
- (II) Rohini Ph. II in North Delhi: The team was told by Sr. Architect, Rohini that there is no low lying area available in Phase II except the central area of Rohini which is already planned for city centre and as such no other site is earmarked for sanitary land fill. However, a low lying area having an approximate depth of 8-10 ft. and has an area of about 50 ha. identified along the boundary wall of Rohini Phase III and Phase IV on both sides of <sup>Pul Kalam</sup> ~~suitable~~ to Kallapur road. This site was suggested as suitable location for land fill by the CSE deptt. of MCD. In this connection, DD(NW-II) DDA has pointed out that the land earmarked for Phase IV is yet to be acquired

by the DDA whereas the low lying area located in Phase III is already acquired and may be available for use at any time as per planning provision. As per the land use plan of MPD 2001, the land use of this tentative site is rural land use.

(III) Bhati Mines in South Delhi:

(1) The site "Bhati Mines" is located in the South-East Delhi. This site includes old Bhati Mines and recently abandoned Bhati Mines. The area is approximately 5 Km. wide and 2 Km. length, about 50 to 70 ft. deep and would be available for Land fill up to 50 years time. However, it is said to be very <sup>far</sup> away from the collection points.

(2) Adjacent to above said Bhati Mines near Sanjay Camp and Wild Life Sanctuary of Delhi Administration, a old Bhati Mine covering an area of about 80 ha. with 30-50 ft. depth is also identified for this purpose. As per Land use plan of MPD 2001 the land use of this tentative site is Regional Park (Ridge).

(IV) Any other suitable site:

(1) Stone Quarry near Tajpur Village in South-East Delhi:

The site is located near Tajpur Village along the Mehrauli Badarpur to Tajpur Road. It covers an area of about 50-60 ha. with 30-40 ft. depth and will be available for filling for about 10-15 years time. As per Land Use Plan of MPD 2001, the land use of this tentative site is Green Belt/Residential.

(2) Stone Quarry and Bhati Mines near Lal Kuan Village along Mehrauli-Badarpur Road:

This site covers an area of approximately 50-70 ha. with 20-30 ft. depth and may be available for filling up 15 years. Part of this area is quarry abandoned. As per Land Use Plan of MPD 2001, the land use of this tentative site is Green Belt/

Regional Park (Ridge).

- (3) Natural low lying area near Mahavir Statue in Mehrauli:

The site is about 20-40 ha. of low lying area with a slope of 20-30 ft. deep. This can be filled within 25 years or so. As per the land use plan of MCD 2001, Land Use of this tentative site is Regional Park(Ridge).

- (4) Rocky low lying and Bhati Mines/Stone quarry near Mandi Village in South Delhi:

The site is located near Mandi Village on Mehrauli-Jonapur road. The low lying area with 50-100 ft. deep is seen to be covering 5 to 6 km. wide and 2 km. length area. May be available for filling up to 35 years time period. This site is said to be best site by the MCD considering the distance, available low lying area(depth) and cost effectiveness etc. And also agreed that this site can accommodate solid waste collected from South Delhi, Vasant Kunj and nearby collection centres/points. The solid waste collecting vehicles would be probably parked in Okhla SLF Depot. As per the Land Use Plan of MPD 2001, land use of this tentative site is Regional Park (Ridge).

In respect to Land Use, the Sanitary Land fill sites are generally permitted in recreational areas. But in case of development of SLFs in Ridge/protected Ridge area, it is subject to clearance from the Ministry of Environment & Forests and permission from Airport Authority.

Submitted for information and further action pl.

D.D.(NCR)  
D.D.(UE) *for joined signature*  
Jt. Director(NCR&UE)

*15/6/01*  
(K. Srirangan)  
Asstt. Director(Planning)  
NCR&UE

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| 1.                       | 2.                        | 3.  | 4.   |
|--------------------------|---------------------------|---|--|
| 100.10<br>(128/24/11/92) | 9.10.90<br>(128/24/11/92) | Alotment of land for sanitary landfills in Delhi. | It was pointed that out of 4 sites shortlisted only Rohini Phase III between Footh-kala and Prahladpur is with DDA. For the remaining three areas i.e. near Badarpur on Jaitpur/Tarapur road, Bhatti Mines, Mandi village and Jaunpur, MCD should get in touch with Development Commissioner. Chief Secretary again desired that Secretary(PWD) should get in touch with Research Organisations like National Building Organisations, National Institute of Structural Engineering, Ghaziabad etc. to explore out technical feasibility of the following : |

a) Can fly ash be also used for filling landfills alongwith garbage and Sanitary waste.

b) Erection of building on sanitary landfill sites.

c) Erection of buildings on sites filled with fly ash.

Action : Commissioner MCD, V.C.DDA, Secretary (PWD).

Decision taken in 128th meeting on 24/11/92.

C.S. desired that DDA should earmark land-fill sites as 'green'. The sites which have already been filled, should also be formalised. The lower layers of these sites could be filled up with fly ash and last layers with sanitary wastes so that they can be developed in to green belts.

(Action : V.C.DDA Commr. MCD)

Report from MCD.

Regarding filling up of lowlying areas in Bhurari Plan-the land in question can not be transferred to MCD before approval is granted by Defence ministry.

Survey report in this case, has already been sent to Defence ministry for approval by G.O.Commanding, Head Quarters, Delhi Area, Delhi Cantonment.

Report from PWD.

Chief Engineer PWD and Chief Engineer, DESU have discussed the issue with Director, Structural Engg. Research Centre, Ghaziabad on 16.10.92. Director, Structural Engg. Research Centre informed that he is not aware of any place where filling has been done with fly ash in an area which was to be used for construction of residential or non-residential buildings. However, he agreed make a feasibility study on the condition that cost of the study will be borne by PWD. An amount Rs.11,15,531/- has since been sanctioned by PWD to make a feasibility study on the subject.

2. 3.

## Report from DDA

Out of the 4 sites short listed, only the site in Rohini Phase-III between Pooth Kalan and Prahaladpur, is with DDA. In this connection, DDA has pointed out that at no point of time, this office/DDA had agreed to locate sites with in the scheme boundary of Rohini Phase-III as various residential areas of this scheme will get affected by such activities.

Decision taken in the 133rd meeting held on 10.5.93.

It was stated by MCD that they are going ahead with the project but formal orders from DDA has not yet come. It was decided that the DDA would issue the formal orders at the earliest.

Action: VC, DDA.

LSG Deptt. have issue letter to VC, DDA for the latest action taken report.

Decision taken in 136th meeting held on 13/9/93.

MCD stated that formal orders for location of sites have not come from DDA so far. MCD to examine and expedite the revival of setting up of a compost plant.

Action : Commr. MCD, VC DDA.

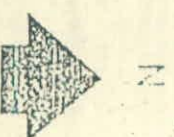
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# LEGEND

—

100 0 200 400 600M

5



BOOK AND URBAN EXTENSION UNIT  
DEVELOPMENT AUTHORITY









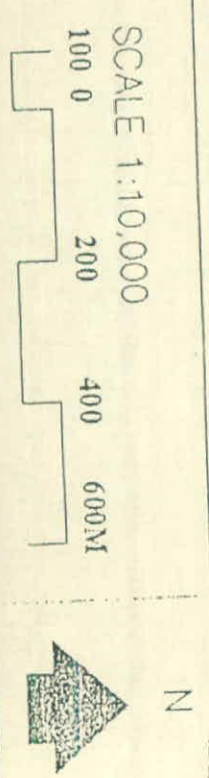
# IDENTIFICATION OF SANITARY LAND FILL SITES IN DELHI

File No. F3(6)/91-MP

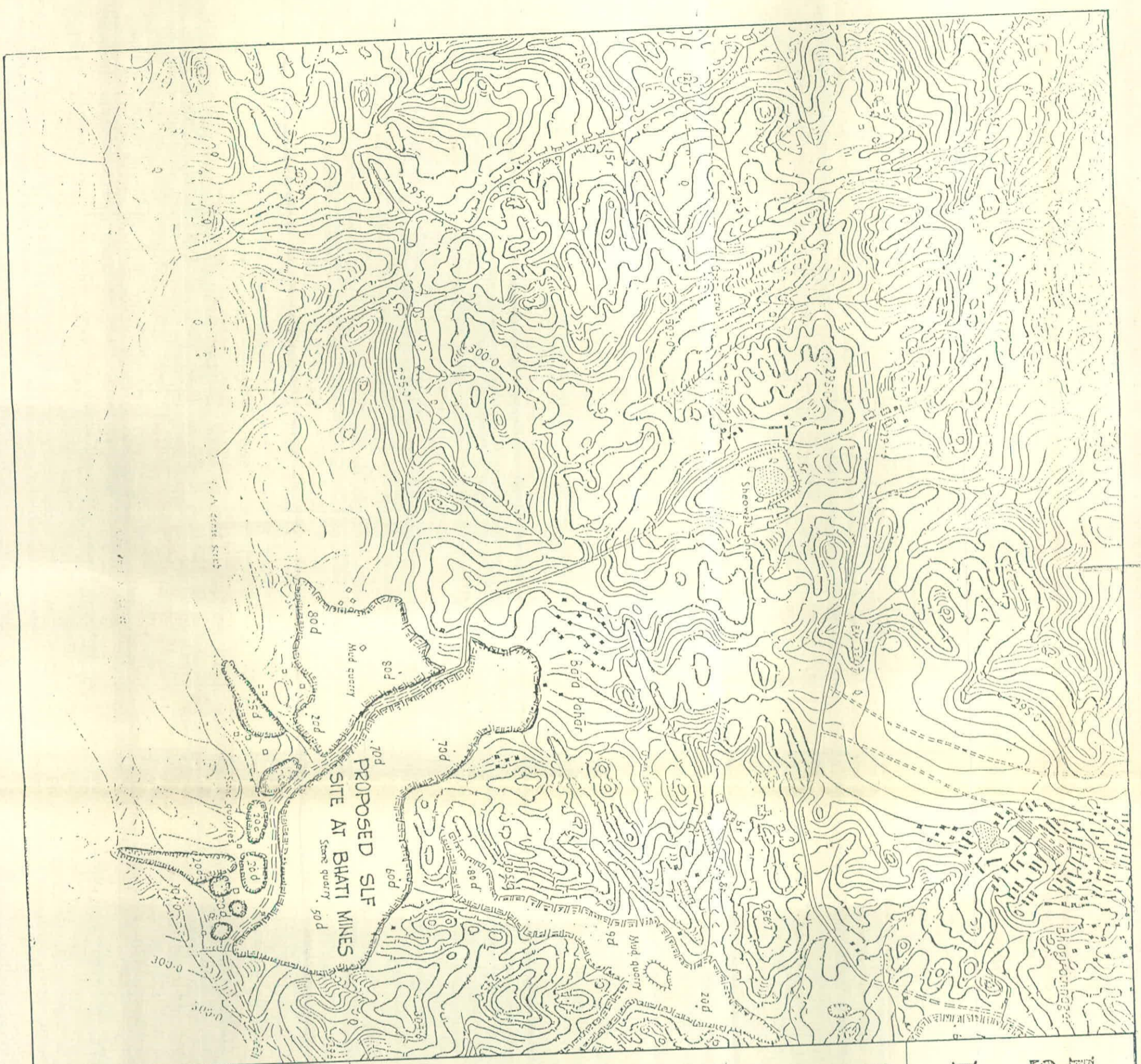
## LEGEND



Site proposed by MCD



NCR AND URBAN EXTENSION UNIT  
DELHI DEVELOPMENT AUTHORITY





# IDENTIFICATION OF SANITARY LAND FILL SITES IN DELHI

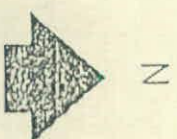
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## LEGEND

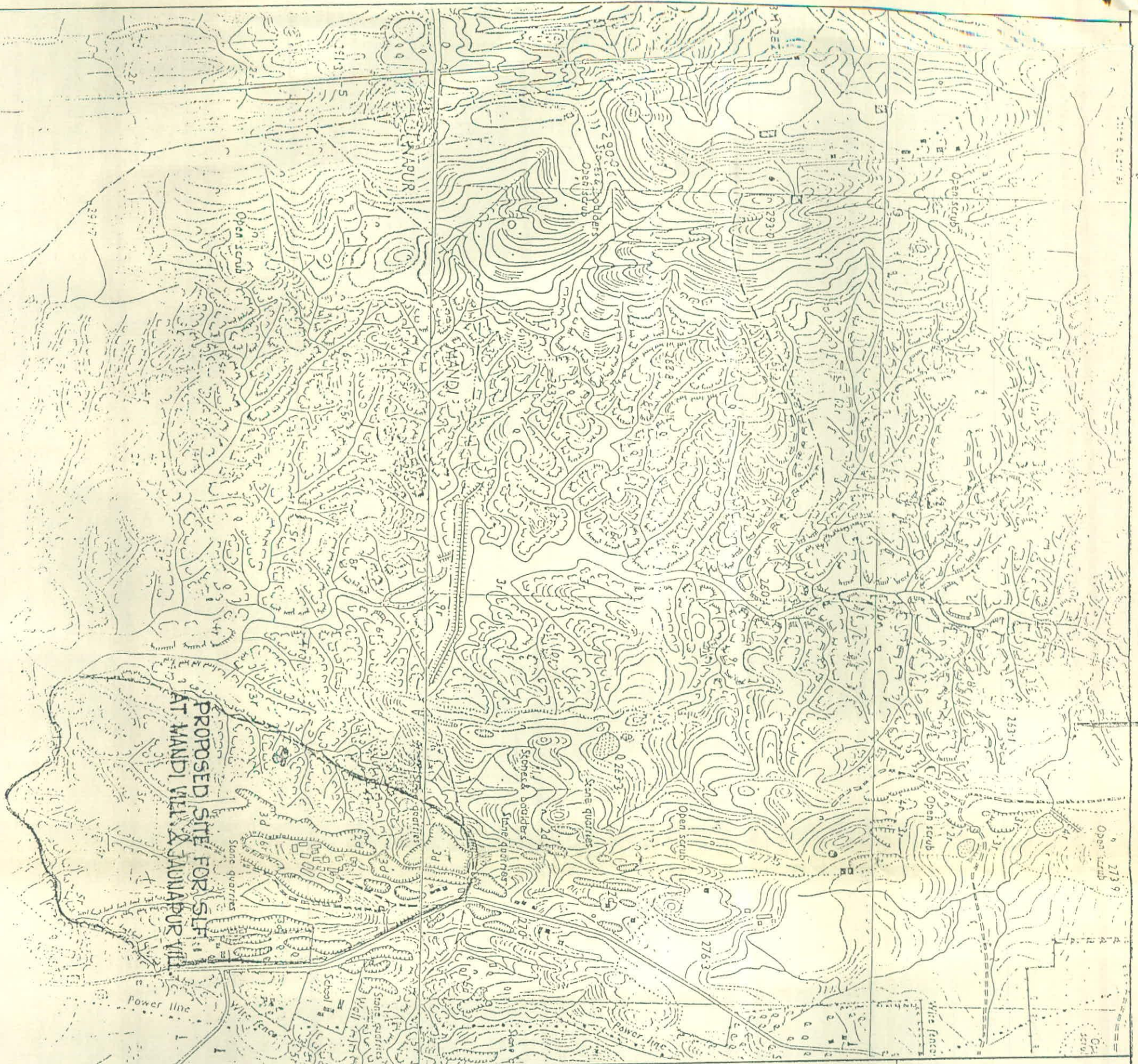


Site proposed by MCD

SCALE 1:10,000  
100 0 200 400 600M

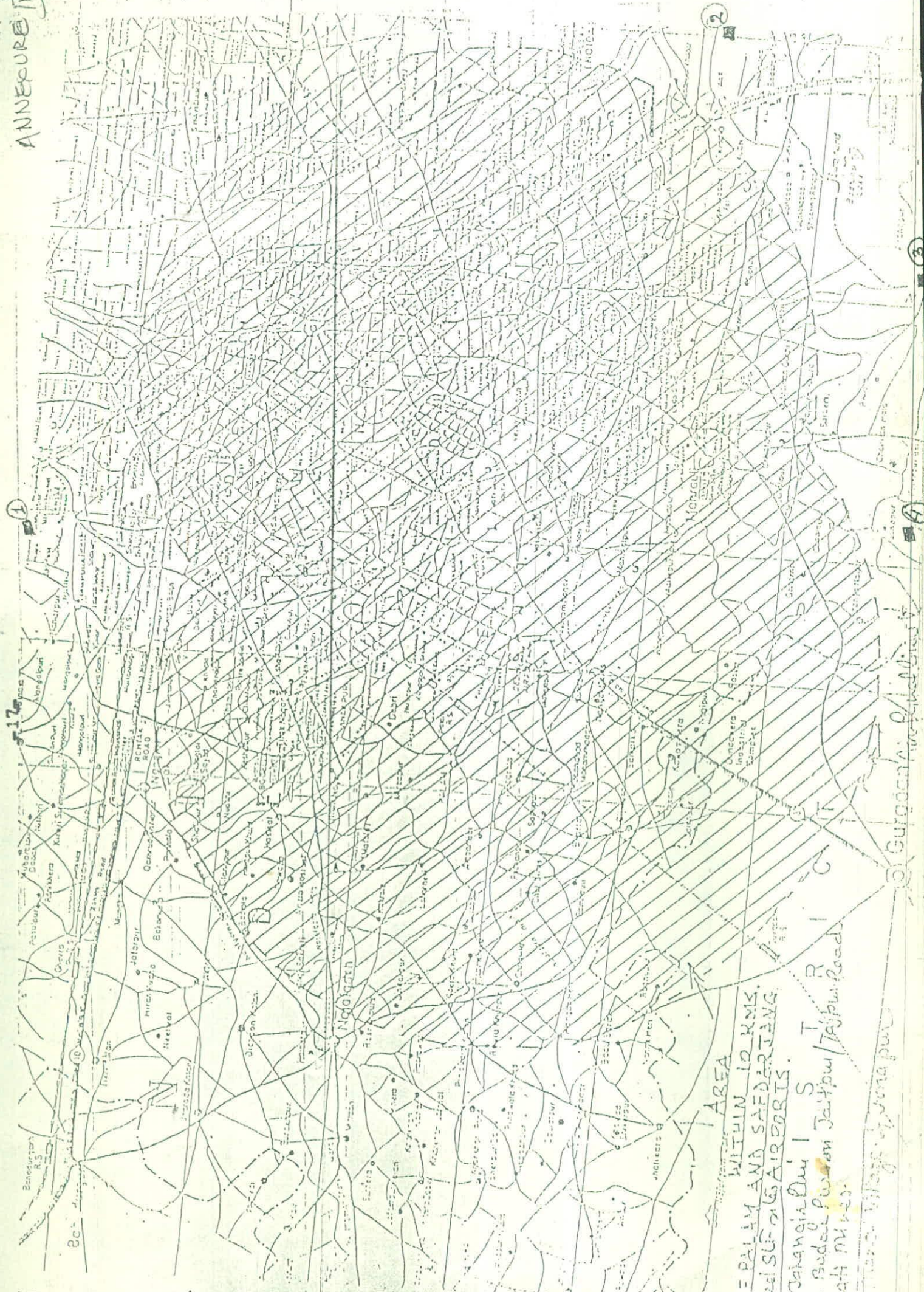


NCR AND URBAN EXTENSION UNIT  
DELHI DEVELOPMENT AUTHORITY





# ANNEXURE II



AREA  
WITHIN 12 KMS.  
PALAY AND SAFERJANG  
PROPOSED AIRPORTS.

1. At Jalandhar 1 S
2. Near Buden Pawan Jalpaw Road
3. At Bhat M. 123.

Gurgaon, P. Lalpur

Sub: Designation of landuse of 4 hect. of land for public and semi-public (cremation and burial ground) in River Yamuna Bed in the north of Bara Pula Nallah and east of National Highway No.2/Ring Road.

### 3(91)93-mp Background

Technical Committee of the DDA vide Item No.2 in its meeting held on 29.4.88 decided as under:-

The technical committee decided that a site of about 10 acres, keeping in view the proposed alignment of extended ring road in the east, Kalindi Colony and New Friends Colony, as shown on the plan, be developed with proper landscaping and parking facilities. The site be developed in such a manner that the cremation ground at link road also be replaced at this location and the congestion at Nigam Bodh Ghat be also reduced, if necessary, part of the proposed site could be developed for an electric cremation also. The total scheme should be got cleared from technical committee and DUAC.


### 2. Action taken since 1988

i) Position of land for cremation ground measuring 16107 sq.mt. (3.976 acres) without approach road was handed over on 21.9.92 to MCD.

ii) Chief Engineer, MCD vide his letter dated 26.11.92 requested for an approach road to the site of cremation ground already handed over to them.

3. (a) The case is placed before the technical committee to designate landuse of 4.0 hect. to public and semi-public (cremation ground) with a thick green areas around the cremation ground.

(b) MCD may be requested to prepare a comprehensive landscape plan of the site in question alongwith its surroundings and then take it to DUAC.

  
( R.G. GUPTA )  
DIRECTOR (TYA) D.D.A.  
9.12.93

E:NOT-1293

Sub: Policy regarding land utilisation in case of existing  
Hazardous/Noxious/Heavy/Large Scale industries  
of their closure/shifting in Delhi.

File No. F.20(16)93-MP

While considering the draft zonal plan for zone 'C' it was observed that the proposal of utilisation of lands vacated by closing/shifting of hazardous/noxious/heavy/large scale industries be further elaborated giving details on the basis of which such lands could be utilised.

2. Policy laid down in MPD-2001 is given in Annexure-I. According to this policy, no specific quantum of the land is given to meet the deficiencies in community facilities/services and the area could be used in accordance to prescribed land uses for such zones.

3. Development control rules as applicable for Greater Bombay pertaining to development or re-development of lands of Cotton Textile Mills is given in rule no.58 Annexure. II...

4. In an internal meeting of the Planning Deptt. development control rules of Greater Bombay were discussed in the context of such units and are to be identified by the Delhi Admn. for closure/shifting. In the context of Delhi Master Plan, such units are predominantly located either in the residential or in industrial land use. Therefore, a similar approach as in case of Greater Bombay on the following lines may be adopted.

(i) Location predominantly residential/isolated pockets.

| S.No. | Extent                        | Percentage to be earmarked for deficient Public & Semi public facilities as specified by DDA/Govt. | percentage to be earmarked and to be developed for residential or commercial to be developed by owner. |
|-------|-------------------------------|--|--|
| 1.    | Upto and inclusive of 5 ha.   | 60   | 40   |
| 2.    | Between 5 ha. and upto 10 ha. | 67   | 33   |
| 3.    | Over 10 ha.                   | 70   | 30   |

(ii) Location predominantly Industrial/Industrial Areas.

| S.No. | Extent                        | Percentage to be earmarked for deficient Public & Semi public facilities as specified by DDA. | Percentage to be earmarked and to be developed for commercial use to be developed by owners. |
|-------|-------------------------------|---|--|
| 1.    | Upto and inclusive of 5 ha.   | 60  | 40   |
| 2.    | Between 5 Ha. and upto 10 ha. | 67  | 33   |
| 3.    | Over 10 Ha.                   | 70  | 30   |

5. Asstt. Director (Plg.), Govt. of National Capital Territory of Delhi, Land & Bldg. deptt. has sent the comments on the draft sub-regional plan on Delhi containing observations made by the Commissioner, Industries; Chief Secy. and the Hon'ble L.G., Delhi with regard to development of land vacated by industries etc. Annexure. 4B...

In brief for development of land vacated by industries, Delhi Admn. is of the opinion that 1st of the land is to be made available for local community facilities and 2nd may be developed by the owners etc. for residential/commercial purposes. There is no need for providing any land for the DDA or public sector undertakings for promotion of public housing.

6. This case was discussed in Technical Committee meeting held on 22.10.93/26.10.93 and the policy regarding utilisation of land available after closure/shifting of hazardous/noxious/heavy/large scale industries were discussed in detail keeping in view the various proposals including that being followed as part of the development control rules of Greater Bombay. The following views were expressed:

i) That there should be a common model for utilisation of land for meeting the deficiencies of community facilities in all cases whether it is a freehold or a lease hold land.

ii) In case of lease hold land which is to be left to the present lessee, the terms and conditions for its utilisation be left to the lessor to decide.

2. The Technical Committee observed that before arriving to any specific percentage of land to be made available for meeting the deficiencies of the

community facilities for the neighbourhood as recommended in MPD-2001 on the closure of such units, the matter should be brought up again before the Technical Committee wherein the Secretary, land & Bldg.; Secretary (Industries) and CLA, DDA should be invited.

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



( S.P. BANSAL )  
JT. DIR. (NCR&UE)

ANNEXURE-I

Extracts from MFD-2001 Part-II Section 3(11) on the  
Centre Industry Page 123 & 124 of the Gazette...

Hazardous and Noxious Industries :

Refer Annexure III H (a)

- (a) The hazardous and noxious industries shall not be permitted in Delhi.
- (b) The existing industrial units of this type shall be shifted on priority within a maximum time period of three years, project report for shifting shall be prepared by the concerned unit and submitted to the Authority within a maximum period of one year.
- (c) The land which would be made available in the event of shifting as administered in (b) shall be used for making up the deficiency, or for the needs of the community; based on the Master Plan; if any other or part of it, is found to be not needed for the deficiency of the community services, it will be used for other public use; however the land shall be used for the service industries, even if the land is reserved for the Master Plan/ Zonal Development Plan/ intensive industry.
- (d) Action shall be taken by the Government to prepare a list of individual and small industrial units to be shifted on priority, after the pollution/hazard, administration of three three industrial units to shift within a maximum period of three years.

Heavy and Large Industries:

Refer Annexure III H (b)

- (a) No new heavy and large industrial units shall be permitted in Delhi;
- (b) The existing heavy and large industrial units shall shift to the industrial area in the National Capital Region (NCR) within a maximum period of three years.

Policy of the Government of India.

- (c) The land which would become available on account of shifting as administered in (b) above, shall be used for making up the deficiency, as per the needs of the community based on norms given in the Master Plan; if any land or part of land so vacated is not needed for the deficiency of the community services, it will be used as per prescribed land use; however the land shall be used for light and service industries, even if the land use according to the Master Plan/Zonal Development Plan is extensive industry.
- (d) Modernisation of heavy and large scale industrial units shall be permitted subject to the following conditions:
- (i) It will reduce pollution and its emission.
  - (ii) Whenever the unit is asked to shift according to the policies of the plan, no compensation shall be paid for assets attained because of relocation.

38. Development and redevelopment of lands of cotton textile mills.—with the previous approval<sup>24</sup> the Commissioner to a layout prepared for development or redevelopment of the entire open land and built-up area of the premises of a sick and/or closed cotton textile mill, and on such conditions deemed appropriate and specified by him, and as a part of a package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR), Financial Institutions and Commissionerate of Industries for the revival/rehabilitation of a potentially viable sick mill, the Commissioner may allow:

(a) The existing or newly built-up areas to be utilised —

(i) for the same cotton textile or related user subject to permissible FSI and observance of all other Regulations;

(ii) for diversified industrial users in accordance with the industrial location policy, with office space only ancillary to and required for such users, subject to FSI of 1.00 and observance of all other Regulations;

(iii) for commercial purposes, as permitted under these Regulations;

Provided that in the Island City, the area used for office purposes shall not exceed that used earlier for the same purpose.

(b) Open lands and lands after demolition of existing structures in case of a redevelopment scheme to be used as in the Table below :—

| Serial No. | Extent                        | Percentage to be earmarked for Recreation Ground/ Garden/ Playground or any other open user as specified by the Commissioner | Percentage to be earmarked and handed over for development by MHADA/ public sector undertakings  | Percentage to be earmarked and to be developed for residential or commercial user to be developed by the owner |
|------------|-------------------------------|--|--|--|
| (1)        | (2)                           | (3)  | (4)  | (5)  |
| 1          | Upto and inclusive of 5 Ha.   | 33   | 27 (to be developed by MHADA for Public Housing).  | 40   |
| 2          | Between 5 Ha. and upto 10 Ha. | 33   | 34 (out of which 50 per cent to be developed by MHADA for Public Housing and remaining 50 per cent to be developed by public sector undertakings for their housing to be developed according to normal Regulations). | 34   |

| (1)         | (2) | (3) | (4)  | (5) |
|-------------|-----|-----|--|-----|
| Over 10 Ha. |     | 33  | 37 (out of which 50 per cent to be developed by MIIA/DA for Public Housing and remaining 50 per cent to be developed by public sector undertakings for their housing to be developed according to normal Regulations.) | 30  |

Note.— (i) In addition to the land to be earmarked for recreation ground/garden/playground or any other open user as in column (3) of the above Table, open spaces, public amenities and utilities for the lands shown in columns (4) and (5) of the above Table as otherwise required under these Regulations shall also be provided.

(ii) Segregating distance as required under these Regulations shall be provided within the lands intended to be used for residential/commercial purposes.

(iv) The owner of the land will be entitled to Development Rights in accordance with the Regulations for grant of Transferable Development Rights as in Appendix VII only in respect of the lands earmarked for open spaces in column (3) of the above Table and for the lands earmarked and handed over to MIIA/DA for Public Housing as in column (4) of the above Table.

(2) *Lands of cotton textile mills for purpose of modernisation.*—With the previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire open land and/or built-up area of the premises of a cotton textile mill which is not sick or closed, but requiring modernisation on the same land as approved by the competent authorities, such development or redevelopment shall be permitted by the Commissioner, subject to the condition that it shall also be in accordance with scheme approved by Government provided that the Government shall ensure that when the open land allowed to be utilised or developed exceeds 5 per cent of the total open land and space, then it is developed or utilised in accordance with clauses (a) and (b) of Sub-regulation (1) of this Regulation.

(3) *Lands of cotton textile mills after shifting.*—If a cotton textile mill is to be shifted out side Greater Bombay but remain the State, with due permission of the competent authorities, and in accordance with a scheme approved by Government, the provisions of sub-clauses (a) and (b) of sub-regulation (1) of this Regulation shall also apply in regard to the development or redevelopment of its land after shifting.

(4) The condition of recommendation by the Board of Industrial and Financial Reconstruction (BIFR) shall not be mandatory in the case of the type referred to in sub-regulations (2) and (3) above.

10. Commissioner(Planning), DDA has sent to us the draft of the Sub-Regional Plan for National Capital Territory of Delhi within the frame of NCR Planning Board Act 1985, prepared by them for our comments. The salient features of the draft Sub-Regional Plan have been given in paras 5, 6 and 7 of the preceding note (pages 3-5/N). Para 5(11)(b) provides that land which will become available after shifting of hazardous and noxious units is to be used on the lines of Bombay Control Act. Accordingly, mention has been made of the percentage of land so vacated which will be taken over by DDA for community facilities and for various other purposes depending upon the size of plot available. In this connection it may be pointed out that the Administration has all along been taking the stand that land vacated after shifting of hazardous and noxious units should be allowed to be used for the purpose it has been earmarked in the Master Plan. If the land owner has to surrender a percentage of the land to DDA for the purpose mentioned in the proposal, it would be a great disincentive for the owners of these units to shift out of Delhi and resultantly there may be practical problems in shifting of the units from Delhi. As such we may not agree to this provision of the draft Sub-Regional Plan.

11. Para 5(c) at page 4/N states that a detailed shifting programme relating to obnoxious and hazardous units, with laid down priorities, will be worked out by the Industries Department. Here again, decision has already been taken in the Steering Committee of NCR Planning Board that the ultimate responsibility of implementing the provisions of Master Plan lies with the DDA and the Industries Department will provide all necessary assistance in terms of providing them with the details of obnoxious and hazardous units and in any other allied matter so that the shifting is facilitated. Accordingly, a list of such units has already been provided to DDA and they are taking action in this regard. We will <sup>ask DDA to</sup> modify this provision to the extent mentioned on these lines.

12. Provision has also been made for development of service centres/growth centres as mentioned in para 8 of the preceding note. While planning for the Centres, provision has also been made for establishment of a rural industrial area. We may not support this as it is against our policy of having no more industrial <sup>areas</sup> in Delhi and our experience shows that industrial development in rural areas have had a haphazard growth and most of these places have become industrial slums. CS is aware that there is gross misuse of industrial land sanctioned in a rural area utilising it for running units which are absolutely hazardous and polluting.

1972 10-29-72 10-29-72

Serg. (L & B) is to coordinate  
comments on the various  
issues raised above are as  
follows:

1/3 rd to be in the available  
for local community facilities.

2/2. vol. to be developed  
by the owners etc. for residential  
commercial purposes. No  
need for providing any  
land for the DDA also, or  
the PSUs for provision  
of public housing.

1534  
D. 1534  
D. 1534

not higher subnormal.

1665

— as given in 11  
draft Plan.

(1)  $\angle A = 90^\circ$

2/5/80/73

Amend 4/8/

Sub: Directions issued under section 41 of DD Act 1957 by the Ministry of Urban Development in respect of reducing seating capacity of cinemas to a minimum of 300 and utilising the balance FAR for commercial purposes. F.11(1)91-MP

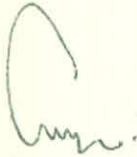
Reference is invited to the Authority Res. No. 55/93 dt. 16.4.93 approving the amendment in MPD-2001 in the use activity permitted in the use premises at page 155 of Gazette of India (extra ordinary) Pt. II and section-3 sub-section (ii) under the heading of 'Cinema'.

2. The Govt. of India, Ministry of Urban Dev., was requested to convey the approval of Central Govt. under section 11 A of DD Act 1957 to issue public notice for inviting objections/suggestions from the public. The Govt. of India, Min. of Urban Dev. had conveyed the approval of the Central Govt. vide their letter no. K-13011/17/92-DDIB/VA Pt. dt. 17.8.93. Accordingly, a public notice was issued on 10.9.93.

3. <sup>Three</sup> ~~Two~~ objections or suggestions have been received in response to the public notice, which are as follows:

i. From President National Association of Motion Picture Exhibitors: They have stated that the MCD & NDMC be directed to examine the individual plans of the cinema/theatre with reference to the directions under section 41 (1) of DD Act 1957 issued by the Ministry of Urban Development. They have further quoted the minutes of the meeting held in the Ministry of Urban Development dt. 12.11.92 in which it was decided that the 300 seats capacity can be divided in small halls within the rules of the cinematography Act.

4. Observations: The NDMC & MCD can only be directed to examine the individual cinema / theatre plans, after the modifications in MPD-2001 are finally notified by Min. of Urban Development, Govt. India. Regarding allowing 300 seats to be divided into small halls within the rules of cinematography Act, this was agreed upon in the meeting




held in the Ministry of Urban Dev., on 12.11.92 and the minutes are at Appendix I.

ii. From Honorary General Secretary, Rajdhani Estate Promoters & Builders Association (Regd.) : The objections/suggestions submitted by this Association are the same which have been submitted by the President National Association of Motion Picture Exhibitors. Therefore, the above observations are applicable to this objections/suggestions.

iii. From the Secretary, LUAC, New Delhi stating that the Commission felt that even if cinemas today are losing proposition, it is not correct to camouflage it by increasing the commercial and office areas. A conscious decision needs to be taken by the competent Authority for conversion of cinema to other use.

The decision of amendment in MPD-2001 was taken after the discussions in the DDA as well as Ministry of Urban Dev.

5. The proposal for amendment in MPD-2001 in the use activity permitted in the use premises at page 155 of the Gazette of India (extra ordinary) Pt. II Section 3, sub section (ii) under the heading cinema, is placed before the Tech. Committee for approval and recommending the Authority to request to Govt. of India, Ministry of Urban Dev., to issue the final notification for the said amendment under section 11 of DD Act 1957 and also endorsing the decision of the Ministry of Urban Dev., Govt. of India, taken in the Meeting held in Ministry dt. 12.11.92 (Appendix ..I.....)

  
(ANIL BARAI)  
DY. DIR. (MP)

MINUTES OF THE MEETING KEPT ON 12TH NOV. 92 IN THE MATTER OF  
CINEMA HALLS

1. A list of participants is annexed herewith.
2. The National Association of Motion Picture Exhibitors had submitted a Memorandum dated 12th Oct., 1992 seeking clarifications of the Govt. in furtherance to this Ministry's Directions to the DDA. The Directions advised the DDA to allow cinema halls to convert part of their premises to other commercial useage compatible within the sense of the Master Plan, so long as they maintain a minimum of 300 seats for a cinema. Additional Secretary in the Ministry of Urban Development explained the basic ingredients of the instructions issued to the DDA in this regard.
3. Issues raised by the NAMPE in their representation cited above were taken up for discussion and the summary of decision reached are minuted below:-

i) Conversion charges for cinemas located on free-  
hold plots

It was agreed that insofar as free-hold plots are concerned no conversion charges would be leviable.

ii) Conversion charges from cinemas located on lease-  
hold plots

While the cinema owners stressed that additional premium would not be attracted for conversion from one commercial mode i.e., cinema to another, the DDA was of the view that conversion charges would nonetheless be applicable on account of two reasons:-

...2/-

- (a) the entire premises were allowed to be used as cinema halls based on a historical premium of land at the time of auction/allotment;
- (b) allowing part conversion at this stage would be synonymous with allowing a new commercial activity to take place at the present point of time depending upon the present market premium. The DDA, therefore, had the right to tap the incremental land values inherent in such a conversion. No consensus could be reached on this issue and it was agreed that the Ministry would examine this matter in greater detail.

iii) F.A.R. permissible

The Ministry clarified that on account of such conversions, no cinema hall-commercial complex would be given the benefit of additional FAR. Thus, if the FAR of a complex considered to be a community centre was 100, it would continue to be 100 even after part conversion was allowed. This matter assumes importance in the context of certain halls in Connaught Place where the FAR according to MPD-62 was 300. It was clarified that as long as conversion were made within the existing building, they would not be looked upon as redevelopment. However, in the case of total redevelopment on a plot, the present day FAR as mentioned in MPD 2021 would hold.

LIST OF PARTICIPANTS

Ministry of Urban Development

1. Sh.R.V. Pillai, Addl.Secretary - In the Chair
2. Sh.R. Bannerji, Dy.Secretary

Delhi Development Authority

3. Sh.K.J. Alphonse, Commissioner (Lands)
- ✓ 4. Sh.S.C. Gupta, Director (DC&P)

Others

5. Sh.Sidheswar Dayal
6. Sh. Gopal Ansal
7. Sh.Ajay Koshish

4. The National Association of Motion Picture Exhibitors in the Memorandum pointed out that while the decision of the Ministry was to direct to have halls having at least 300 seats, the NAMPE felt that instead of having one hall with 300 seats, the DDA and the Ministry should be liberal in allowing two or three mini halls subject to the total number of such seats being 300. The Ministry had no objection to this prima facie so long as the tiny halls fell within the rules of the Cinematographic Act.

5. The meeting adjourned with vote of thanks to the Chair.

No.K-13011/17792-DDIB,PA  
Ministry of Urban Development

New Delhi, dated Dec 21st Dec., 1977

Copy forwarded to : All present.

  
R. Bannerji  
Dy. Secretary to the Govt. of India

S.No.8/Item no 22/94/TC  
SUB : 'NOC' for construction of type III & IV Staff  
Qrs. for Directorate of National Bureau of  
Plant Genetic Resources, Pusa.

File No. F.3(39)/91-MP

1. Director National Bureau of Plant Genetic Resources Pusa Campus, New Delhi, vide his letter no. Dir/PA/91/5235 dt. July 12, 1991 has requested DDA to issue 'Land Use Certificate' in respect of the land owned by them near Village Nangloi Jat, measuring 1.115 Acs. (5 Bighas and 7 biswas - Khasra No. 33/10/2 and 11) for construction of residential quarters for its lower salary staff.

2. The case has been examined in the Area Planning Wing and the site was inspected. The land is located between two JJ Clusters Scheme Nangloi i.e. numbering PH-I & II abutting on Rohtak Road (Plan attached). The stretch of land between these two JJ Schemes has been put under various utilisation but it appears that there is no approved layout plan for this area. In the MPD-2001, the land use of this area after the road widening of Rohtak Road is shown for 'Gross Residential' with 600 PPH density.

3. The Bureau has submitted the details of the <sup>Group</sup> Housing Scheme for the construction of residential quarters/ facilities for class III & IV employees as per details given below :

- As proposed
- i. Area of land(plot size) 3792.00 sq.mt.
  - ii. Achieved ground coverage 23.2%(900.10 sq.mts.)
  - iii. Achieved FAR 92.8(3508.98 sq.mts. including covered parking)
  - iv. Height proposed 14 M
  - v. Achieved number of DU's 61 DUs

4. Considering the size of plot being less than 4000 sq.mt group housing is not permitted and as per MPD-2001, permissibility is given below :

| Area of the plot | Max. ground coverage (%) | FAR | No. of Dwell-units | Max. Height in Mtrs. |
|------------------|--------------------------|-----|--------------------|----------------------|
| Above 3750       | 33.33                    | 83  | 13                 | 11                   |

*Caror*

Meeting thereby that the proposals with respect to the number of Dwelling Units is not in order.

However it being a Government Project and the land being marginally less by only about 250 sq.mt. there could be two options :

- (i) To inform the Directorate of National Bureau of Plant Genetic Resources, Pusa that group housing is not permitted and will be treated as one block and only 13 Dwelling units allowed to be constructed.
- (ii) To place the matter in Technical Committee for relaxation, to allow them Group Housing construction.

5. The matter is placed before the Technical Committee for the approval of 4(ii), and issue of 'NOC' from DDA to the National Bureau of Plant Genetic Resources, Pusa for their residential construction contained in para-3.

6/7/57  
(CHANDER PALLABH)  
J. D. R. (H)

S.No.9/Item no. 23/94/TC

**Subject:-**

1. Layout Plan of 2 hect. of unused area lying in the south of Nand Nagri Resettlement Colony for facility-cum-service centre.
2. Change of landuse of 3576 sq.mt. from "Residential to Facility-Cum-Service Centre.

FR(1)94-Dir.(TYA)

**Location**

This is an unused area lying in the complex bounded by 30 mtr. wide road (linking Wazirabad Road to Leprosy Hospital Road) and a zig-zag boundary between district park, playground, open spaces and Nand Nagri Resettlement Colony.

2. Layout as prepared by Slum Wing, DDA.

Layout plan of the complex of 20.47 hect. was prepared in 1981 in Slum & JJ Department by carving out 2188 plots each of 21 sqm., 4 plots of nursery schools, 2 plots of primary schools, one hect. for commercial and about 4.7 hect. for circulation. In the total area of 20.47 hect., 8.12 hect. was kept for master plan green between leprosy home and resettlement colony. Layout plan was approved by the screening committee of DDA held on 2.3.81 in office file of Slum Department No.1059.

3. Status of implementation of the Plan prepared by Slum Wing, DDA.

Out of six blocks, plots have been carved out and layout plan implemented in Block-I, J, K, L & part of H. Plots of facilities are lying vacant and a substantial part has already been encroached upon by jhuggies. To avoid encroachment in the

vacant facilities plots, a layout plan of Facility Centre-Cum-Service Centre is being proposed in this area.

The landuse is Residential and Recreational of the adjoining area as per MFD-2001 and Draft Zonal Development Plan.

#### 4. Why a Facility-Cum-Service Centre is required ?

In MPD-2001 for Trans Yamuna Area, 9 service centres are given. Out of these, 5 are fully encroached upon; one at Karkar Doona has been converted into community shopping centre and one at Tahir Pur is partly encroached upon. This proposed facility-cum-service centre is near Tahirpur. In this centre, facilities have been provided as shown in the layout plan of the complex prepared by Slum Department.

For a population of 27 lakhs for Trans Yamuna Area, 67 gas godowns are required against existence of 33 and approval of 19 in the last 2 years.

#### 5. Proposal of Facility-Cum-Service Centre

A layout plan of facility-cum-service centre in the area of 2.065 hect. has been prepared showing the social infrastructure facilities and local shopping centre and service centre. In social infrastructure, it is proposed to have one community hall, one CGHS dispensary, one post office, one religious site and one primary and one nursery school. In the service centre, 3 gas godowns, one petrol pump and 3 car garages have been proposed and shown in the plan.

#### 6. Proposed landuse break up of the Facility-Cum-Service Centre

| Area Statement                            | in sq.mt. | %age  |
|---|-----------|-------|
| Total Area of the Scheme                  | 20647     |       |
| 1. Area under facilities                  | 7160      | 34.70 |
| i) Primary school                         | 3800      |       |
| ii) Nursery school                        | 300       |       |
| iii) Dispensary                           | 900       |       |
| iv) Post Office                           | 400       |       |
| v) Religious                              | 400       |       |
| vi) Community hall                        | 700       |       |
| 2. Area Under Commercial (Local shopping) | 2748      | 12.20 |
| 3. Area under Service Centre              | 3576      | 18.40 |
| i) Gas Godown                             | 1560      |       |
| ii) Car Garages                           | 936       | 3576  |
| iii) Petrol pump                          | 1000      |       |
| 4. Area under green                       | 1840      | 9.40  |
| 5. Area under Circulation                 | 5223      | 25.30 |

7. The item is placed before the Technical Committee for
- i) Approval of the scheme of Facility-Cum-Service Centre.
  - ii) Change of landuse of 3576 sq.mt. from "Residential to service centre".



( R.G. GUPTA )  
DIRECTOR (TYA) D.D.A.  
19.1.94

D:GAS-SITE

Sr.No.10/Item No.24/94/TC

SUB : Request for increase of height from 9 m to 11 m for the plot of Freelance Products(P) Ltd. in Printing Press Complex, Wazir Pur.  
File No. PA/DD(Plg.)/92/110

1. The Managing Director, Freelance Pvt. Ltd. has requested to increase the max. height of the building to be constructed by them from 9 m to 11m. According to him this much of minimum height is required in order to seasoning and pressing the papers and board under hyderaulic pressure and to accommodate hydraulic press.

2. Earlier, a request was examined in file No. F.12(163)/90-IL, since as per MPD-2001, this area where the printing press plots are located have been shown as Master Plan Green. The issue was discussed in the Technical Committee in its meeting held on 27.7.91 under item no. 169/91(annexure-A) and subsequently in the Authority. Considering the approved layout plan allotments and the land use in MPD-1962, the Technical Committee decided to change the land use from District Park to Light and service industries (Printing Press Complex).

3. The layout plan of this area was approved vide VC's order dt. 2.5.85 prescribing the following development controls :

- (i) Max. Ground Coverage 40%
- (ii) Max. FAR 120
- (iii) Max. Height 45 ft.(13.5 M)
- (iv) Setbacks as indicated in the approved LDP.

However the norms for light & service industries as per MPD-2001 is given in the table below :-

| S.No. | Plot size in sqm.           | Max. ground Coverage | Max. FAR | Max. Height |
|-------|-----------------------------|----------------------|----------|-------------|
| 1.    | 100 to 400 (minimum)        | 60%                  | 125      | 9 M         |
| 2.    | Above 400 and upto 4,000    | 50%                  | 125      | 9 M         |
| 3.    | Above 4,000 and upto 12,000 | 45%                  | 125      | 9 M         |
| 4.    | Above 12,000                | 40%                  | 100      | 9 M         |

(i) Max. floors allowed shall be basement, ground floor and first floor. Basement should be below ground floor and the maximum extent of ground coverage shall be counted in FAR.

(ii) Mazzanine shall not be allowed where already constructed shall be included in the FAR.

*CPD*

4. Subsequently, the matter has been processed in the Authority/Central Govt. for changing the land ~~usage~~ use under section-11(A) of the DD Act. The Technical Committee however in its decision referred to above has not mention the development controls to be adopted for these plots. The subsequent auction programme were however announced on the basis of the norms prescribed in MPD-2001, for light and service industries.

5. The lands deptt. has indicated that though at the time of auction the height was prescribed 9 m only, Commr.(LD) is of the opinion that the height be permitted as per approved layout plan i.e. 45 ft. (13.5 M). The Lands Deptt. is further of the opinion that the reduction for the max. height has adversely effected the sale of the remaining plots.

6. The matter is placed before the Technical Committee for its consideration whether the max. height of the building be increased to 11 M or to follow 9 M as prescribed in the MPD-2001.

*Chander*  
17/10/23.  
( CHANDER BALLABH )  
JT. DIR. (AP)

Item No. 169/91

SUB : Allotment of land to Daily Jan Sandesh in Printing Press Complex, Wazirpur.

Annexure-A

1. Reference has been received from Instl. Branch for preparing possession plan for plot no. 5 and 6 of Printing Press Complex, Wazir Pur Indl. Area which have been approved for allotted to M/s Jan Sandesh for printing press. It forms part of approved layout plan, earmarked for locating printing presses. These two plots are not contegious and cannot be amalgamated.

The development control norms of the plots as per the approved layout plan are as follows :

Ground Coverage 40%  
FAR 120  
Height 45 ft.  
(setbacks as shown in the plan).

2. The case has been examined in the Planning Wing. In the MPD-2001, the land use of the area is shown as green, though a few plots stand constructed as per approved layout plan and the norms of the industrial area "light and service industry" as per MPD-2001 are as under :

| Minimum plot size |                             |                      | 100 sqm. |             |
|-------------------|-----------------------------|----------------------|----------|-------------|
| S.No.             | Plot size in sqm.           | Max. ground coverage | Max. FAR | Max. height |
| 1.                | 100 to 400                  | 60%                  | 125      | 9 mt.       |
| 2.                | Above 400 and upto 4,000    | 50%                  | 125      | 9           |
| 3.                | Above 4,000 and upto 12,000 | 45%                  | 125      | 9           |
| 4.                | Above 12,000                | 40%                  | 100      | 9           |

Other Controls :

- (i) Max. floors allowed shall be basement, ground floor and first floor. Basement should be below ground floor and the maximum extent of ground coverage shall be counted in FAR.
- (ii) Mazzanine shall not be allowed where already constructed shall be included in the FAR.

Therefore besides the land use discrepancy, the norms such as ground coverage, FAR and height are varring in nature though the shceme was approved before the enforcement of the Master Plan.

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

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The Technical committee observed that the area developed by DDA as a printing press complex in Wazirpur, had been earmarked for proposes of light & service industry in MPD-62. However in MPD-2001 the land use thereof had been changed to that of 'recreational use'. Keeping in view the fact that some of the plots had meanwhile been allotted to various printing presses, the committee decided that the earlier prescribed land use for this pocket should have been