

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & PLG. WING)

No.F.1(15)94-MP

Dated: 18.3.94

Draft minutes of the Technical Committee meeting held on 15.3.94 in the Conference Room of Vakas Sadan, DDA, INA, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman (In chair)
2. Sh.H.D.Sharma, Engineer Member
3. Sh.K.J.Alphon s, Commr.(LM)
4. Sh.J.C.Gambhir, Commr.(Plg.)
5. Sh.S.C.Gupta, Addl.Commr.(DC&P)
6. Sh.R.G.Gupta, Addl.Commr.(TYA)
7. Sh.P.C.Jain, Addl.Commr.(AP&B)
8. Sh.Santosh Auluck, Chief Architect.
- 9 Sh.Chander Ballabh, Director(AP)
10. Sh.S.P.Bansal, Director(NCR&UE)
11. Sh.K.K.Bandopadhaya, Director(Rohini)
12. Sh.A.K.Gupta, Director(Rohini)
13. Sh.K.L.Sabharwal, JD(J&D)

MUNICIPAL CORPORATION OF DELHI.

14. Sh.Sunil Mehra, Jr.Town Planner.

DELHI POLICE

15. Sh.Gurmail Singh, ACP(Traffic)

NEW DELHI MUNICICPAL COMMITTEE

16. Sh.Rajeev Sood, Asstt.Architect.

SPECIAL INVITEES:

17. Sh.R.S.Rana, Director, National Bureau of Plant
Genetic Resources, New
Delhi for item no.22/94

The following thirteen items were taken up:-

1. Item No.20/94

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

The draft Zonal Development Plan for Zone G (West Delhi) was explained with the help of maps by Director(AP). During the discussion, the following points were made:-

- i) The boundary of sub-zone G-18 goes upto the boundary of Union Territory. Green belt of 2km. should be shown.
- ii) All the villages located within the zone should be indicated.
- iii) Streets identified for mixed land use be shown.

The Technical Committee desired that the comments by the members of the Technical Committee may be sent in advance so that these can be taken into consideration while discussing the draft. Discussions would continue in the next meeting.

2. Item No.22/94

Sub : NOC for construction of type III & IV staff quarters at Nangloi for Directorate of NGPGR pura.

F.3(39)91-MP

The Technical Committee observed that the land under reference is 3792 sqm. The land use in the Master Plan is 'residential' and is located within the two pockets of the re-settlement scheme. MPD-2001 provides minimum area for group housing as 4000 sqm. However, keeping in view that it is to be utilised for providing essential residential accommodation to lower category of the staff of the organisation, case be referred to the Authority for relaxation to be given to use for group housing @ 140 DUs per ha. and the norms of coverage, FAR & Height etc. as prescribed under Development Code of MPD-2001.

3. Item No.23/94

Sub : Layout plan of 2 ha. of unused area lying in the South of Nand Nagri and Re-settlement Colony for Facility-cum-Service Centre.

2. Change of land use of 3576 sqm. from 'residential' Facility-cum-Service Centre.

FR1(1)94-Dir.(TYA)

Deferred.

4. Item No.24/94

Sub : Request for increase of height from 9m to 11m. for the plot Free-Lance Products (P)Ltd. in Printing Press Complex, Wazirpur.

PA/DD(PLG)92/110

The Technical Committee did not agree to increase the permissible maximum height from 9m. to 11m for the plot under reference as in the auction conditions it was clearly mentioned that prescribed norms of MPD-2001 shall be applicable.

5. Item No.25/94

Sub : Change of land use of an area measuring 3.6ha. from 'recreational' to 'light and service industries' (Printing Press Complex) at Wazirpur.

F.20(11)91-MP

The Technical Committee recommended the change of land use from 'recreational use' to 'light and service Industries' (Printing Press Complex) of the area forming part of the approved layout plan, measuring 3.60 ha.

6. Item No.26/94

Sub : Change of land use of an area measuring 39ha. from 'Metropolitan Passenger Terminal (23.7ha.) District Parks (9.8ha.) Community Centre (2.1ha.) and Master Plan Road (Transportation) (3.4ha.) to 'warehousing and depots' (ICD) at Tuglakabad, New Delhi.

F.3(41)89-MP

The Technical Committee recommended for approval the proposal for change of land use as per details given in the preamble.

7. Item No.27/94

Sub : Change of land use of 92 ha. (Bhalswa Lake) from rural use to 'recreational'.

F.20(2)94-MP

The Technical Committee recommended change of land use of land measuring 84ha. from 'rural' to 'recreational use'. The land use of the remaining 8 ha. earmarked for hotel-cum-conventional centre-on the east of the lake recommended for change from 'rural use' to 'commercial use'.

8. Item No.28/94

Sub : Petrol pump site at District Centre, Janakpuri.

F.13(44)93/CRC/DDA

The Technical Committee approved the site of additional petrol pump, measuring 55'x100' within the parking area of the 'District Centre, Janakpuri. However, it did not agree to enlarge the area of the petrol pump sites - either of the earlier one or the present one.

9. Item No.29/94

Sub : Proposed site of cremation ground near Dheerpur scheme.

PA/JF(J&D)94/DP/PH.II/24

The Technical Committee approved the location of the proposed cremation ground site and recommended for change of land use of an area measuring 2 ha. from 'recreational use' to 'public and semi-public facilities' (cremation ground).

10. Item No.30/94

Sub : Proposed modifications in Rohini Phase-III.

PP/R/2080/93/Pt.959

The Technical Committee discussed in detail the proposals for the modification in the layout plan of Rohini Phase-III in respect of the adjustments in the land uses for residential, public and semi-public and institutional housing etc. based on cost benefit analysis and recommended that the same be taken to the Authority with respect to the general provision of the %age of the land uses in different categories as has been recently decided by the Authority for Urban Extn. Schemes.

11. Item No.31/94

Sub : Site for 66 KV Grid sub-station in Vasant Kunj, Phase-II. (West of JNU)

F6(1)94-MP

The proposed site for 66 KV grid sub-station in Vasant Kunj, Phase-II (West of JNU) was agreed, in principal. However, Technical Committee desired that its area and exact location, dimension be examined keeping in view the alignment of the underground high tension proposed cable lines. While examining the area, the site at parking street in NDMC area, be kept in view.

Laid on Table

12. Item No.32/94

Sub : Change of land use from 'public and semi-public facilities' - P.S.2 (Primary School) to Public and semi-public facilities (P.S.4) (Police Station) in E.D.R.colony, Greater Kailash.I, sub-zone F.2 for an area measuring 0.8ha. (2 acres).

F.20(20)93-MP

The Technical Committee recommended for the proposal of change of land use of an area measuring 0.8 ha. from 'primary school' shown in the approved zonal development plan 1962 to 'Police Station'.

13. Item No.33/94

Sub : Change of land use from 'Industrial' to 'Commercial' in respect of plot no.1, Patparganj near Mother Dairy.

F.20(15)93-MP

Deferred.

This issues with the approval of Vice-Chairman, D.D.A.


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

Contd....5/-

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

Dated:

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&T(I), Nirman Bhawan.
16. Deputy Commissioner of Police(T), Delhi Police
17. Chief Engineer(Plg.)DESU.
18. Commissioner(LM),DDA.
19. Sh.R.K.Jhingan, Sr.Land Scape Arch., DDA.
20. Secy. to L.G.


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

The following thirteen items were taken up -

1. Item No.20/94

Sub: Draft Zonal Plan for Zone G (West Delhi).

PA/JD(AP)I/94/51

The ~~proposal of the~~ draft zonal development plan for zone G (West Delhi) ^{was} ~~were~~ explained with the help of ~~report and the~~ maps by Director(AP).

However, the discussion could not be concluded and is to be taken up in the next meeting of the Technical Committee.

During the discussion, the following points were observed:- *made!*

- i) The boundary of sub-zone G-18 is ^{goes} ~~right~~ upto the boundary of Union Territory. ^{as there} ~~is a provision of 2km. Green belt in MPD-2001,~~ ^{2.2km} ~~it should be marked accordingly.~~ ^{shown}
- ii) All the villages/~~streets~~ located within the zone should be indicated.
- iii) Streets identified for mix ^{ed} land use be shown.

The Technical Committee desired that the comments by the members of the Technical Committee may be sent in advance so that ~~this~~ can be taken into consideration while discussing the draft. *Discussions would continue in the next meeting.*

2. Item No.22/94

Sub : NOC for construction of type III & IV staff quarters at Nangloi for Directorate of NGPGR Pura.

F3(39)91-MP

The Technical Committee observed that the land under reference is 3792 sqm. The land use in the Master Plan is 'residential' and is located within the two pockets of the re-settlement scheme. MPD-2001 provides minimum area for group housing ^{as} 4000 sqm.. However, keeping in view that it is to be utilised for providing essential residential accommodation to lower category of the staff of the organisation, ^{Case be referred to the Authority for} relaxation ^{to} be given to use for group housing @ 140 DUs per Ha. and the norms of coverage, FAR & height etc. as prescribed under Development Code of MPD-2001.

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2. Change of land use of 3576 sqm. from 'residential' ~~Facility-cum-Service~~ Centre.

FRI(1)94-Dir.(TYA)

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Deferred.

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PA/DD(PLG)92/110

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The Technical Committee did not agree to increase the ~~height~~ ^{from 9m to 11m} from 9m. to 11m. for the plot under reference as in the auction conditions it was clearly mentioned that prescribed norms of MPD-2001 shall be applicable.

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F.20(11)91-MP

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The Technical Committee recommended the change of land use from 'recreational use' to 'light and Service Industries' ~~green belt~~ (printing press complex) of the area forming part of the approved layout plan, measuring 3.60 ha.

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Sub : Change of land use of an area measuring 39ha. from 'Metropolitan Passenger Terminal (23.7ha.)

District Parks (9.8 ha.) community centre (2.1ha.) and Master Plan Road (Transportation) (3.4ha.) to warehousing and depots (ICD) at Tuglakabad, New Delhi.

F3(41)89-MP

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The Technical Committee recommended for approval the proposal for change of land use as per details given in the preamble.

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F13(44)93/CRC/DDA

The Technical Committee approved the site of additional petrol pump measuring 55'x100' within the parking area of the District Centre, ^{Janakpur} However, it did not agree to enlarge the ^{area} size of the petrol pump already marked in the scheme. ^{Sites - either the earlier one or the present one.}

9. Item No.29/94

Sub : Proposed site of cremation ground near Dheerpur scheme.

PA/JDF(J&D)94/DP/PH.II/24

The Technical Committee approved the location of the proposed cremation ground site and recommended for change of land use ^{of an area} measuring 2 ha. from recreational use to 'public and semi-public facilities' (cremation ground)..

10. Item No.30/94

Sub : Proposed modifications in Rohini Phase-III.

PP/R/2080/93/Pt.959

The Technical Committee discussed in detail the proposals for the modification in the layout plan of Rohini Phase-III in respect of the adjustments in the land uses for residential, public and semi-public and institutional housing ^{etc} based on cost benefit analysis and ^{recommended} ~~desired~~ that the same be ^{taken to the Authority} ~~examined~~ with respect to the general provision of the ^{of} ~~age~~ the land use ⁱⁿ in different categories as has been recently decided by the Authority ^{for Urban Ed. Scheme,}

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Sub : Site for 66 KV Grid sub-station in Vasant Kunj, Phse-II. (West of JNU)

F6(1)94-MP

The proposed site for 66KV grid sub-station in Vasant Kunj, phase II (west of JNU) was agreed, in principle. However, Technical Committee desired that its area and exact location, dimension be examined keeping in view the alignment of the underground high tension proposed cable lines. While examining the area, the site at ~~parking~~ street in NDMC area, be kept in view.

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F.20(20)93-MP

The Technical Committee recommended for the proposed change of land use of an area measuring 0.8 ha. from 'Primary School' shown in the approved zonal development plan 1962 to 'Police Station.'

13. 33/94

Sub : Change of land use from Industrial to Commercial in respect of plot no.1, Patparganj near Mother Dairy.

F.20(15)/93-MP

✓ ✓ Deferred.

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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

No.F.1(22)93/MP

Dt. 9.3.94.

MEETING NOTICE

The 26th Technical Committee meeting of DDA will be held on 15.3.94 at 11.30A.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)
Jt.DIR.(MP)

I N D E X

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3.	23/94	Layout plan of 2 hect. of unusaed area lying in the South of Nand Nagri and Resettlement colony for facility cum service centre. 2. Change of land use of 3576 sq.mt. from 'Residential' to facility cum service centre FRI(1)94-Dir.(TYA)	5
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12.	32/94	Change of landuse from Public & Semi Public facilities -P.S.-2(Primary School) to Public & Semi -Public facilities(P.S.-4)(Police-station) in E.P.R. Colony, Greater Kailash-I, Sub-zone F.2 for an area measuring)- 0-8 Hac.(2 acres) File No. 20(20)93-MP.	
13.	33/94	Change of land use from Industrial to Commercial in respect of plot no. 1, Patparganj(near Mother- Dairy). F.20(15)93-MP.	

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

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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 ^{an} area of about 11,865 Hacs. and is planned for a projected population of 13.07 lac^s persons (approx.) by 2001. The zone is surrounded by Delhi-Rohtak 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

C/V

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 ^{Group} 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

CMDR

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.

Chander Ballabh
27/1/57

(CHANDER BALLABH)
JT. DIR. (AP)

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., 6.12 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 MPD-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 Karlar Dooma 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	3900	
ii) Nursery school	800	
iii) Dispensary	960	
iv) Post Office	400	
v) Religious	400	
vi) Community hall	700	
2. Area Under Commercial (Local shopping)	2746	13.30
3. Area under Service Centre	3576	18.40
i) Gas Godown	1560	
ii) Car Garrages	936	35.76
iii) Petrol pump	1080	
4. Area under green	1940	9.40
5. Area under Circulation	5225	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

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 hydraulic 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.

CEP

4. Subsequently, the matter has been processed in the Authority/Central Govt. for changing the land ~~unuse~~ 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.

OK
17/10/03
(CHANDER BALLABH)
JT. DIR. (AP)

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 contiguous 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 varying in nature though the scheme was approved before the enforcement of the Master Plan.

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

169 The Technical committee observed that the area developed by DDA as a printing press complex in Wazirpur, had been earmarked for proposed 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

SUB: Change of land use of an area measuring 3.6 hect. from 'Recreational' to 'Light and Service Industries' (Printing Press Complex) at Wazirpur Delhi.

File No. F20(11)91-MP

The Govt. of India, Ministry of Urban Dev., conveyed the approval of Central Govt., under section 11-A of DD Act 1957 to issued a public notice for inviting objections/suggestions for the proposed change of land use of an area measuring 3.6 hect. from 'recreational' to 'Light and service industries' (Printing press) complex at Wazirpur, Delhi vide letter no. K-13011/6/92/DDIB dt. 26.5.92. Accordingly, a public notice was issued on 27.6.92.

2. In response to public notice one objection/suggestion was received from Town & Country Planning Organisation, which was forwarded by Govt. of India, Min. of Urban Development.

It is stated by Town & Country Planning Organisation, that in principle TCPO does not favour any change of land use where reduction in 'Recreational area' is caused. This view of TCPO has also been endorsed in MPD-2001 which stipulates *change of Recreational area* that be permitted only under extra ordinary circumstances. Hence while according the proposed change, DDA must provide equivalent 'Recreational area' elsewhere as per the requirement of MPD-2001 so that the overall quantum of 'Recreational area' is not reduced.

3. This has been examined. It is observed that layout plan of printing press complex was prepared and approved by the VC, DDA on 2.8.85 in file no. F.5(1)84-Dir.(CP) prior to the approval of MPD-2001 in accordance with the Master Plan of Delhi-62 land use. Therefore, the proposed change of land use agreed by the Authority vide Res. No. 4 dt. 21.2.92. In the

MPD-2001 at page 149-3(iv) it is mentioned that, the layout plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code". However, as it was a case of change of land use it was processed accordingly.

4. Further, the provision of "equivalent recreational area elsewhere as suggested by TCPO is to be taken care of while planning the surrounding areas.

5. The case was placed before the Technical committee in its meeting held on

"Technical committee considered the objection of TCPO on the notification and desired that in the first instance, the allotment of sites to individuals, buildings already constructed at a site and the area already developed for landscaping be ascertained by the Sr. Land Scape Arch. and the Commr. (Lands) on a map supported by a local inspection report".

6. As per the report of Sr. Land Scape Arch., the site was afforested in 1980 by planting trees of different varieties. Total trees growing at site are 295, out of which 173 trees are in the area reserved for parks and 122 are on plots. Height & growth of these trees indicates that these are planted in 1985. Cutting of 122 trees are involved ~~where~~ ^{proposed} change of land use in ^{proposed} proposal. The existing site condition is annexed.

7. The case is placed before the Technical committee for its approval.



(S.C. GUPTA)
ADDL. COMR. (DC&P)

APPENDIX

SUB : POSITION OF LAND EARMARKED FOR
PRINTING PRESS COMPLEX ON RING
ROAD NEAR WAZIR PUR DIC DEPOT.

TOTAL AREA OF THE SCHEME - 3.60 Hac.

<u>S.No.</u>	<u>Detail of the plots</u>	<u>No. of plots</u>
(i)	Total number of plots as per approved LOP	16
(ii)	Plots Allotted/constructed	1
(iii)	Plots Allotted/under construction	2
(iv)	Vacant	13
(v)	<u>FACILITIES :</u>	
	(a) E.S.S.(Existing)	2
	(b) Park/Parking	1

Sub : Change of land use of an area, measuring 39 ha. from 'Metropolatin Passenger Terminal (23.7 ha.) District Parks (9.8 ha.) Community Centre (2.1 ha.) and Master Plan Road (Transportation) (3.4 ha.)' to 'warehousing and depots' (ICD) at Tughalkabad, New Delhi. (F.3(41)/89-MP)

1. Reference is invited to the Authority resolution no. 127/93 dated 21.9.93 approving the change of land use of an area, measuring 39 ha. from 'Metropolitan Passenger Road (Transporation)' to 'Warehousing and depots' (ICD) at Tughalkabad, New Delhi.

2. The Govt. of India, Ministry of Urban Development, was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act 1957 to issue a public notice for inviting objections/suggestion from the public. The Govt. of India, Ministry of Urban Development had conveyed the approval of the Central Govt. vide their letter no. K-13011/27/93-DDIN dated 24.11.93. Accordingly, a public notice was issued on 8.1.94.

3. In response to the public notice only one objection/suggestion has been received from the Chief Regional Planner, National Capital Region Planning Board, and the brief summary as under : -

Setting up of warehousing and depot(ICD) at Tughalkabad will generate huge traffic and employment opportunities which would in turn attract more population in Delhi. Since, the

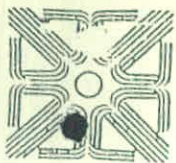
metropolitan passenger terminal will not be developed in this location, an alternative location for metropolitan passenger terminal requires to be identified for serving south Delhi and NOIDA.

The comments on the objections/suggestion are as under : -

The proposed ICD is meant to cater to the traffic container demand of Delhi. Traffic movements due to ICD have been predicted and accordingly, road/junction improvements are proposed. Moreover, the existing container operating at Pragati Maidan shall be closed/shifted to this ICD, saving traffic movements within the city area. Regarding alternative location for a southern metropolitan passenger terminal in Delhi, the same is to be examined by the railways separately.

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


(Dr. S.P. Bansal)
Director (NCR & UE)



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
 न्यायरी सं० २१५ MP
 दिनांक १६-२-९४

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राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
 NATIONAL CAPITAL REGION
 PLANNING BOARD
 7th Floor, 'B' Wing,
 Janpath Bhawan, Janpath,
 नई दिल्ली विकास मंत्रालय
 (Ministry of Urban Development)
 नई दिल्ली-110001

No. K-14011/6/91-NCRPB

New Delhi-110001
 Fax No. : 3320204 4-2-1994

To

The Commissioner-Cum-Secretary,
 Delhi Development Authority,
 Vikas Sadan,
 'B' Block, INA,
 New Delhi.

Sub: Objections/suggestions on the Public Notice F.20(19)93-MP
 and No. F 3(41)89-MP, both dated 31/XII/93.

Sir,

In response to the notifications mentioned above appeared in
 The Times of India, New Delhi edition on 8-1-1994, I am enclosing
 herewith the observations/comments of the NCR Planning Board for
 consideration.

Yours faithfully,

(Signature)

(R.C. AGGARWAL)
 Chief Regional Planner

Encl: As Stated Above.

Committedly 9/2/94
State Director 11/1/94
15-2-94
6/3/94
14/2

RECEIVED
 359
 4/2/94
 15-2-94
 6/3/94

2. Implications of the modifications proposed by the Delhi Development Authority through its public notice no. F-3(41)89-MP dated 31/XII/93.

F3(41)89
MP

1) A land use change in respect of Planning Division 40 sub-zone F-8 (Okhla), bounded by Railway quarters in South, ECI grinding units in the west, D.T.C. compound wall in the North and the Mathura-Agra railway line in the East (which was designated as Metropolitan Passenger Terminal in the MPD-2001) is proposed as under:-

Provision in MPD - 2001		Modification proposed	
Land use	Area in ha.	Land use	Area in ha.
Metropolitan Passenger Terminal	23.7	Warehousing & Depot (ICD)	33
District Parks	9.8	Green area	6
Community Centre	2.1		
Master Plan Road	3.4		
TOTAL	39.0		39.0

The above table reveals that in place of metropolitan

passenger terminal which was proposed to be developed on 23.7 ha. of land and the community centre and Master Plan roads on 13.4 ha. which was supported to the metropolitan passenger terminal and the district park of 9.8 ha., now the D.D.A. is proposing to establish a warehousing and depot (ICD) on an area of 33 ha. and the remaining 6 ha. as green.

1) It is evident that the setting up of warehousing and depot (ICD) on a 33 ha. land would generate huge traffic and create large employment opportunities which would in turn invite more population in Delhi. On the contrary, the district park of 9.8 ha. has been eliminated and a small part of 6 ha. is proposed to be kept as green. The Master Plan proposal for a metropolitan passenger terminal at Okhla was to cater to South Delhi's requirements. This was also intended to cater to the remaining part of NOIDA in U.P. after the bridge of Yamuna linking NOIDA was completed. If the location of the metropolitan passenger terminal is to be changed vide above, it should be preferably done in conjunction with the identification of a suitable alternative site which would be equally compatible with the corresponding transport network and traffic plan already incorporated in MPD-2001.

S.No.7/Item No.27/04/TC

Sub: Change of land use of 92 hect. (Bhalswa lake) from rural use to recreational.

File No. 20(2)/04-MP

1. A preliminary project report has been prepared for the development of Bhalswa Lake-Delhi(North). The report consists of four sections

- (i) Architectural Design;
- (ii) Electrical Report
- (iii) Plumbing Report;
- (iv) Landscaping.

2. The total area of Bhalswa Lake Complex is 92 hect which is as under:

- | | | |
|-----|------------------------------|--------|
| (a) | Area of the Lake | 22 ha. |
| (b) | Area of the west of the lake | 12 ha. |
| (c) | Area of the east of lake | 58 ha. |

3. In a meeting held at Raj Niwas on the subject; the following important decisions were taken:


- (i) This area may be developed as a tourist complex with emphasis on water related recreational facilities;
- (ii) the land use of the area may be changed from agricultural green to 'recreational'. Part of the land may be earmarked for resort hotel/tourist village and land use changed accordingly;
- (iii) The area may be declared as 'development area.'
- (iv) The land located on the west of the lake

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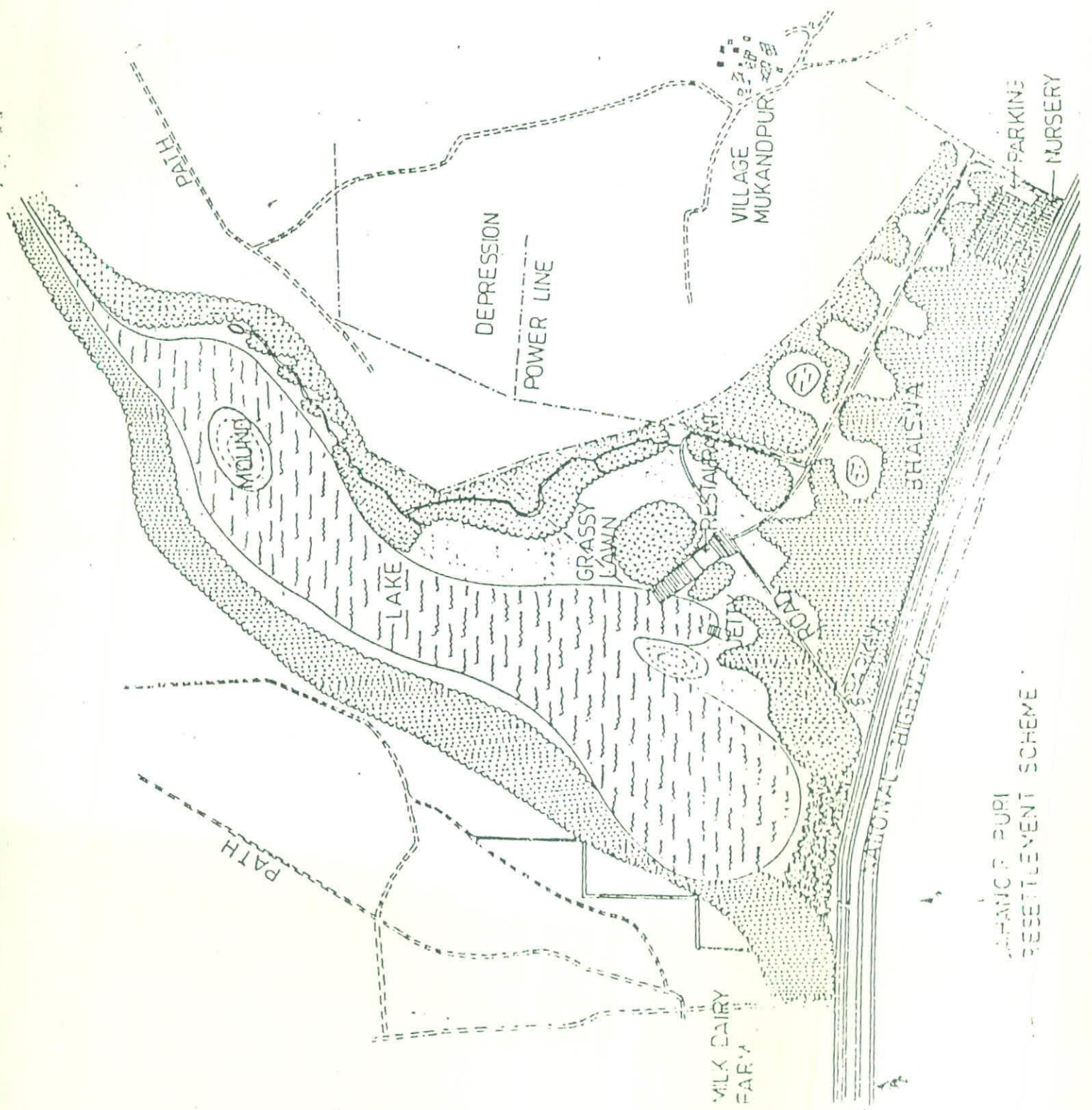
(12 ha. approx.) may be developed and managed by the DTTDC. This may include an amusement park. As decided earlier, DTTDC may explore possibilities of involving private entrepreneurs in the development and management of the park; and

- (v) The land on the east of the lake (58 ha. approx.) may be developed and managed by the DDA. This area would include land for a resort with dedicated access to the water body. Other facilities may include riding, play area, kiosks, eating places. Care may have to be taken to segregate the land earmarked for the resort so as not to be frequented by the daily picnickers. Suitable club house, conference/convention centre may also be thought of. Some portion of the lake easily approachable from the Ring Road may be kept open for use of the general public.

4. The case is put up to the Technical Committee before going to the Authority for concurrence of change of land use from rural to recreational for the Bhalswa Lake Area (92 ha.)


2/5/94

(J.C. GAMBHIR)
COMMISSIONER (P.L.G.)



PETROL PUMP SITES AT DISTRICT CENTRE, JANAKPURI

F13(44)93/CRC/DDA

In one of the files related to the allotment of Petrol Pump site in Janakpuri, Comm.(Lands) has pointed out that there is a deficiency of Petrol Pump in Janakpuri Distt. Centre. Instead of two Petrol Pump sites, as per the provision of MPD-2001 only 1 Petrol Pump site has been provided and that also only for 2 and 3 wheelers. The facts of this case are as given below.

2. The Janakpuri District Centre was planned as per the norms of First Master Plan in which the number of Petrol Pumps to be provided in the District Centre was not fixed. In fact it has not been mentioned as a compulsory facility to be provided in District Centre. However, Distt. Centre has been mentioned as one of the possible location for Petrol Pump site. At that time Petrol Pump sites were being provided as per a separate Master Plan for Petrol Pumps.

3. In Distt. Centre Janakpuri which was planned in the year 1982, a site for Petrol Pump measuring approx. 1250 sqm. was provided. The site was located on the intersection of 30.48mtr. wide road leading to Najafgarh Road and an approach road to the District Centre. Recently, when the question of allotment of this site ~~was~~ came up, this site was not found suitable for a large Petrol Pump and Service station mainly due to its location. Over the years lot of traffic ~~has~~ generating on this 30.48 mtr. wide road as it converts into Outer Ring Road just after intercepting with nearby Najafgarh Road. The residents of Janakpuri Block B are already protesting against the increasing traffic on this road. Therefore, it was decided to carve out a small site for ^afilling station meant ^afor two and three wheelers only out of the proposed site of the petrol pump. The entry to this site has now been proposed from

the approach road of the District Centre. This case has been already sent for allotment to BPC. However, if technically found desirable, the space is available to enlarge this site to accomodate a petrol pump without service station i.e. 55'x100'.

4. Considering that a deficiency as per MPD-2001 has arisen, the possibility of providing one more Petrol Pump site in the Janakpuri Distt. Centre was explored. It has been seen that one Petrol Pump site measuring 55'x100' can be accommodated in the parking area behind the hotel site. The site will be feeded by the loop road connecting Najafgarh Road to 30.48 mtr. wide road.

5. A layout plan of the District Centre showing the location of proposed site is placed on the table for consideration and approval of the technical committee.


(CHIEF ARCHITECT)
DDA

Sub: Proposed site for cremation ground near Dheerpur Scheme:
PA/JD(J&D)94/DF/Fh.II/24

'Sri Lalbegh Samshan Bhumi Samiti' in their representation addressed to the Vice-Chairman, DOA (copy enclosed) have represented that the existing cremation ground may be left undisturbed as such in the process of development work of Dheerpur Residential Scheme as this cremation ground is very old and is being used by the neighbouring localities viz., Dhaka, Malikpur, Yagraj Colony, Nirankari Colony, Indra Vikas Colony etc.

2. The cremation site in question was only a small tin shed when the planning of Dheerpur Ph.I was taken up. It falls under the residential use as per the P.D.P.2001 wherein the cremation grounds are not permitted. The site is effected in the detailed layout plan of Dheerpur Ph.1 by the green area through which the proposed Shah Alam Drain has to pass as the part of the overall scheme for the disposal of the rain water of the entire low lying area of this zone. The boundary wall put up effects the main circulation road of the scheme.

3. The request of the Samiti was, therefore, forwarded to City Planning Wing for consideration of the cremation ground site in the overall proposal of the zone. But it is informed that there is no such specific recommendation for cremation ground in the Zonal Plan of Div. 'C'. Possibilities have, therefore, been explored to find a suitable site for a cremation ground in close proximity of the existing cremation site.// The proposed site has been carved out of the vast Master Plan green area and is accessible through the existing road. It is surrounded by the large open space (around Coronation Pillar) at North, transmission site on East, Master Plan open space on South and the sewage treatment plant boundary on West. The site is far off from any construction activity, and easily accessible from the nearby

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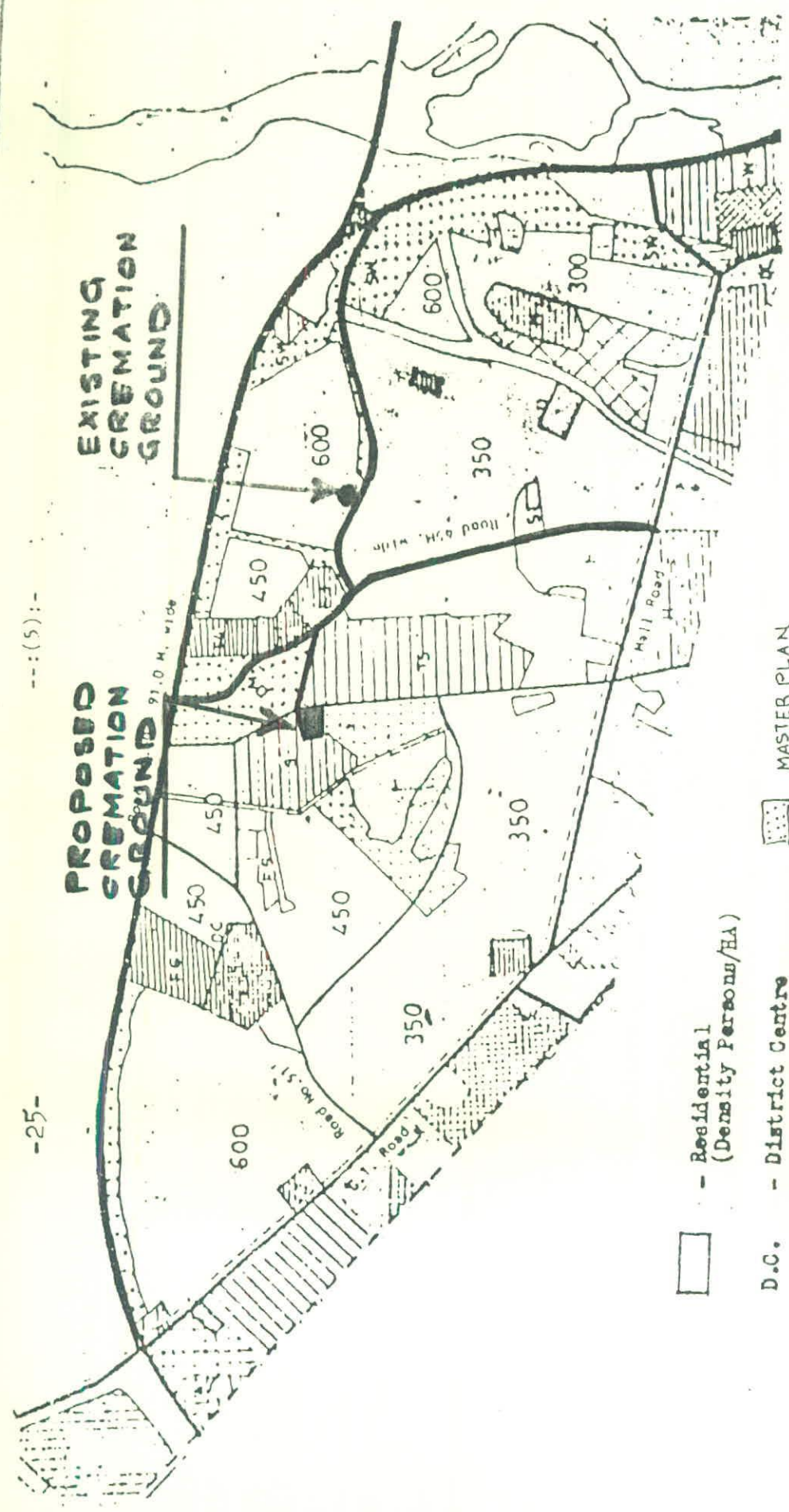
colonies. It is, therefore, quite suitable for the cremation ground. The people/Samiti may also agree to the new proposed site as it is not far off from existing one.

/s/ In the proposal a site of 1.6 HA is marked for the cremation ground. In addition to this, an area of 0.8 HA is marked for parking which can be used by the visitors to the cremation ground as well as the visitors to the surrounding green areas. The location plan showing the existing and the proposed site is annexed at 'A' and the plan showing the proposed site in detail is annexed at 'B'. Proposal is put up for consideration of the Technical Committee.

(V.R.SHARMA)
JT.DIRECTOR (J&D)

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--(S)--



- Residential (Density Persons/HA)
- D.C. - District Centre
- C.C. - Community Centre
- F3,4,5,6- Facility Centre
- MASTER PLAN GREEN AREA
- Sewage Treatment Plant
- Transmission site

EXISTING & PROPOSED
LOCATION OF CREMATION
GROUND. OTHER FOR

ZONE C-14, 15, 19 & 20
LAND-USE DISTRIBUTION PDP-2001
HAB NO.3

Sub: Proposed modifications in Rohini Phase-III

FF/R/2000/53/Pt. 355

The land use proposals for the scheme of

Rohini Phase-III was approved by the Authority vide item No. 29 dated 27.2.90 (Annexure A). The Authority approved the major land use distribution in the area falling under Rohini Phase III. Subsequently the detailed scheme was prepared keeping in view the approval of the Authority and the same was got approved in the Screening Committee meeting held on 24.7.90 on a land measuring 700 hect. with a population of about 1.58 lakhs.

2. The cost benefit analysis of Rohini Phase-III was discussed in Authority's meeting held on 15.6.93. The general impression in the Authority was that an attempt should be made to reduce the break even rate by increasing the saleable area to the extent possible. These observations were conveyed by FM, DDA vide his note No. PA/FM/DDA/93/496 dt. 16.6.93 (Flag 'A'). An attempt has been made to reduce the break even rate in Rohini Phase-III which was discussed with Commr. (Plg.) in a meeting held on 29.6.93 and subsequently with FM, DDA on 6.7.93.

3. Ministry of Defence, for air defence cover to Delhi and VIP area wanted some reservation in Rohini Phase-III, IV & V. This was discussed with senior officers of Air Force in a meeting with Commr. (Plg.). Letter laid on the table on account of defence restrictions. As per the requirement, recreational area has been reserved in Rohini Phase-III and Rohini Phase-IV & V under preparation. In view of this, certain modifications in the plan of Rohini Phase-III are required to be made. Earlier, a decision was taken in a meeting with Commr. (Plg.) that these modifications would be taken up for approval at the time of development plan for Phase-IV & V.

4. In view of this, the total suggested modifications in Rohini Phase-III are as under:-

Master Plan for Delhi-2001 has recommended the approximate distribution of the different land uses in urban extensions. The recommended distribution of land use, as per the approved scheme and suggested distribution, is given in the following table:-

contd...p/2

S.No.	Use	MPD-2001 %age Range	As per approval by the DDA		Proposed	
			Hec.	%age	Hec.	%age
1.	Residential	45-55	394.50	56.36	401.50	57.35
2.	Commercial	3-4	35.00	5.00	35.00	5.00
3.	Industrial	6-7	-	-	-	-
4.	Recreational	15-20	105.00	15.00	105.00	15.00
5.	PSP facilities	8-10	63.00	9.00	56.00	8.00
6.	Circulation	10-12	102.50	14.64	102.50	14.64
Total		100.00	700.00	100.00	700.00	100.00

5. In the proposed land use, the percentage of area of PSP facilities, which also includes utility (such as STP) has been reduced from 9% to 8%. This will relieve 7 hect. of PSP land, which has been proposed to be added in residential use. Reduction in PSP use will not affect the facilities as per MPD-2001. This will help in reducing the break even rate as the multiplier for PSP area is lower than the residential area as suggested by Finance Wing.

Thus, the changes, due to above and para 3, have been given in plan at Flag 'B' and table at Flag 'C'.

6. The modifications, as suggested above, are placed before the Technical Committee for its consideration.

 PROJECT PLANNER (ROH NI)

Sub: Approval of land uses on the acquired land
in Rohini Extension.
File No. F22(16)/CO-M.P.

29.

27.2.90

P. R. E. C. I. E

Land falling in the village Boothkalan and Rithala was acquired for the planned development of Delhi and was placed at the disposal of Rohini project. Out of 1010 hectares of land clear possession of 700 hectares of land was given to the project and a possession of 310 hectares of land could not be taken over due to unauthorised colonization/other disputes village Abadis/Harijan plots given under 20 point programme.

2. This acquired area is part of the Urban Extension 4004. As per Master Plan for Delhi (1962) the land use of the area is Rural use and for urban Development it requires modification as per section 11A of Delhi Development Authority.

Area in Hec. %		Proposed land use.	Land use as per MPD-62
395	56.4	Residential	Rural use
35	5.0	Commercial	Rural use
63	9.0	Public & Semi Public Facilities.	Rural use
105	15.0	Recreational	Rural use
Total	102	Circulation	Rural use.
Area 700 Hec.			

3. The area which is proposed for the change of land use above is also to be declared as development area of the area. It is to be declared as development area of the area.

which also includes 310 hectares of land which is not taken over due to unauthorised colonization and village Abadies etc. be declared as a development area. Beside this, the land falling between the Nangloi drain and the boundary of development area No. 148 which is also a part of Rohini project also needs to be declared as the development area. The total area proposed to be declared as development area of the DDA is 1450.00 hectares with the boundaries as follows:-

The area bounded by Revenue Estate of village Poothkalan, Rithala, Sahasrabad Daulatpur and boundary of development area No. 148 measuring 1450 hect. The boundary of the proposed development area is also indicated on the plan (to be laid on the table).

4. The matter is placed before the Authority for approval of change of land use for 700 hect. area as in para '2' and for declaring 1450 hect. area on development area of the DDA as per para 3 above.

R E S O L U T I O N

The Authority resolved that, the proposal contained in the agenda item for change of land use of 700 Hec. of land falling in the village Poothkalan and Rithala, as detailed in para 2 of the agenda item and declaration of 1450 Hec. of land as detailed in para 3 of the agenda item as development Area of DDA be approved.

[Signature]
Asst. Secretary
Dist. Development Authority

-30-

DELHI DEVELOPMENT AUTHORITY
[Office of the Finance Member]

No. PA/FM/DDA/93/496

June 18, 1993

In the Authority meeting of 15.6.1993 while discussing the Cost Benefit Analysis of Rohini Phase-III Project, the general impression was, that as compared to Dwarka Project the break even rate is coming at a very unreasonable a very high rate. While the factors of low saleable area and large number of plots in the Project were explained, it is felt that an attempt should be made to reduce the break even rate by increasing the saleable area to whatever extent possible.

2. The saleable area of 42% can be increased by:-

- (i) adopting the sewerage treatment plant land strictly in proportion to the project area of Rohini Phase III and IV which will mean reduction on this utility land from 17 to roughly 5-6 hect. (as informally learnt from Project Planner);
- (ii) reducing the green area from 15% to 10% and utilising the area thus available for Coop. Housing Societies. This obviously needs relaxation of Master Plan norms. On the ground of making the Project affordable for the intended beneficiaries, this case can be argued with the Ministry. Also, the green with the schools and colleges can be shared by the neighbourhood on the spare time and thus residential greens can be slightly reduced.

3. These aspects may kindly be examined before a fresh exercise is attempted and govt. requested to relax norms for this Project.

V. N. W. N.
[K.N. Khandelwal]
Finance Member

Copy to:

1. Commissioner (Plg.);
2. Chief Engineer (Rohini);
- ✓ 3. Project Planner (Rohini).

Subject : Site for 66 KV Grid Sub-Station in
Vasant Kunj, Phase-II(West of JNU).

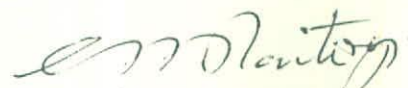
F.No. : F.6(1)94-MP/

Vasant Kunj, Phase-II scheme measuring about 315.28 hect. is being formulated for a proposed population of 42,500 in the West of J.N.U. The site lies between Vasant Vihar on the North and Vasant Kunj (DDA Group Housing) on the South. Two high tension lines are passing parallel to the Nelson Mandella Road through the site which are to be made underground as desired by DUAC. In this connection, D.E.S.U. had desired a site measuring 90M x 120M for locating 66 KV Grid Sub-Station in Vasant Kunj, Phase-II preferably near the High Tension Lines for termination and energisation of the Sub-Station. Accordingly, three alternative locations were suggested, out of which one site has been finalised in consultation with the D.E.S.U. on the basis of Technical Feasibility.

2. The land use of the proposed site is 'Recreational' (District Park) as per MPD-2001 and Draft Zonal Plan of F Zone.

3. E.E./ED(V) has forwarded the location of the proposed Electric Sub-Station measuring about 100M X 105M opposite to the C.P.W.D. Colony due to site condition but agreed by D.E.S.U. as area is almost the same. The site is approached by the road measuring 9M wide R/W. The dimensions have been confirmed by the E.E.(SWD)II.

4. The proposal is placed before the Technical Committee for consideration and approval as Public Utilities are permitted in all use zones (Page-155 of Gazette).



(C.P. RASTOGI)
JT.DIRECTOR(S.P.G.).

Sl. No. 32/94/TC

Sub : Change of land use from Public & Semi Public facilities- P.S.-2 (Primary School) to Public & Semi public facilities (P.S.-4) (Police Station) in E.P.R. Colony, Greater Kailash-I, Sub zone F.2 for an area measuring 0-8 Hac. (2 acres)

File No. F 20 (20) 73 M.C.

1. A request was received from Delhi Police for allotment of land for a police station in Greater Kailash-I area. The case was examined and no approved suitable site for Police Station was found available. A Primary School site, however, measuring about .08 Hac.(2 acres) was identified lying vacant in the E.P.R.(Refugee Rehabilitation C.H.B.S.) in Sub zone F.2. This site, as per approved layout plan indicated for a M.C.D. Primary School.

2. A reference was made to M.C.D. for their 'No Objection' to utilise the plot for the construction of a Police Station and a reply was received from M.C.D. conveying No Objection for the site to be used as Police Station subject to the condition that M.C.D. be allotted an alternative Primary School site in Kalkaji area in lieu of the above referred site simultaneously.

3. The land referred in para-I above was allotted to Delhi Police for the construction of a Police Station. The allotment however, was challenged in the High Court against utilisation of the site which was originally meant for a Primary School. The Hon'ble High Court vide orders dated: 13.8.93 restrained the respondents including D.D.A. to use the Primary School plot for Police Station. The orders further stated that the respondents (including DDA) were given liberty to modify the Zonal Development Plan in accordance with the provisions of Delhi Development Act, if they so desire and have been given four months period for the compliance of with the orders. The respondents have also been directed to take

2/20

decision on the application by the petitioner for allotting the plot for setting up a Primary School within the four months.

4. The case was referred to Ministry of Urban Development requesting the Ministry for conveying the approval of Central Govt. to issue a Public Notice for inviting objections/ suggestions under Section-11 A of Delhi Development Act for the proposed change of land use in the Zonal Development Plan from "Primary School" to "Police Station." The Ministry vide their letter dated : 22.12.93 as desired to seek the approval of the Authority for the proposed change of land use.

So The matter is placed before the Technical Committee for its consideration for the change of land use.

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(Signature)
12/1/94

SUB : Change of Land use from Industrial to Commercial
in respect of plot no.1, Patparganj (near Monther
Dairy).
F. 20 (15) / 93-MP

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Under Secretary, Ministry of Urban Development vide their letter dt. 5.10.93 referred the representation from M/s Friends Ice Factory dt. 2.8.93 made to the Ministry of Urban Development for change of land use from Industrial to Commercial in respect of plot no.1, Patparganj (near Mother Dairy). The followings points are made in the representation:

- i) Ice factory was functioning at Bela Road near ISBT in 1984. An alternate site was allotted by DDA at Plot no.1, Patparganj Industrial Complex adjacent to the Mother Dairy with the assurance that necessary facilities for running such factories such as electricity, water, Sewerage etc. will be provided on the alternate site. Shifting took place on this assurance.
- ii) Building plans were approved and sanctioned by DDA in 1984. Building was constructed in 1984 itself. In spite of the best efforts neither any electricity connection nor any other facility such as water, sewerage etc. was provided in 1987. In 1987 only electricity connection was provided and till today there is no facility of water, sewerage etc. However, in 1987 when the electric connection was provided Ice was manufactured with the help of ground water with boring etc. Since the quality of water was not good the quality of Ice was just average and could not earn anything.
- iii) But in 1990, the ground water source was exhausted and there was no option but to close down the factory as in the absence of the water Ice could not be manufactured. Since then, there is no regular supply of water the entire plant and machinery has become defunct & unusable and as on date it is not possible to re-start the factory.

- iv) The development taking place around is mainly commercial in nature and there is no other industrial unit. Right behind this plot there are about 96 Group Housing Societies built number of residential units. Therefore, the situation of ice factory in such an area is a potential health hazard as it involve the use of Ammonia gas. Its continuance in the residential belt is not at all advisable in view of inherent danger of gas leakage. Thus, even otherwise, keeping in view the city planning and environmental safety it would not be advisable to re-start the factory.
- v) Because of non-fulfilment of assurances and commitments given by DDA in 1984, there have been heavy losses day by day as the factory is lying closed. Commercial space/activity available in the area to cater to a large number of group housing co-op. societies is grossly in-adequate. Therefore, the plot of the ice factory may be considered for an alternate use by way of converting the same to commercial it will be in the larger public interest.

It is also pointed out in the representation that this change will require revision in the approved layout plan and does not involve any Master Plan amendments. The power of the revision of the layout plan vests with the V.C./DDA. They are ready to pay necessary conversion charges as per applicable rate of the DDA and to complete any other formalities in this regard.

2. The points raised in the representation have been examined in the TYA unit as per the inspection report, out of 4 factories 3 are existing and consutrected buildings on the plot allotted to Ice factory but none of the factory is under operation. There is an office (existing) on plot no.1 allotted to M/s. Friends ice factory.

In the Master Plan for Delhi, the plot under reference are located in the light and service industrial area where the plots of ice factory were allotted. Therefore, change of land use will be necessary in case the plot is allowed to be used for commercial use.

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

Referred