pt. 24.5.94

No.F.1(23)94-MP

Minutes of the Technical Committee meeting held on 10.5.94 at 10.00 A.M. in the Conference Room of Vikas Sadan, 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.Alphons, Commissioner(LM)
- 4. Sh.S.C.Gupta, Addl.Commr.(DC&P)
- 5. Sh.R.G.Gupta, Addl.Commr.(TYA)
- 6. Sh.P.C.Jain, Addl.Commr.(AP)
- 7. Sh. Santosh Auluck, Chief Architect.
- 8. Sh.R.K.Jhingan, Sr.Land Scape Architect.

#### MUNICIPAL CORPORATION OF DELHI

9. Sh.S.S.Harit, Addl.Dy.Commr.

#### T.C.P.O.

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

#### L & D O

11. Sh.L.D.Ganotra, Engineer Officer.

#### DELHI POLICE

12. Sh.Lala Ram, ACP(T)

#### SPECIAL INVITEES:

- 13 Sh.Chander Ballabh, Dir.(AP) for item no.62/94
- 14. Sh.S.P.Bansal, Dir. (NCE&UE) for item no.60&61/94
- 15. Sh.K.K.Bandopadhyay, Dir. (Rohini) for item no. 64/94
- 16. Sh.C.P.Rastogi, Dir.(SPG) for item no.52/94
- 17. Sh.A.K.Jain, Dir. (ZP) for item no. 65/94
- 18. Sh.D.K.Saluja, Jt.Dir.(T) for item no.55/94
- 19. Sh.S.Pathak, Jt.Dir.(R) for item no.64/94
- 20. Sh.I.S.Saxena, Dy.Dir.(PC),DDA.

MI

In this meeting, the following 10 items were taken up:

# 1. Item No. 51/94

Sub: Amendments in MPD-2001 for the provisions of Motels in the National Capital Territory of Delhi. F20(4)83-MP

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

# 2. Item No. 52/94

Sub: Modifications ,in MPD-2001 - Delineation and Development controls for New Delhi (Lutyen's) Bungalow Zone. F20(5)92-MP

The Technical committee observed that in all 70 objections/suggestions have been received in response to the public notice pertaining to 'Delineation and Development Control Norms' of the proposed 'New Delhi Bungalow Zone Area' and desired that these be studied in depth and the comments/observations of the Planning Department on the Objections/suggestions be brought on record. The Technical Committee decided that the matter be brought up before the Technical Committee which may meet especially to decide on this item. Planning Department wanted one month time to exercise all the 70 objections. Hence TC could meet in the last week of June 94.

# 3. Item No. 55/94.

Sub: Construction of 30 mtr. r/w road connecting road no. 37 and Lawrence Road along the periphery of Trinagar Group of Unauthorised regularised colonies.

ii) Allotment of land falling under the above said road on Licence fee basis to the Trinagar Shiksha Pracharini Sabha.F5(52)87-MP

With regard to construction of 30 mtr. r/w road

connecting road no. 37 and Lawrence Road along the periphery of Trinagar Group of unauthorised regularised colonies, the Technical Committee observed that the road under reference is neither Master Plan road nor it is a zonal road. Further, the proposed Right of Way (R/W) will reduce the green area on one hand and will adversely affect the pedestrian movement of school going children in the vicinity as they will have to cross this major road to reach to the school from the residential neighbourhood for which the representation also received. In view of these objections the Technical Committee did not agree to the proposal.

ii) Regarding the allotment of land on Licence fee basis to the Trinagar Shiksha Pracharini Sabha, this was withdrawn and is to be examined on the file.

# 4. Item No. 59/94

Sub: Change of land use of an area measuring 2.2 ha.

(5.5 acres) from 'recreational' to 'commercial'

(Community centre) at Shahzada Bagh - as a part

of divisional plan of Zone 'B'.

F20(13)93-MP

The Technical committee noted that the proposed modification in the land use is being processed based on the proposals in the draft zonal development plan Zone 'B' (Karol Bagh area) and desired that the same be examined and processed alongwith the objections/suggestions already received in response to the public notice on the draft zonal development plan.

# 5. Item No. 60/94

Sub: Policy for upward revision in power ceiling from 30 KW to 100 KW in respect to Light Industrial area in MPD-2001.

Dir. (NCR&UE)PP94/F.46

The Technical Committee observed that the proposal for upward revision in power ceiling from 30 KW to 100 KW for Light Industrial areas is still to be examined with the representation of Licence Deptt. of MCD, DESU, Deptt. of Industries & NCR Planning Board. Therefore, desired that Commr. (Plg.) may have in depth discussion with the representatives of these organisations before bringing the item to the Technical Committee.

## 6. Item No. 61/94

Sub: Planning norms for Gaushala and Veternary Hospital in Delhi. JB/PP/UE/94/F.15

The Technical committee discussed the proposed norms for the construction of veternary hospital/dispensary and approved the norms specified for veternary hospital. As far as the norms for veternary dispensary is concerned, it was decided that maximum plot area should not exceed 500 sqm. against 1000 sq.m. proposed in the agenda note.

# 7. Item No. 62/94

Sub: Removal of Unauthorised Car Bazars and provision of space for regular car bazars.

PA/JD(AP)I/93/364

The Technical committee agreed, in principle to the proposal for having weekly second hand car bazars in different parts of Delhi and desired that same could be organised on weekly holidays in the parking lots of commercial centres for which specific centres and the space to be used for this purpose could be examined by the Lands Deptt., keeping in view the terms and conditions of auction of such parking lots for permitting to use for such purposes also. In the first instance, 10 suitable sites may be identified in consultation with the Planning Department of DDA and Delhi Traffic Police by middle of June 94.

# 8. Item No. 63/94

Sub: Allotment of additional land to NDMC for compost plant in Okhla near Sukhdev Vihar.

F23(24)91/I

The Technical committee observed that the land use of the area under reference is 'recreational' (distrct park, play ground and open space) and its location is in the vicinity of Sukhdev Vihar SFS flats constructed by DDA therefore, it is not adviseable to use recreational/green area for the purpose of compost plant. It was further decided that a suitable chunk of land for NDMC compost plant, be identified in the vicinity of Urban Extn. so as NDMC existing

# 9. Item No. 64/94

Sub: Proposal of petrol pumps (Filling cum service Stations) and Gas Godowns in Rohini Phase III.

PP/R/1061/93/94

The Technical Committee agreed in principle to the proposal of locating petrol pumps and gas godowns in various service centres of Rohini Phase III however, with the observations that the specific location be shown in the detailed layout plan to be prepared and brought before the Screening Committee.

# 10. Item No. 65/94

Sub: Ground coverage and FAR for land allotted for Sports Complex.

F16(113)79-MP

Deferred.

This issues with the approval of Vice Chairman, DDA

(S.C.GUPTA)

ADDIMENSER SECRETARY

#### Copy to:

- 1. OSD to VC for the information of the later.
- 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.
- 11. Chief Architect, NDMC
- 12. Town Planner, MCD
- 13. Secretary, DUAC

- 14. Land & Development Officer, Nirman Bhawan,
- 15. Sr. Architect, Nirman Bhawan,
- 16. Deputy Commissioner of Police (T)
- 17 Chief Enginner (Plg.)DESU
- 18. Sh. R.K. Jhingan, Sr. Land Scape Arch.
- 19. Commr. (LM)DDA
- 20. Secy. to L.G.

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

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

Dt.

No.F.1(23)94-MP

Draft minutes of the Technical Committee meeting held on 10.5.94 at 10.00 A.M. in the Conference Room of Vikas Sadan, INA, New Delhi.

The following were present:

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- 3. Sh.K.J.Alphons, Commissioner(LM)
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#### MUNICIPAL CORPORATION OF DELHI

9. Sh.S.S.Harit, Addl.Dy.Commr.

#### T.C.P.O.

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#### L & D O

11. Sh.L.D.Ganotra, Engineer Officer.

#### DELHI POLICE

12. Sh.Lala Ram, ACP(T)

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

#### 2. Item No.52/94

Sub: Modifications in MPD-2001 - Delineation and Development controls for New Delhi (Lutyen's) Bungalow Zone.

F.20(5)92-MP

The Technical Committee observed that in all 10 objections/suggestions have been received in response to the public notice pertaining to delineation and development control norms of the proposed New Delhi Bungalow Zone area and desired that these be studied in depth with the comments/observations of the Planning Deptt. on the objections/suggestions received. The Technical Committee decided that these be examined by the concerned Planning Wing and brought up before the Technical Committee, which every west estably to decide on the received of the Planning Wing and brought up before the Technical Committee, which every west estably to decide on the received of the Planning Wing and brought up before the Technical Committee, which went to decide on the received of the Planning Wing and brought up before the Technical Committee, which went to decide on the received of the Planning Wing and brought up before the Technical Committee, which went to be a supplied to the Planning Wing and brought up before the Technical Committee, which went to be a supplied to the Planning Wing and brought up before the Technical Committee, which were the planning wing and brought up before the Technical Committee, which were the planning wing and brought up before the Technical Committee, which were the planning wing and brought up before the Technical Committee which the planning wing and brought up before the Technical Committee which the planning wing and brought up before the Technical Committee which the planning wing and brought up before the Technical Committee which the planning wing and brought up before the Technical Committee which the planning wing and brought up before the Technical Committee which the planning wing and brought up before the Technical Committee which the planning wing and brought up before the Technical Committee which the planning wing and brought up before the Technical Committee which the planning wing and brought up before the planning wing and brought up before the planning wing and brought up before

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FD.5(52)87-MP

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the periphery of Trinagar Group of Unauthorised regularised colonies, the Technical Committee observed that the road under reference is neither Master Plan road nor it is a zonal road. Further, the proposed Fight of Way will reduce the green area on one hand and will adversely affect the pedestrain movement of school going children in the vicinity as they will have to cross this major road to reach to the school from the residential neighbourhood for which the representation also received. Therefore, in view of these observations, the Technical Committee did not agree for the proposal.

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F.20(13)93-MP

The Technical Committee noted that the proposed modification in the land use is being processed based on the proposals in the draft zonal development plan. Zone 'B' (Karol Bagh area) and desired that the same be examined and processed alongwith the objections/suggestions already received in response to the public notice on the draft zonal development plan.

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Dir.(NCR&UE)/PP/94/F.46

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#### 9. Item No.64/94

Sub: Proposal of petrol pumps (filling cum service stations) and Gas Godowns in Rohini Phase III.

PP/R/1061/93/94

The Technical Committee agreed, in principle, the proposal of locating petrol pumps and gas godowns in various centres of Rohini Phase-III however, with the observations that the specific location be shown in the detailed layout plan to be prepared and brought before the Screening Committee.

#### 10. Item No.65/94

Sub: Ground coverage and FAR for land allotted for Sports complex.
F.16(113)79-MP

Deferred.

(S.C.GUPTA) 12 ADDL.COMMISSIONER(DC&P)

# DELHI DEVELOPMENT AUTHORITY ( MASTER PLAN SECTION )

F.1(22)93/MP/

Dt. 6.5.94

#### MEETING NUTICE

The 30th Technical Committee meeting of DDA will be held on 10.5.94 at 18.00 A.M. in the Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi.

Agenda for the meeting is enclosed herewith.

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

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

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

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

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

- 2. Accordingly, a reference was made to the Ministry of Urban Development, Govt. of India vide letter no.F.10'31)/81-MP/857 dt.26.10.93 to convey the Govt.'s approval for processing the said amendments under section 11A of Delhi Development Act,1957.
- Junder Secretary to the Govt. of India, Ministry of Urban Development vide letter no.K-11011/11/78-DDIA/VA/IB(Vol.II) dt.17.1.94 conveyed the govt.'s approval for amendments in MPD-2001 for inviting public objections/suggestions. The amendments in the regulations knows as "hotels, boarding houses, guest houses, lodging houses and motels (building standard regulations 1977)" pertaining to such provision were also conveyed. (Appendix....)
- 4. Accordingly, public notice was issued on 5.3.94 for inviting objections/suggestions on amendment in MPD-2001. (Appendix. 'A'.....). In response to the public notice, ll objections/suggestions have been received. These are mainly from individuals (5 nos); Pvt.Ltd.Companies (3 nos) & officials (3nos) namely:

Individuals: (Total objections 5)

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

- 2. Pvt. Ltd. Companies:
- Sh. R.N. Sahni, Managing Director, M/S. Sahni Resorts Pvt. Ltd., 303 Akashdeep Building, Barakhambla Road, New Delhi (Objection No. 6)
- Sh. Inderjit Singh, Director, Sartaj Hotels, Apartment & Vilas Pvt. Ltd., a-3, Green Park, New Delhi. (Objection No. 7)
- Sh. Arun K. Jain, Jt. Managing Director, M/S Hotz Industries Pvt. Ltd., 32, Hanuman Road, New Delhi (Objection No. 11)
- Organisations:
- Sh. Prakash Narain, Director (T), DDA (Objection No. 2)
- Sh. H.S. Sikka, Director (Plg.) Zone 'H', DDA (Objecti (Objection No. 4)
- Sh. Amit Kr. Dass, Dy. Dir. (ZP) DDA (Objection No. 5)

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

- Secretary, Delhi Urban Arts Commission, Lok Nayak Bhavan, New Delhi.
- Sh. Purshotam Behl, 65/77 New Rohtak Road, New Delhi - 110005.
- Sh. Sultan Ahmed, 259/5B, Sri Aurbindo Marg, Lalo Sarai, Tehsil Mehrauli New Delhi 110030.

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

- 5. Details of objection / suggestions and proposed modifications with comments are listed and given in appendix 'A'.
- The matter with the details as above is placed before the technical committee for its consideration.

( P.V. MAHNSHABDEY)

# PROPOSED MODIFICATIONS, OBJECTIONS/SUGGESTIONS RECEIVED & COMMENTS.

Proposed modifications S.No.

Objections/suggestions received

At the end of b(ii) on page 155, left hand column under heading "b(ii) Park, parking, circulation & public utility are permitted in all which reads as below:

The following is proposed to be

use zones".

or service roads running parallel to them". State roads of a minimum width of60 mtrs. A motel is permitted as per regulazones on National Highways and inter tion made on that behalf in all use

emerged from the objections/suggestions related to these modifications: The following points

- following words be added "or wide approach roads connecting "A.3 Rural use zone (including A-2)" 1. It is suggested that in the proposed modifications the national highways not beyond 50 mtr. from highway".
- ii) Motels should be located a little away from the highway to avoid disturbance on account of noise and to keep the atmosphere free from pollution.
- width and above in an agricultural green belt areas of Delhi. iii) Motel should be allowed on an internal road of 60 ft.

In fact, there Further, it is necessary to define the service road paraconnect the highways as such instead of service road running llel to highways where metel can be permitted, as there are is no service road running parallel to National Highway and to National Highway 'I'. should be connecting to On the other hand, there are roads which likely to misintersed in terms of sevice lane. State roads. parale16 highways.

hotels be permitted on land abutting on National Highway No.8 from the present Boundary of development area upto iv) It is also suggested to add "Save and except that the Haryana Border, who are willing to bring in upto 100% foreign equity"

The comments/ The objections/suggestions contain observations are as follows: a number of issues.

Remarks

- provide façility to the traveller from a highway, Further highway. proper is to Highway back by atleast 400mtr. Therefore, amendments should take set back S. at Plan, permitted that it is safe i) A motel as a concept this aspect into consideration. by road and is located lcoated at the National pollution and is having provision that motel approach from such a such a highway, ıΩ Master Highway in the regulations 13 distance 503 Delhi unit of 400 mtr. (1320 ft.) set per dwelling National manner JO noise Safe MAY and 8 as at
- modification, against pe out will proposed carried The 11) Ħ

v) Cities and towns on major roads connecting Delhi are located at a distance of 10 to 12 km. from urban boundary of Delhi. The travel time for such a small distance by a metorists is about 15 to 30 minutes to reach urban areas where all facilities are available. In view of this development of motel in agricultural green belt or rural use zone is not adviseable. It invites formal and informal related activities which create hindrances in the free flow of traffic and create law & order problems.

vi) Permission for location of motels on Highways in areas likely to be effected by urban extensions may in future create problems for proper development and linkages with the future propesses. It is suggested that only single storey temporary structure, if recommended by the Ministry of Tourism with related facilities may be allowed subject to the developer/owner may give an undertaking that if land is required in future, the owner will surrender the land without any liability.

vii) NCR Plan has a provision of 100 mtr. and 60 mtr. green buffer along the National/State Highway on both sides respectively. This should form part of the modification together with development norms of ground coverage, FAR, height etc. which are integral and crucial part of the permissibility of use activity in any use zone.

the concept of land use zoing as motel with capes and in category of amenities/utilities like park, parking, circulation and public utility which permitted in all use zone. Therefore, the proposed modification should confine to the exent as one of the activity to be permitted in the ruse zone under heading A.3 that 'rural use zone' including A.3 that

'Also, it provides that "No dwelling unit should be built , within 400 mer. of the right of way of any National Highway. planning over board Permission for location of motel may accentuate unintended be necessary to define and specifically show on the plan or urban agglomoration around the city. Further, it would motel, the pasic principle of land use zoning will be the areas under rural use zone green belt and urban extn. from the border of the Union Territory to avoid confusion NPD-2001 provides a concept of green belt/the depth of 2 Km. violated and may load to 'Erec for all', throwing the land use divelopment in rural use zone. By permitting

facilities. to cater the needs of adjoining villages lacking in such institutions should also be allowed as this will be useful viii) In addition to the permission of motel, educational

schools, residential/recreational etc. With the proposed in all use zones medification motel will be permitted, which will be against zone'subject to the regulation to specify and not in all that location of motel should confine only in the bural use use zones. such commercial activity in all use zones. It is suggested the concert of land use zoning. 20 MPD-2001 does not permit where along the highways the land use which has institutions , there may be situation

The definition of the motel under heading "033 (motels) is to be replaced as under:

"The premises designed and operated specially to cater to the boarding, lodging, rest & recreation and related activities of travellers by road".

M/s. Sartaj Hotels, Apartments & Vilas Pvt.Ltd. has suggested modification. It is suggested to modify the definition as below:-

"A premises designed and operated especially to cater to the boarding, loaging, cating, recreation, business and shopping including pubs, which will attract tourists including foreign tourists maintaining matching international standards of road side hotels which may also include health and hygiene, sports recreational club activities etc."

This definition should be applicable for those who are willing to bring in upto 100% forcign equity in developing land.

O/Las have Expended as:

ii) Definition of motel given in MPD-2001 which is as below:

033 Notel:

"A promises located near main highways and outside urbanisable limits for catering to the convenience of persons travelling by road".

# should not be changed as it is more effective & fruitful otherwise the concept of motol outside the urbanstable limits and in the green environment will vanish.

iii) Notel, should function on the basis of star category as in case of the hotels. However, old resorts, gaest houses, flights kitchens should be treated as separate.

Of motel in the location of motel in the use zone, the definition of a motel may be appropriately worded keeping in view the definition given to be modified.

- coverage, FAR etc. no amendment, hase been proposed in MPD-2001 and will form part of the regulations.
- iii) Amendment suggested on page 162 of MPD-2001 is not relevant.

aucuslant of

iv) Size of the plot should be 3 to 4 acre to make motel viable and provide parking and other facilities instead of basement which is generally misused for an activity the basement should be allowed in the form additional floor and to restrict the construction facilities like restuarent, offices, service station etc.

v) Amendment is also suggested on page 16% of MPD-2001 which pertains to Development Code applicable to light industries with regard to size of plot, coverage & FAR.

refuted sens.

NA releyent -.

Sub: Proposed modification in MPD-2001-Delineation of the zone and development controls of New Delhi (Lutyen's) Bungalow Zone.

F. 20(5) 92-MP

The Authority vide resolution no.59/93 dt.16.4.93 while considering the proposal of modification in MPD-2001 pertaining to delineation of New Delhi Bungalow Zone area and the development controls for this zone were resolved.

- Accordingly, a reference was made to the 2. Ministry of Urban Development, Govt. of India for their concurrence/approval for issuing a public notice under section 11A of Delhi Development Act, 1957 for inviting opublic objections/suggestions on the proposals. The Govt.'s approval was conveyed vide their letter no.K-13011/31/90-DDI'B dt.8.10.93. Vide public notice no.F.20(5)/92-MP dt.25.12.93, a public notice was published for inviting public objections/suggestions giving 30 days time for submitting the objections/suggestions on the proposed modifications. However, on the request, of the public and the govt. deptt., the time for inviting objections/suggestions was extended till 24.3.94 i.e. 60 days.
- 3. In response to the public natice, in all about 70 objections/suggestions from individuals/associations/govt. deptt. & others have been received While processing these objections/suggestions & reactions in response to the public notice, it is observed that these are quite complicated in nature as some of the objectors have raised issues right from 1962 Master Plan for Delhi draft zonal plans proposals earlier published based on MPD-62 plan, recommendations & representations of the erstwhile NDRAC and the guidelines issued by the Ministry of Urban Development in February & July 1988 pertaining to high rise development and Lutyen's bungalow zone.

#### sr, No. /item no. 55/94/TC

- Sub:-i) Construction of 30 mtr. R/W road connecting Road
  Wo.37 and Lawerence Road along the periphery of
  Tringger Group of unauthorised-regularised colonies.
  - 11) Allotwent of land falling under the above said road on licence fee basis to the Trinagar Sniksha Fracharini Sabha.

    File No.F5(52)87-MP.

#### 1. Location:

The above said road is located in 'H' Division.

It is proposed to connect Lawerence Road and Road No.37

passing between the periphery of Trinager group of unauthorisedregularised colonies, Central School and DDA Group Housing

Scheme. Location plan is placed as Annexure-I.

## 2. Master Flan/Zonal Flan proposal.

This road is not proposed in MPD-2001. The road has been integrated in the draft zonal plan of planning Division 'H'. The 30 mtr. (100 ft.) R/W road is proposed in the Trinagar Group of unauthorised-regularised colonies plan. A broad alignment of this road to a scale of 1:5000 was considered in the allotment of land to Brahman, Sabha and Agarval Samaj in the Technical Committee meeting held on 31.12.87 (refer Annexure II). In which the following decision was taken:

explained that the road as per MPD-62 has already been encroached upon and thereafter an another alignment of the road was prepared(blue colour) and that is also not feasible due to encroachments. Therefore, he suggested a new alignment which is feasible and was recommended for approval(red colour").

The issue of allotment of land for Dharamshala to Brahman Sabha and Agarwal Samaj at Trinagar was also considered".

#### 3. Background:

A request for preparation of the alignment plan of this road was received from SE(Plg.)11, MCD vide letter

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no. SELL/FA/86/1197 dated 15.8.86. In the letter it was stated that the road was approved by the Standing Committee of MCD vide resolution no.840 dated 11.1.79. Accordingly a F.T. Survey of this road was sent by EE(Fig.) MCD vide Mis letter dated 5.5.88.

4. Proposals:

A draft alignment plan of this road/was prepared taking into its consideration the existing physical features viz. existing layout roads, School buildings of Central School, McD School & Trinagar Public School, religious structures, developed park, circulation of DDA housing scheme, intersection with Lawerence Road and Road No. 37. In the draft alignment plan, the road was proposed to pass through the playfield of existing Central School and the open space adjoining Trinagar Public School which shall have to be acquired for implementation of the road R/W. A four take divided carriagewaywas proposed initially which had /be widened to six lanes finally with footpaths on either sides.

#### D. reasibility Study:

The draft all Fament plan was sent to NCD & DTC for for feasibility vide DDA's letter dated 24.11.88. The all shment plan was discussed in the LOSC meeting of MCD on 21.3.39 in which the following decision was taken:

"The proposed alignment is approved from the planning point of view. The Engineering Department may take further action."

As per the feasibility boundry wall/railing and part of setbacks of the buildings affected in 30 mtr. road R/W are a soap factory, two cold storages, 4720 sq.mtrs. of playfield area of Central School, strip of Trinager Public School, MCD school.

Apart from above 32 shops, one dustbin, A urinals, one levatory block of school, part of DDA/MCD parks, one temple, 2 vent shofts, 2 time shed stores, 31 trees and

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13 electric poles were effected.

6. Representations Received Against the construction of this Road.

Several representations against the thistruction of this road forwarding the appeal of the Parents, Teachers Association of Central School were received as the road was proposed to pass through the playfield of the Central School. In the appeal it is mentioned that after taking away the land for the road, the school will be left with a sliced playground and there shall be virtually no room for future development & construction. This shall affect the growth of Vidyalaya and affect the conducive physerall facilities for academic pursuit. (With the construction of the road, the students/staff of this Vidyalaya shall be prone to accidents, it is stated. One death on account of accidents has already occured in an accident. Those forwarding the representations against the road included Sh. Bharat Singh, MP. Sn. Sukekhan Singh, Member Metropolitan Council, Shri Shyam Lal Garg, Member Metropolitan Council, Shri Deep Chand Sharma, Chairman Standing Committee, MCD, Shri Sajjan Kumar, General Secretary DPCC(I), Snri S.P. Tuli, Commissioner, Kendriya Vidy laya Sangathan.

Shri Sahib Singh Verma in his D.O.letter dated 30.5.89 addressed to Commr.(Plg.)DDA wanted the construction of this road. In his letter he had regretted that the road which was to pass through the corner of the 7 acres Central School plot has not yet been completed.

7. Joint Site Inspection of Commr. (Plg.).

In view of the said representations Commr.(Plg.),
DDA made a joint site inspection with Chief Architect
and the local leaders. After site inspection and
discussions with Central School Principal and Local
Leaders Commr.(Plg.) desired that a Plane Table Survey
of a part of the area of Tri Nagar/Lawerence Road be
obtained from MCD for the studying the general circulation

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and the necessity of the construction of this road. Even since then we have been writing to MCP to rend the survey but the same has not been received till date. In reply to our letters, MCD in their various letters have been wanting to process the draft alignment prepared by DDA and discussed/approved in their LOSC meeting.

8. Trinagar Pracharini Sabha near DDA MIG Scheme had been using the open space proposed to be required for 30 Mtr. R/W road abutting their school, they had been using this for the purpose of playfield and this area as per noting in the File had been encroached upon by a boundary wall for safety of Children.

From the feasibility of this 30 Mtr. R/4 it shall be seen that a large number of structures including the land of Central School area were affected.

#### Alternative Alignment :

Commr. (Fig.) vide his Orders dated 30.12.93 desired that an alternative alignment without cutting across the Central School Flayfield be worked out. The alternative alignment has been marked on a fresh P.T. Survey done by Survey Unit of FFW as indicated on the plan laid on the table. In this "lightent the road is proposed between the periphery of Central School and the adjoining Co-Educational Cchool, Narang Colony. In this 15 Mtr. is to be taken from both sides taking the boundary wall of Central School as central verge. This has been done to see that the buildings of Co-educational School are not affected. After this the road crosses the existing layout road of Trinagar/Narang Colony. In which a tubewall & Fublic lavetories are affected. It is than taken through the Peveloped Inch where about 90 trees may be affected. it then join with the alignment as proposed earlier. Other structures affected are the same in the earlier alignment. Status of land falling under the road shall be commised by the lands department once the alignment is agreed in principle.

9. It may be noted that five "chools shall be abutting this proposed road. Most of the children studying in these schools are coming from Frinagar Continues P/S Laboration

Group of colonies & they all shall have to cross this road for going to school which shall be very dangerous.

10. The other alternative could be to reduce the R/W of this road. Number of trees required to be cut in different R/W(s as per the survey drawing are as follows:

#### R/W Apprx. No. of trees to be cut.

30 mtr. 92

21 mtr. 65

18 mtr. 40

However the danger of crossing of the road by school children shall persist.

11. Implementation of the said alternatives shall take a long time as it involves preparation of detailed alignment, its feasibility from MCD, approval by authority, acquisition of land from Schools/Parks etc., permission for cutting of trees, demolition of structures etc.

CASE-(ii).

- 12. This is regarding the allotment of land falling under the proposed road as shown on draft alignment plan with 30 mtr.R/W. on license fee basis to the 'Trinagar Fracharini Sabha'. As per the alternative alignments proposals, land adjoining to the school shall not be required if the R/W is reduced to 23 mtr./18 mtr.
- 13. VC, DDA vide his orders dated 9.9.93 in file No. F19(21)79-Instl. had desired to bring the matter of road alignment/temporary license of land to the school to Technical Committee. Commr.(LD) in his note dated 6.9.93 on page 18/N in file No.F19(21)79-Instl. had suggested following terms after public hearing of the case:
- i) The land through which the road is to be built be handed over to the school to be used as playground.
- ii) This land be kept vacant and an affidavit for the same be obtained from the society.
- iii) This land would not be allotted to the society but would be given on license basis for an amount of \$5000/per arms per annum.
- iv) They will be liable to pay the same from the date this was unauthorisedly occupied ppesumably 1988.

- v) Bank guarantee of 15.2.50 lakhs may be furnished by the society to cover the use of the excess land.
- vi) Allowing of construction of boundary wall of one brick thickness to protect the students of the school from going astray.
- 14. The case is putup to the Technical Committee for consideration of:
- i) Alignment plan with 30 mtr. R/W by cutting across the Central School playfield with twoway traffic.

  viole Draws Wo CA-005/PPW-85

UR

Alternative plan with 22/18mtr. R/W between the periphery of the Central School & Co-educational school with two way traffic. vide draw m. ca-006/18W-T-94

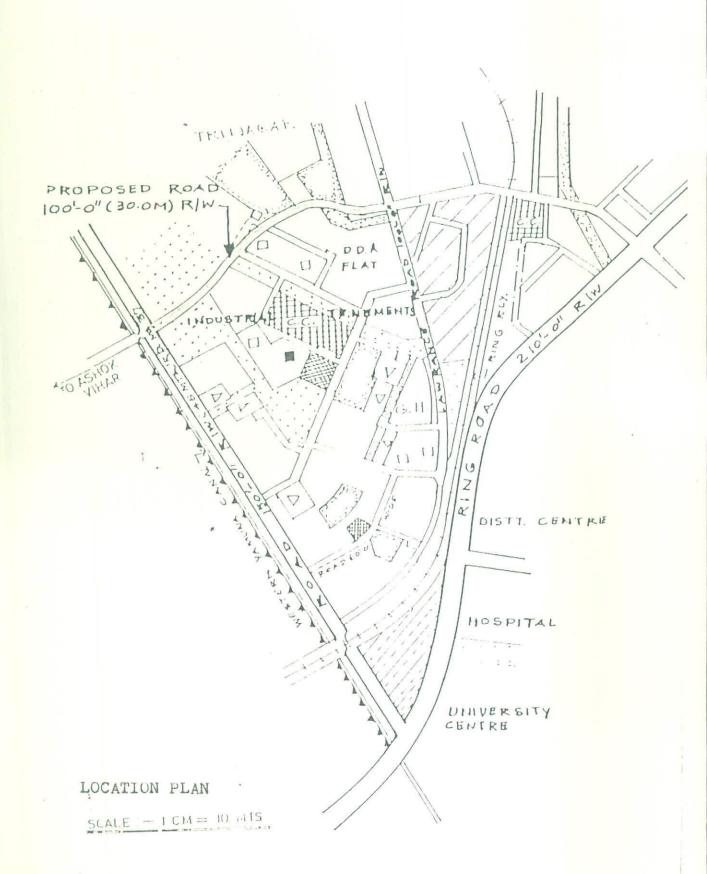
OR

Drop the road proposal altogather and status also be maintained.

ii) Allotment of land adjoining to Tringgar Pracharini Sabha (required for 30M K) with the Sabha as per terms suggested by Commr.(LD) in his note dated 6.9.93 on page 18N in file no.F19(21)79-Instl. and explained under para 13.

Qu.

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31.12.87

Sub: allotment fland to Branman Sabira and Aggarwal Smaj at Trinager File No. F.8(55)81-Inst.

#### INTRODUCTION:

- i. Sh. Brahman Sabha ("ri Magar (Regd ) and Aggarwal Samaj Sabha Tri Nagar have applied to DDA for allotment of 1900 sq.mt. of land each for the construction of dharamshala in the area. Both the socieites are registered under the Societies Act of 1860, and the cases were considered in the Instl. Allotment Committee meeting held on 24.8.87 in the room of Commr. (Lands) DDA wherein the following decision was taken:
  - a. Brahaman Sabha: The committee considered and recommended the allotment of land measuring 500 sq.yds.
    - b. Aggarwal Samaj: Committee considered and recommended for allotment of land tof 500 sq.yds.
- ii. Trineger is a group of unauthorised colonies under the jurisdiction of MCD and has been in the process of regularisation for long as per the decisions taken from time to time by the Govt. of India and lastly it was regularised by the the MCD (after getting it processed through the Tech. Committee in unauthorised colonies under the chairmanship of V.C. DDA) The location of these market on the copy of the layout plan of (Fleg X2) Lawrence Resid Industrial Tenements Scheme.
- iii. In the approved layout plan of Tri Negar Group of unauthorised colonies, there is provision of 30 mt. wide road (marked red on the (Flag X1 & X2) copy of the plan and as per the site conditions. Read as approved by the MCD in its regularism ion plan, is not feasible. Alternatively, a 30 mt. wide road as marked blue on the copy of the plan some to be feasible at site and a portion of the road linking road no. 37 and 24 m wide road to Industrial Tenements at Lawrence Road Stands already implemented by MCD.
- iv. The area worked black on the copy of the plan, is presently lying vacant with grill around shown as a 'neighbourhood park' in the layout plan of Lawrence Road Industrial Scheme of DDA for which a detailed survey has been carried out and the proposed MCD road and the feasible roads have been super-imposed on the survey plan of the area (laid on table) Part of this 'neighbourhood park' as shown on the plan has already been encroached upon and stands regularised by MCI.

#### 2. 1. OPOSALS:

- Aggarwal Samaj has been examined in City Planning Wing with reference to the availability of vacent lands earmarked on the copy of approved layout plan of Tri Nagar group of colonies and Lawrence Road Industrial tenements scheme of DDA for this purpose.
- ii. It has been noted that no vacant plots at present are available in the scheme of Lawrence Road Industrial Scheme, earmarked for the purpose which could be considered to be allotted in the present case. The possibility of converting the 'nursery school' site for the purp se of construction of dharamshalas as per the authority resolution on the subject have also been examined and it is noted that there is no nursery school vacant site in the area, which can be suitably utilised for the allotment in the present cases is available.
- iii. Alternatively two sites each measuring 487.80 sq.mts. are proposed to be carved out to shown in the copy of the plan (laid on table) with reference to the approved/feasible alignment of 30 mt. wide read in the area presently lying vacant in the vicinity of group of regularised Tri Nagar colonies wherein as per the regularised plans, the vacant lands in between the 100 ft. wide (30 mt.) road and regularised structures are cornerked for public and semi public facilities thereby even if the roads are implemented, the carving out of the blocks would not come in its way.
- 3. Keeping in view the above facts layout plan for carving out two plats (plan placed on table and measuring 487-80 sq.mts. is placed before the Tech. Committee for its consideration.

Sub: Allotmont of land to Brahman Sabha and Aggarwal Samaj at Trinagar. F.8(55)/81-Inst.

The proposal was explained by Director (CP) and he explained that the proposed road as per the MP-62 has already been encreached upon and there after the another alignment of road was prepared (blue embour) and that is also not feasible due to encreachments. Therefore, he suggested a new alignment which is feasible and the same was recommended for approved (rod colour).

# दिल्ली नगर निगम



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MUNICIPAL CORPORATION C

(PLANALNG DEPARTMENT)

NO: D 248 EE(P) II/AE(P XI/D(326)

Dated: 21.1. 1959

From

Ex. Engineer(P)II, Musicipal Corporation of Delhi, word do 656 Mare 24.4 -89 Town Hall, Delhi-110006.

क्ष विदेशक (१) दी वी वी विश्वास्त्र

To

Dy. Director(T)PPW, DDA, / Sh D.K Sulaja 3rd Floor, Vikas Minar, I.P. Estate, New Delhi-110002.

Sub: Alignment plan of proposed 30mts. R/W Road connecting Road No.37 and Lawrance Road passing along the pervphery of Tri Wagar Group of unauthorised/regularised colonies (Drg. nil).

dated. 24.11.88 on the subject cited above. The draft alithmen plan sent by you with the said letter was placed before LOGC WRMEXTENANCE EXAMPLE VIDE tem no.91/89 in its meeting held on 21.3.89. Please find enclosed the following:

 i) Copy of L.O.S.C.decision dated.21.3.89.
 ii) Copy of the list of effected land and properties.
 iii) Copy of draft alignment plan with affected land and properties marked on it.

You are requested to take further action for finalization approval of the above mentloned alignment plan while considering the decision and observations of L.O.S.C.

Encl:-As above.

plaped of with to july 21/4

Yours faithfully. (H.D.SHEBKRI) Ex. Engineer(P)II.

M.C.D.

America - III page - (2)

ELHI

Subject: Alignment Plan of proposed 304ts. R/W Road connecting Lawrance Road passing along the peryphery Crop of unauthorised/regularised colonies. Rosa do.\_

Note received I ba AB(P)II through S.E.I. is reproduced below:-

The proposal lightent plan of 30mts. R/W Road connecting hoad no.37 and Lawrance for passing along the pervisery of Tri Nagar Group of magnifical/regularised colonies(drg. no.Mil) was received from DDA vide letter no.5(52)87\_MP/210 dated.24.11.88, to study the feasibility of theorems. the feasibility of the proposal.

The proposed ROW of this road is 304ts, with two carriageways of 3.50mts, each and central verge of 1.00 mts, from Road no.37(near Western Jamus Canal) to central School two carriageways of 7.30mts, each with a central verge of 1.40mts, exist at site. After this the proposed road passes through the playgrounds of central school where no road exists at site. After central school play grounds proposed rosa passes through the playgrounds of central school when no road exists at site. After central school play grounds, the existing metalled width varies from 6.00 mts. to 13.50mts. upto existing metalled width varies from 6.00 mts. to 13.50mts. upto Kranti Road factory. After this the proposed road passes through Kranti Soap factory upto Lawrance road.

The case has been examined at site. This road falls in the Karol Bagh Zole of MCD. It joins two important roads i.e. Road no. 37 and Lawrance Road in addition to other roads of tri Magar Group of colonies and the winese Road colonies. The volume of traffic on this road has it creased may folds during the recent past necessiciating the winesh improvement of this road.

In case the read is widened/improvement as per sip proposed alignment plat will be necessary to acquire the affected land and properties all cted in the proposal. The affected land and properties have seen arked on the plan in red and red hatching respectively. The existing carriageway has been shown in vellow colour. The list of affected land and properties has been attached as Anaexure At. It is essential to acquire the land and properties affected to the proposed R.O.W.

So the case is placed before the LOSC for consideration and decision so that the comments may be sent to DDA.

ILem .10.91/89

The Decision of LOSC, dated. 21/3/

Subject: Allguent plan of proposed 30 Mts. R/W Road connecting road no.37 and Lawrence Road pass ing along the peryphery of Tri Negar Group of unauthorised/regularised colonies (Drg. ail).

The proposed alignment plan is approved from Planning point of view The Engineering Department May take further necessary action.

> 3d/-Head Clerk, Town Planner's Office, M.C.D.

SUBJECT:- Change of land use of an area measuring 2.2ha.

(5.5 acres) from "recreational" to "Commercial"

(Community Centre)at Shahazada Bagh- as a part

of divisional Plan of Zone "B".

(F.20(13)/93-MP)

- 1. References is invited to the Authority Resolution No. 174/92 dt. 17.12.92
  approving the duaft Zonal (divisional) development plan of Zone 'B' (City Extension-Karol Bagh) as the change of land use of under reference is the part of this zone 'B'.
- In response to that public notice only objection/
  suggestion has been received from the Town Planner,
  S&JI, MCD and it has suggested that the total area,
  of the proposed change of land use is 2.2 ha.(5.5acres)
  instead of 2.00 ha.(5 acres) and the road no.40 is
  45mts. wide instead of 60mtrs. wide, as per approved
  layout plan of Community Centre and approved alignment
  plan.
- 4. Comments are as under:
  - a) The area of the site notified for change of land use could be rectified as 2.2.ha.instead of 2 hects.
  - b) As regards the road R/W in front of the community centre the R/W of the road is 60mtrs. and the land for widening of the road if required may be taken from the Community centre site as and when final from the Community centre site as and when final from the Community centre site as and when final from road phase alignment with 60mtrs. R/W is approved.

    Further the site is located on proposed MRTS route and shall needs clearance from Commr. Transport and RITES thoughg the plan is approved by the DUAC.
- 5. With the above observations the proposal for change of land use is put up before the T.C. for its consideratin.

ZI Appenolix-II

To be published in the Gazette of India, Part Il section - 3 sub-section (ii) dated 25.12.93

NO. F. 20(13)/93\_MP

Dated 16.12-93

#### PUBLIC NOTICE

The following modification which the Central Government proposes to make in the Master Plan/Zonal Development Plan for Delhi, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B', I.N.A., New Delhi, within a period of thirty days from the date of issue of this notice. The person making the objections/suggestions should also give his name and address.

#### MODIFICATION:

"The land use of an area, measuring 2.00 ha. (5 acres) falling in planning division 'B' and bounded by road no. 40 (60 mtrs. right of way) in the North, 30 mtrs. wide road leading to Old Rohtak Road in the West, Shahajada Bagh Industrial Area in the South and East, is proposed to be changed from recreational to commercial (community centre)."

2. The plan indicating the proposed modification will be available for inspection at the office of the Deputy Director, Master Plan Section, 6th. Floor, Vikas Minar, I. P. Estate, New Delhi, on all working days within the period referred above.

( V.M. BANSAL )

Commissioner-cum- SECRETARY

DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN, 'B' BLOCK, I.N.A., NEW DELHI.

DATED THE

## SNO./5/ItemNo.60/94/TC

Subject: Policy for upward revision in power ceiling from 30 KW to 100 KW in respect to Light industrial area in MPD-2001.

File No: Dir(NCR & UE)/PP/94/F.46

#### 1. Background :

The case is regarding upward revision of power ceiling of 30 KW in respect of light industrial areas. During the 11th meeting of the industrial Advisory Board under the chairmanship of Chief Secretary Delhi held on 31.4.93 it was decided that

"DDA shall review the Master Plan to enhence the power load ceiling from 30 KW to 100 KW in respect of light industrial areas and in the meantime case to case study shall be made for sanction of power load beyond 30KW with the ceiling of 100 KW. The entrepreneurs should approach the Department of Industries to get in NOC for getting power load exceeding 30 KW and up to 100KW before they apply to MCD and DESU for sanction and installation of power load. Chief Secretary further desired that Department of industries should formulate guidlines in this regard.

#### 3. Provisions in the Master Plan

In the MPD-2001 Caushala has been incorporated within Religious use premises, i.e. "A premises dedicated to accommodation and service of God or other objects of religious nature. It may have different nomenclature in different religion like temple (all faiths) mosque, church gurudwara, syangoge, ashram, bathing ghat, Gaushala etc."

#### 4. Issues

In the report of the committee it was indicated that the Development Commissioner had identified two large areas of land of more than 200 acres each in Bawana and Najafgarh for setting up of large Gaushalas.

#### 5. Dur observations

- A. GAUSHALAS: There are places of proper housing of animals for raising their production capabilities in addition to good breeding, feeding, selection & disease control. There is no specific norms for Gaushala prescribed in MPD 2001. The norms and standard for Gaushala compiled from Bureau of Indian Standard is as given below:
- i) For a herd size of 130 different animals an area of 0.36 ha. to 0.41 ha. may be required to accommodate all necessary ancillary structures required for gaushala & other organised milk producers. (IS:11 942-1986)
- (ii) For animal holding ponds (loose housing) the area required varies form 0.16 ha. to 0.36 ha. for a herd size of 35 to 40 cows/buffaloes, with necessary ancillary structures. (IS: 12237-1987).
- iii) Other important quidlines from the codes are :
- a) The site to be located on dry elevated and well drained area with consideration for future expansion.
- b) The shed to be preferably located at a place where there are enough suitably placed trees to serve as wind breaks and to provide shade. In order to break the wind a row of trees could be planted across the direction of wind at the boundary of the farm.
- c) The site to be away from public road but easily accessible throughout the year.
- d) The site to be such that arrangement could be made for adequate and good water supply.
- e) According to the Bureau of Indian Standard, the whole activity of Gaushala is best suited in Rural environment.

File no. JD/PP/UE/94/F15

Subject:- PLANNING NORMS FOR GAUSHALA AND VETERINARY HOSPITALS IN DELHI

#### 1. Background

A meeting was taken by Chief Minister Govt. of Delhi on 7th January 1994 regarding the need to improve the working of Gosadans and to setup new Gaushalas in Delhi to deal with the problem of stray cattle. It was decided during this meeting that a committee be constituted with following terms

- (i) To study the functioning of the existing Gosadans being managed by the MCD.
- (ii) To study the working of existing Gaushalas in Delhi
- (iii) To suggest ways and means by which voluntary organisations can be involved in rudning the existing Gosadans to examine the possibility of involving voluntary organisations in establishing and running new Gaushalas in Delhi.
- (iv) To recommend the extent of governmental support to be given to the voluntary bodies in taking on the responsibilities of running Gosadans and Gaushalas.
- (5) To look at the Zoneing regulations with reference to the sites earmarked for animal welfare activities in the DDA 's master plan.
- 2. Subsequently during the meeting of the committee held on 14.2.94 under the chairmanship of Chief Secretary GNCTD (minutes annexed) to approve the first report of the committee, Chief Secretary desired that:-
- i. Master Plan needs to be amended by the DDA to describe a Gaushala correctly and categorise it properly because a Gaushala is certainly not a religious institution.
- ii. Since the Zonal plan of the area has not perhaps been proposed in detail, we may go ahead with the proposal of the Development department.

Annepula.

GOVERNMENT OF THE MATIONAL CAPITAL TERRITORY OF DELIN.

(DEPARTMENT OF ANIMAL HUSEANDARY)

RODM NO. 98, OLD SECTT.

DELHI - 54.

MINUTES OF THE MEETING HELD IN THE CONFERENCE ROOM OF CHIEF SECRETARY ON 15/02/54 AT 10.30A.M. REGARDING MANAGEMENT OF GOUSHALAS:

the Chief Secretary was in the Chair.

- 2. The list of participants is enclosed (\* mexure-1).
- The mosting of the Conditted constituted to study the verious capacts of involving voluntary organizations in the running of existing Gesadans and for establishing end running new Goodhalds in within, was held to eporove the first report of the Committee. The Committee examined the first report and approved it.
  - The Commissioner (Flanning), D.D.A., designs to make the exact location of land at Bawana & highly ris. The further requested that the locations of cettle non-s may also be provided. ecording to him, as requres land in Vajof, ris. there was no problem but the land at deven was a part of proposed Urban Extension. He further stated that the establishment of the Paster Plan. Chief secretory desired that the
    - (i) Sester Flan needs to be emended by the L.D. . (a describe a Gaushala correctly and coten rise it for the property because a Gaushala is certainly not a religious institution.
    - been prepared in detail. We may go alread with the proposed of the Ecvelopment becoment.

It was intermed that the advertisement has been given in "riomeer" (inglish) and the "bispector" (Pindi) teasy personal in we cointed out that as the current simple as remarked in "bispector Times" (anglish) and "denoted" (Bindi) neary personal times" (anglish) and "denoted" (Bindi) neary personal the oute simple we establed to 2/02/94 for receiving the applications. The outlies the first will be received on a format to be firstless to be religion at Commissioner, M.C.B. should be impalied to take action the address the first seasons. See all the state of th

Forchin Jay L

#### B. VETERINARY HOSPITALS/DISPENSARY :

MPD-2001 does not prescribe any specific norm/standard for veterinary hospital/dispensary; although they are proposed in the selected growth centres. Bureau of Indian standards also do not have any specific space standars. In view of this, based on the requirements & practices followed by the Deptt. of Animal Husbandary, GNCTD following norms have been worked out:-

a) Veterinary Hospital

Plot area = 2000 sqm.

Capacity = 25 animals

Location = Easily accessible for animals.

facilities = Surgeons's labs office, O.T.,
Examination room, X-Ray room,
Wards, reception, kitchen,
store etc.

Other controls = max. ground coverage = 25% max. FAR = 50

b) Veterinary Dispensary

Plot area = 1000 sgm.

Capacity = 10 animals

Location = Easily accessible for animals

Facilities = Surgeon's lab & office, O.T. examination room, wards, reception, store, kitchen etc.

Other controls = max. ground coverage = 25% max. FAR = 50

6. The norms as given in para 5 above are put up for consideration of the Technical Committee & processing for incorporation in the MPD-2001.

( or. S.P. BANSAL)

Dir (NCRIUE)

Commissioner (Flanning), D.D.A., pointed out that there were no norms for Veterinary Hospitals and that there is no provision of Veterinary Hospitals in the urban area in Master Plan but Chief Secretary stressed that it was an essential part of urban development and it was a serious lapse at the stage of Planning. Chief Secretary Cestred that it should be looked into impodiately. Consissioner (Planning) L.D.J., also demanded that the sites isomulation in rural areas should be identified and a map should be provided to his end at the earliest.

- 7. Birs. Menaka Candhi also desired that the land alloted to Animals Friends at Whameshah Road was being misused and that D.D.A. should take action to resume it and allot it to some other J.G.O.
- being used indiscriminately by defryueles for increasing/tetring the milk yield. This causes reproductivity problems in the animals and adverse effects on the health of the consumers of milk from such animals. This should be enquired into with the help of Drug Controller and an effort should be made immediately to ensure its sale only in the prescriptions of registered medical and veterinary practitioners.

the Meeting ended with Vote of Thanks to the Chair.

Disp No. 8362

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Data - 23/2/94

(D. R. S. JIAMA)
DIRECTOR (ALL)

SUB: Removal of unauthorised car bazars and provision of space for regular car bazars.

(PA/JD(AP)I/93/364).

Reference is invited to the letter of Dy. Commr. of Police (South District) No.18415/SD(G), dated 16th August, 1993 wherein he has pointed out that many in-authorised car bazars have recently came into existence in the area of South Delhi where no. of vehicles are parked for sale/purchase using the parking area and the roads. A no. of complaints have been received by the Police as these are found obstructing normal flow of traffic and result in accidents, obstructing the bonafide persons in parking their vehicles in the market. It has been pointed out by him that keeping in view the safety of local residents and passers by separate land be earmarked for the owners of car bazars and allotted to them.

- 2. In MPD-2001 no specific recommendation for providing spaces for regular car bazars have been provided. The recommendations have been made regarding weekly market which basically pertain to traditional type of retail shopping land or either on vacant road sides amongst the lover and middle income groups. Further the MPD states that parking and other open space within the commercial carries should be so designed that weekly market could operate in these areas during non-working hours.
- 3. The allowment for the car bazars on a permanent basis may also not be feasible since it would either be in the parking area or likely to spoil the green areas, since there are hardly any vacant undeveloped lands available for this purpose. The local bodies like DDA, MCD and NDMC have developed a no. of Shopping Centres in Delhi, in their respective areas. It is also a fact that these markets remain closed once a week due to restriction imposed by Delhi Admn. Therefore, it should be possible to utilise the parking areas of such

Dur (AD

Sub: Alletment of additional land to NDMC for Compost Plant in Okhla near Sukhdev Vihar (File No. F.23(24)91/IC)

The Administrator, NDMC vide his letter dated 2nd August, 92 addressed to V.C., DDA has requested for allotment of additional land of 3.6 Hac. (3.9 acres) adjacent to the existing NDMC's Compost Plant in Okhla for its expansion and conversion axad of city garbage into compost. In the letter Administrator has further stated that keeping in view the non availability of landfill si as in Delhi the Planning Commission is keen that the example of Compost Plantbe taken during the 8th Five Plan for effectively tackling the problem of disposal of city groage.

- The case has been examined and it is observed that initially land measuring 3.43 Hac. (8.5 acres) was alletted to NDMC for a Compost Plant at this location and is in use alongwith the office building. Subsequently an additional piece of land measuring 0.66 Hac. (1.65 acres) was also will allotted to NDMC for expansion of the Compost Plant towards north of the existing plant and a suitable green buffer was provided between the Compost Plant and Sukhdev Vihar S.F.S. Colony. At a later date another strip of land measuring 1000 ft./60 ft. was also allotted for the construction of an approach rold from Sukhdev Vihar Colony which however, was opposed by the residents of Sukhdev Vihar S.F.S. flats. The approach to the existing Gempost Plant continues to be from the MCD Sewage Treatment Plant linking the Compost Plants with Mathura Road.
- The request for additional allotment of land me suring 3.60 Hac. (8.9 acres) was rejected by the V.C.. of in August'89 since the same was objected to by the residents of S.F.S. flats and also by Centreal Roadman area into use as Compost Plant. A fresh request has been received from NDMC for review of the allotment of additional land to enable them to carry out programme pregarding improvement of environment, proper untilisation of solid waste etc. etc. In this regard views of Chief Engireer, (D) DDA were also obtained, he has desired that

		the time and place and the time and the part	THE ST. LEW SALE NAME AND
~ 1	N=D-2001 standard	Required	Proposed
	District Centre	2 nos.	2
3,	Community Contre	3 nos.	3
to en ex		(Filling Stations)	
	Total requirements	7 to 8	8

Petrol pump sites proposed in district centre and rommunity centre would be provided at the time of preparation of detailed schemes for these centres by Housing & Urban Projects Wing. The sites in residential use zone would be located as under:-

0.	location	Size	Road facing
L,	LSC in sector-20 in between pkts. 1 & 10.	30x17 mtr. (Filling onl	30mtr. wide road.
9	copesed service centre in sector-22 cent dits. 11 & 12.	Jox30 mtr. (Filling- sum-servi- cing)	40 mtr. vide Kanjhawala Road.
er see 😑	Let in moder-24 near pkt. 28.	(Filling only)	28 mtr. wide road parallel to 60mtr wide road connec- ting Machuban Chowk & Ph. III.

The sites proposed in LSCs would be part of LSC/OCF. The sites earlier approved by Technical Corrected in principle was proposed sites are shown on the plan(laid on the table)

(4) GAS GCDCMS:- Master Flon for Dolhi-201 recommonds tendered of one gas godown site for 40,000 population and to located in service centre. Thus, for apopulation 1,58,000, four sites are required to be provided for bini rhadeli.

In the approved plan of whimi chase-III, no specif. It is the fer service centre has been proposed. It is the moded that local shapping centre with becated in Paul measuring 0.47 here, would be mesignated as

#### S.NO.9/Item No. 68/94/TC

SUB:- PROPOSAL OF PETROL PUMPS(FILLING-CUM-SERVICE STATIONS) AND GAS GOLDOWNS IN RCHINI PHASE-III. (FILE NO.PP/R/L001/93-94)

Two petrol pumps sites were proposed for approval in Robini Phase-III vide item No.108/93/TC in Technical Committee meeting held on 26-10-93( copy of agenda item is enclosed). The decision of Technical Committee is re-produced below:-

"The Technical Committee approved 3 sites for location of filling station cum service station each measuring 36m x 30m - one site on Khanjawala Road and 2 sites on road Mo. 41 Extn. with the condition that green area utilised for these outlets be compensated within the residential/commercial area. The exact location be worked out by Commit(Plg.)".

The sites proposed were located in 30 mtr. green strip parallel to 40 mtr. (Kanjhawala Road) and 60 mtr. wide road connecting Robini Phase-III and Madhuban Chowk. The locations of three petrol pump sites approved by Technical Committee and were referred to Engineering Branch for detailed feasibility. The concerned Executive Engineer has informed that major services are passing through these green belts. In view of this, it is not possible to propose petrol pump sites in 1000 green belts.

V.G.,DDA vide his circular No. F.13(12)/88/CRC/ 1295 dt. 25th Feb., 1994 has directed not to sacrifice green area for gas godowns/petrol pumps/similar other unes. In view of this, the proposal for petrol pumps has been reviewed and the fresh proposal for petrol pump sites/gas godowns is submitted as under:-

(A) <u>PETROL PUMPS:</u>— The requirement for petrol pumps for a population of 1,58,000 in Rohini Phase-III works out to be as under:

S.No. MPD-2001 standard Required Proposed

Residential use zone 2 to one/150 hectare of gross residential area.

2 to 3 nos. 2-Local shopping centre.

1-Service centre Four gas godown sites and one petrol pump site returned to a hove would be provided in this service centre Til tite is suitable as it is facing 40 mtr. wide it ting Kanjhawala Road with green belt on two sides.

The proposal is placed before the Technical Countitee for its consideration and approval.

(S. P. PATHAK)
J.D. (PLANNING)

Ground Coverage and FAR for land allotted for Sub: Sports Complex.

#### File No. 16(113)79-MP

- Vide letter No. LII-17(25)10 dt. 6-1-94 from the effice of the LOBO, Govt. of India, Ministry of Urban Development, Nirman Bhawan a query has been raised with respect to FAR which can be permitted for Sports Complex. This is with reference to land measuring 1.57 acres allotted te Defence Colony Welfere Association. It has been enquired whether an area of 6000 sq.ft. can be permitted on the plet alletted to BCWA for Gymanisum and Sports Complex.
  - The land use of the site under reference is 'Recreational' (Distt. Parks, playground and open spaces) as per the approved Zenal Plan for Zene B-20.
- Earlier, vide Commr. (Plg.) letter dt. 4-4-83 a maximum ground coverage of 20% and FAR upto 20 had been permitted.
- As per MPB-2001 under Recreational land use a maximum of 20 sq.mt. of built up area is allowed for Watch & ward (Page 156 of the gazette). The MPB-2001 dees not provide specific development centrals for Sports Complex and stadia which are part of the land use premises No. 042, 043, 044, 045, 046, 056 etc. Under the development centrel nerms for Education & Research (large campus of about 8 hacts.) the following provisions are prescribed:

Sports and cultural activities ( 15% of the total area) 10%

- Maximum ground coverage 1)
  - 15 Maximum floor area ratio
- 11) It is proposed to adopt the above norms for Sports Complex and stadia falling under Recreational land use zone.
- The matter is placed before the Technical Committee for its consideration.

By. Director (ZP)-J

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1.			OSD to VC the information of the later
2.			Engineer Member.
3.			Principal Commissioner
4.			Commissioner(Plg.) Member Secy.
5.		100	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.	r		Chief Architect
		,1	NDMC, Palika Kendra, New Delhi.
12.			Town Planner, MCD, Old Hindu College Bldg, Kashmere Gate, Delhi.
13.		\$ee	DUAC, NDMC Commercial Complex, Lok Naya: Bhawan, Khan Market, New Delhi.
14.			Land & Development Officer, Land & Development Office, Nirman Bhawan, New Delhi.
15.		.!	Sr. Architect, H&T (I), Unit Room N 0.316, 'A' Wing, 3rd floor, Nirman Bhawan, New Delhi.
16.		1	Deputy Commissioner of Police(T), MSO Building, IP Estate, New Dolhi.
17.			Chief Engineer(Plg.) DESU,
1			DESU Bldg, Jhandewalan, New Delhi.
18.			Sh. R.K. Jhingon, Sr. Land Scape Arch. DDA, Vikas Minar, New Delhi.
19.			Commr. (LM) DDA, Vikas Sadan, INA, Nov Delhi.