

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

NO. F.1(50)/95-MP

DT. 19.12.95

Draft minutes of the 55th meeting of Technical Committee held on 19.12.95 at 9.30 A.M. in the Conference Room of Vikas Minar, 5th floor, DDA, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Shri Anil Kumar, Vice Chairman (In chair)
2. Shri R.L. Hans, Engineer Member
3. Shri Arun Mhaisalkar, Commissioner(Plg.)
4. ~~Shri P.C. Jain~~
4. Shri P.C. Jain Addl. Commr. (AP)
5. Shri. Chandan Ballabh, Addl. Commr.(DC&B), *Member Secretary*
6. Shri Prakash Narayan, Director (PPR)
7. Shri R.K. Jhingan, Director (Land Scape)

TOWN AND COUNTRY PLANNING ORGANISATION

8. Shri T.D. Bhatia, TCP

Delhi POLICE

9. Shri G.C. Dwivedi, ACP(T)

D.E.S.U

- 10.11 Sh. Ramesh Chander, CE
- 11.12 Sh. Trilok Chand Aggarwal, S.E.

C.P.W.D

12. Sh. Kapil Setia Dy. Architect.

SPECIAL INVITEES

13. Sh. N.P. Singh, GM (BTPS) for item no. 107/95.
14. Sh. S.K. Gupta, Sr. Manager -do-
15. Sh. Pradeep Behari, ACA-I for all items.
16. Sh. K.K. Bandyopadhyay, AC (TYA) for all items.
17. Sh. M.N. Khurana, C.E.(E) for item no. 111/95.
18. Sh. N.K. Aggarwal, Dir.(SA) for item no. for item no.107/95.
19. Sh. Vijay Risbud, Dir. (Bldg.) for item no.112/95&113/95.
20. Sh. S. Srivastha, Dir.(Dwarka) for item no.111/95.

MUNICIPAL CORPORATION OF DELHI

21. Sh. Shamsher Singh, Addl.Town Planner.

1. Item No.63/95

Sub : Action taken report on the decisions of Technical Committee meeting held on 21.11.95 and 28.11.95

F.1(28)91-MP

The action taken report on decisions of 53rd & 54th Technical Committee meeting held on 21.11.95 & 28.11.95 respectively was discussed & noted.

2. Item No.107/95

Sub : Grant of NOC for acquisition of 100 hecets. of land for ash disposal of Badarpur Thermal Power Station.

F.3(73)84-MP

The proposal of acquisition of additional 100 hect. land for BTPS was approved with the following conditions:

- i) In future no further land for ash disposal purposes will be earmarked to BTPS.
- ii) Efforts should be made by BTPS to utilise fly ash to the maximum extent possible in bricks and blocks/making, filling purposes and building materials purposes etc.
- iii) BTPS shall make efforts to utilise 100% ash generated by year 2004.
- iv) Effluent emanating from the BTPS ash pond should continue to be treated as per standards provided by Central Pollution Control Board/Delhi Pollution Control Committee.
- v) On filled up ash dyke area, green cover should continue to be provided by selected local/ash resistant species of plants to check any air pollution problem in the vicinity due to flyash.
- vi) BTPS should attempt to use washed coal so as to reduce the requirement of land for ash disposal.
- vii) The fly ash pond filled area will revert back to DDA, if required, on mutually agreed terms.

3. Item No.108/95

Sub : Change of land use of an area measuring 26 ha. and 4.04 ha. (10 acres) from 'agricultural & Water Body' (use zone A-4) to 'manufacturing' (Use zone M-2 fly-ash brick plant only) at Badarpur and Rajghat Power House.

F.3(56)/89-MP/Pt.I

The Technical Committee recommended the change of land use of an area measuring 26 hect. and 4.40 hect from 'agricultural and water body' use to 'manufacturing use' (M-2 for fly-ash brick plant only) and recommended for further processing for issue of notification.

*Ohu*



4. Item No.109/95

Sub : Change of land use of an area measuring 27.25ha. (67.30 acres) 'rural use zone' to 'transportation' (Airport) in the South of Mehrauli-Mahipalpur road New Delhi.

F.3(61)90-MP

Change of land use of an area measuring 27.25 ha. (67.30 acres) <sup>from</sup> 'rural use' to 'transportation' (Airport) with the proposed break-up i.e. (i) residential 4.69 ha. (ii) transportation (airport) 18.16 ha. (iii) transportation (45m wide road) 3.40 ha. (iv) recreational (for heritage scheme around Sultan Garhi monument) 1.0 ha. in South of Mehrauli Mahipalpur road was recommended for further processing for issue of final notification.

5. Item No.110/95

Sub : Regarding permission for additional, construction school, INDOLOGY, Research Centre, Office etc. and change of land use for the plot of Shree Atma Vallabh Jain Samarak Shikshan Nidhi, GT K.Road (Narela sub-city).

F.3(115)/76-MP

After detailed discussion, the Technical Committee agreed 'the concept in principle' submitted by Samarak Nidhi for the fact that this institution is serving the requirement of the area and has no commercial component. It was suggested that the land requirement be further examined as per MPD-2001 provisions and the applicable development control norms for specific use premises. The Technical Committee also observed that Samarak Nidhi shall have to pay the 'Development Fee' at the prevailing rate of Institutional allotment minus land cost or as worked out by Finance Deptt./Lands Deptt.

6. Item No.111/95

Sub : Revision in approved road section of 60m., 45m. & 30m. r/w in Dwarka sub-city.

F.1(62)90/DWK/Pt.662

After detailed discussion, the Technical Committee approved the proposal for revised cross-section of road r/w of 30mt., 45mt. & 60mt. in Dwarka scheme with the provision of over head high tension line pylons for a limited length in 2 parts (total length about 1½ km. only) as has been agreed by DESU.

*CPR*

7. Item No.112/95

Sub : Unified Buiding Bye-laws and consequent amendment  
in MPD-2001 — Basement provisions.

PA/Director(B)/281/95

After detailed discussion, the Technical Committee suggested that the matter be examined internally and if required, this be also discussed with MCD & NDMC.

8. Item No.113/95

Sub : Display Boards on Building Sites.

PA/Director(Bldg.)/282/95

The matter was discussed and the Technical Committee suggested that these regulations be made applicable in the development areas of DDA, MCD & NDMC be also informed to follow the same in their respective areas.

  
(CHANDRA BALLABH)  
ADDL.COMMR.(DC&B)  
MEMBER SECRETARY.



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No.F.1(50)95-MP

Dt.1.1.96

Minutes of the 55th meeting of Technical Committee held on 19.12.95 at 9.30 A.M. in the Conference Room of Vikas Minar, 5th floor, DDA, New Delhi.

The following were present.

DELHI DEVELOPMENT AUTHORITY:

1. Sh. Anil Kumar, Vice Chairman (In Chair)
2. Sh. R.L.Hans, Engineer Member
3. Sh. Arun Mhaisalkar, Commissioner(Plg.)
4. Sh. P.C. Jain, Addl. Commr. (AP)
5. Sh.K.K.Bandyopadhyay, Addl.Commr.(TYA)
6. Sh. Chandra Ballabh, Addl.Commr.(DC&B), Member Secy.
7. Sh. Prakash Narayan, Director (PPR)
8. Sh. R.K.Jhingan, Director(Land Scape)

TOWN AND COUNTRY PLANNING ORGANISATION:

9. Sh. T.D.Bhatia, TCP

DELHI POLICE:

10. Sh. G.C.Dwivedi, ACP(T)

M.C.D.

11. Sh. Shamsher Singh, Addl.Town Planner

D.E.S.U.

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113/95
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(CHANDRA BALLABH)  
ADDL.COMMR..(DC&B)  
MEMBER SECRETARY.

Memo no.Fl(50)95-MP

Dated 1.1.96

Copy to:

1. OSD to VC for the information of the latter.
2. Engineer Member, DDA
3. Principal Commissioner
4. Commissioner (Plg.)
5. Commissioner (LD)
6. Chief Architect, DDA
7. Addl. Commr. (DC&B)
8. Addl. Commr. (TYA) DDA
9. Addl. Commr. (AP) DDA
10. Chief Planner, TCPO
11. Chief Architect NDMC
12. Town Planner, MCD
13. Secretary, DUAC
14. Land & Development Officer
15. Sr. Architect (H&TP) CPWD
16. Deputy Commissioner of Police (T)
17. Chief Engineer (Plg.) DESU
18. Director (Land Scape) DDA
19. Commissioner (LM) DDA
20. Secy. to L.G.
21. Director (PPR)

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



DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

No.F.1(1)95/MP

Dated: 14.12.95

MEETING NOTICE

The 55th Technical Committee meeting of the DDA will be held on 19.12.95 at 9.30 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

Agenda for the meeting is enclosed. You are requested to kindly make it convenient to attend the meeting.

  
(CHANDRA BALLABH)  
ADDL. COMM. (DC&B)  
MEMBER SECRETARY

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SUBJECT:- Grant of NOC for acquisition, of 100 hecets.  
of land for Ash disposal of Badampur  
Thermal Power Station.  
F.3(73)84-MP/

1. BACKGROUND

- i) In the year 1984 BTPS requested to issue NOC for acquisition of 460 hecets. of land on the Eastern side of <sup>Agra</sup> Canal for ash ponds to dump ash for another 20 years.
  - ii) In the year 1988 the land requirement was reduced to 200 hecets of land against 460 hecets. for the next 10 years or so.
  - iii) The case was considered in the Technical Committee meeting held on 31.8.88. and the Technical Committee decided that a group under the Chairmanship of Commr. (Plg.) and comprising of Director (PPW), Director (DC&P) representatives from DESU, CCI Sh. Tikku Department of Environment and representatives of NTPC as convener to go in both question of earmarking suitable sites/locations for dumping of fly ash.
  - iv) On the recommendations of Technical Committee DDA issued NOC for acquisition of 100 hecets. of land in 2 phases i.e. for 60 hecets. & 40 hecets. respectively thus till date BTPS is in ~~possession~~ possession of 258 hecets. of land out of which NOC issued for 100 hecets of land in the year 1989 and 1990 by DDA.
  - v) BTPS again approaching DDA to issue NOC of acquisition of 100 hecets of land for construction of ash dyke Ph.V so as to meet the requirement of the land till 2003.
- 2.0. The subject matter was considered in the Technical Committee meeting vide item No.32/95/TC held on 19.5.95 (annexure-I) wherein following was decided:-

"The proposal was explained by the representative of NTPC and during the discussion the representative of Ministry of Environment, Dr. G.K. Pandey indicated that during the past few years 100 ha. of land had been acquired by NTPC for dumping of fly ash for the purpose of manufacturing of fly ash bricks locally and it was apprehended that there would be further requirement of extra land from year to year basis. Therefore, it was decided to constitute a committee consisting of representatives of NTPC, Deptt. of Planning DDA, Engineer

13/12



Wing DDA; Ministry of Environment to inspect the site and study various aspects of the matter including the efforts made by NTPC to utilise fly-ash and report be submitted within a months time."

3.0 Action taken:- On the basis of the recommendation of the Technical Committee the sub-group was represented by Dr.G.K.Pandey Director, Ministry of Environment and Forest., Sh. Suresh Mehta/Sh. S.P. Rastogi, S.E., DDA., Sh.P.C.Jain, Addl. Commr. (Plg.), Sh. N.K. Agarwal, Director (Plg.) DDA and Sh. N.P. Singh, General Manager, BTPS. The group has had the site inspection meetings and deliberations on 10.7.95, 15.7.95, 24.8.95 and 23.11.95 including the site visits of the existing fly ash ponds and the proposed lands to be acquired.

4.0. G.M.(B.T.P.S.) vide his letter No. BTPS/Civil/AD/V-22/619 dt.1.12.95. has forwarded the recommendations of the group given in annexure II.

5.0. In brief the group has recommended to consider issue  
(i) NOC for acquisition of 100 hect. of additional land as shown on the copy of the plan (Laid on the table). Subject to the condition that in future no land for ash disposal purposes will be earmarked to BTPS.  
(ii) It also recommend measure to utilise the fly ash, control quality of effluent and cover the fly ash dyke area with green cover.

6.00 PROPOSAL

In view of the recommendations made by the sub-group constituted by the Technical Committee the subject matter of issue of NOC for acquisition of 100 hect. of land as shown on the copy of the plan laid on the table to BTPS for the purposes of fly ash disposal ponds is placed before the Technical Committee subject to the conditions as under:-

1. The conditions laid on by the sub-group will be strictly observed by the BTPS.
2. The fly ash pond filled area will revert back to DDA if required on mutually agreed terms.

7.0 Proposal contained in para 5 above is placed before the Technical Committee for its consideration.

-3-

Annex I

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING/SPECIAL AREA

NO: F.3(73)84/MP/

Dt:- 28.4.95.

SUBJECT:- Allocation of balance 100 Hects.  
of land for Ash disposal of  
Badarpur Thermal Power Station.

1.0

- (1) In the year 1984 BTPS requested to issue NOC for acquisition of 460 hecets. of land on the Eastern side of canal for ash ponds to dump ash for another 20 years.
- (ii) In the year 1988 the land requirement was reduced to 200 hecets of land against 460 hecets for the next 10 years or so.
- (iii) The case was considered in the Technical Committee meeting held on 31.8.88 and the Technical Committee decided that a group under the Chairmanship of Commr. (Plg.) and comprising of Director (PPW), Director (DC&P) representatives from DESU, CCI Sh. Tikky and Department of Environment and representatives of NIPC as convenor to go in both question of earmarking suitable sites/locations for dumping of fly ash.
- iv) In September, 1988 V.C. DDA redefined the constitution of the group under Chairmanship of Commr. (Plg.) DDA, General Manager, DESU, Director Operation CCI, Representatives of Department of Environment Ministry of Environment and Forest, Commr. (Lands), Director (PP) and Director (DC), General Manager (BTPS) as convenor with the following terms of reference:-
  - a) To identify suitable location/land to be used as Ash pond on short term and long term basis.
  - b) While suggesting the alternative location, the group should take into consideration whether dumping of ash causes problem around and damaging group apart from causing lot of inconvenience to the person living around such locations.
- ) In Delhi, there are large ravines created due to

Contd..2/-

excavation of building material in the vicinity of Badarpur area whether such ravines could be made use for this purpose.

2.0 The group after going through all the details made following recommendations:

- i) NTPC should switch over to modern technology thereby reducing production of fly ash and the problems of its dumping. They should examine the possibility of use of gas instead of coal.
- ii) It was also felt that the NTPC should examine dumping the dry ash into the excavated mines/ravines on the pattern followed by DESU.
- iii) The use of fly ash for manufacturing of cement, fly ash bricks, cellular concrete blocks and disposal to the consumers should be adopted.
- iv) The group felt that the possibility of utilising the fly ash for river channelisation by studying its chemical effects with water may also be the group felt that the possibility of utilising the fly ash for river channelisation by studying its chemical effects with water, may also be explored. Also wherever there are low lying area, this should be used as filling material. The group also recommended that the land in phase-1 which is already filled up should be utilised for planned development of Delhi for recreational and other activities.
- v) Keeping in view the above suggestions, the group suggested that to meet the requirement for a period of 5 to 6 years, the fly ash dykes may be allowed in an area minimum to the extent of 100 hec. meanwhile above suggestions be examined in details and be implemented.
- i) It was also suggested that the area in the south of road leading to Noida barrage and in the area to be used as National Highway bye-pass No. 2 should be taken up first for dumping of fly ash to raise



the level of this area/pocket for which the land be identified separately.

vii) To improve the environment and reduce the pollution, it was felt that the pockets available after dumping of fly ash, should be properly land scaped and wherever necessary layer of sweet earth should be laid. Such area may be handed over to DDA on mutually agreed basis after proper landscaping.

3.0 The case was considered in the Technical Committee meeting held on 12.1.89 and as a minimum measure 50 hecsts. of land was decided to be acquired for dumping of fly ash. Later on after discussions with I.G about 60 hecsts. of land was agreed to be acquired against the 50 hecsts as decided by the Technical Committee.

- i) In the year 1990 V.C. DDA up to acquisition of additional 40 hecsts of land for the construction of ash dykes by BIPS.
- ii) Thus till date BIPS is in possession of 258 hecsts, of land out of which DDA has issue NOC for 100 hecsts. of land in the year 1989 & 1990.

4.0. The BIPS has again approach DDA to issue NOC for acquisition of 100 hecsts. of land for construction of ash dykes Ph-V so as to meet the requirement till 2003. The request is considered in the meeting of the group constituted by the Technical Committee under the Chairmanship of Commr. (Plg.) DDA on 16.3.95 wherein following has been concluded:- (Minutes annexed)

- (i) In view of the pressing need of the land required for fly ash disposal, the group recommended for 100 hecst. of land as shown on the copy of the plan circulated with the report to BIPS for acquisition with the stipulation that action should be taken as suggested in para 2.
- (ii) Since the representatives of the Ministry of Environment was not present in the meeting, he may be called in the Technical Committee meeting.

5. In view of the recommendation of the group the request of BIPS for issue of NOC for 100 hecsts. of land as shown on the plan( laid on the table) is placed before the T.C. for its consideration.

"DECISION"

The proposal was explained by the representative of NTPC and during the discussion the representative of Ministry of Environment, Dr. G. K. Pandey indicated that during the past few years 100 ha. of land had been acquired by NTPC for dumping of fly-ash for the purpose of manufacturing of fly-ash bricks locally and it was apprehended that there would be further requirement of extra land from year to year basis. Therefore, it was decided to constitute a committee consisting of representatives of NTPC, Deptt. of planning, DDA Engineering Wing DDA, Ministry of Environment to inspect the site and study various aspects of the matter including the efforts made by NTPC to utilize fly-ash and report be submitted within a month's time.

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2/9/95  
Publicity Officer

a) In future no further land for ash disposal purposes will be earmarked to BTFS.

b) Efforts should be made by BTFS to utilise fly ash to the maximum extent possible in bricks and blockmaking, filling purposes and building materials purposes etc.

c) BTFS shall make efforts to utilise 100% ash generated by year 2004.

d) Effluent emanating from the BTFS ash pond should continue to be treated as per standards provided by Central Pollution Control Board/Delhi Pollution Control Committee.

e) On filled-up ash dyke area, green cover should continue to be provided by selected local/ash resistant species of plants to check any air pollution problem in the vicinity due to fly ash ~~filling~~.

f) BTFS should attempt to use washed coal so as to reduce the requirement of land for ash disposal.

  
( Dr.G.K. PANDEY )  
DIRECTOR, MINISTRY OF  
ENV. AND FOREST

  
( P.C. JAIN )  
ADDL. COMMISSIONER (PLG),  
D.D.A.

  
( N.P. SINGH )  
GENERAL MANAGER (BTFS)

  
( S.P. RUSTOGI )  
S.E. (DDA)



RECOMMENDATION ON ACQUISITION OF 100 HECT. OF  
LAND FOR FLY ASH DISPOSAL PURPOSES IN RESPECT  
OF BADARPUR THERMAL POWER STATION.

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In pursuance of the decision taken in the Technical Committee Meeting chaired by Vice-Chairman, DDA on 19.5.75, a Sub-Committee comprising of the following members was constituted:

1. Representative of Ministry of Environment and Forest.
2. Representative of Engineer Member, DDA.
3. Representative of Commissioner (Planning), DDA.
4. Representative of NIPC/BIPS.

The terms of reference set up by the Technical Committee are as below:

"To inspect the site and study various aspects of the matter including the efforts made by NIPC to utilise fly ash and report be submitted within a month's time."

The committee had following members:

1. Dr. G.K. Pandey, Director, Ministry of Env. and Forest.
2. Shri Suresh Mehta/Shri S.P. Rustogi, Superintending Engineer, DDA.
3. Shri P.C. Jain, Additional Commissioner (Planning)/Shri N.E. Aggarwal, Director (Planning), DDA.
4. Shri N.P. Singh, General Manager, BIPS.

The report of the committee is annexed herewith at enclosure-1.

Committee recommends the following:

1. D.D.A. may consider to issue N.O.C. for acquisition of 100 Hect. of additional land as shown on the copy of the plan annexed subject to the following conditions:

Sub: Change of land use of an area measuring 26 NA  
 and (10 acres) from 'agricultural & water body'  
 (Use Zone A-4) to 'Manufacturing (Use Zone M-2)  
 at Badarpur and Rajghat Power House. *Fly Ash Brick Plant only*  
 F.No. F.3(56)/89=MP/Pt.I

1. Vide notification No. F3(56)/89-MP/Pt.I dt. 24.9.95  
 (Annexure-I), a public notice was issued inviting the  
 objections/suggestions for the proposed change of land  
 use, the details given as under:-

- i) "The land use of an area, measuring about 26 ha.  
 (64 acres) bounded by existing cart-track in the  
 North, Jaitpur drain in the South and Ash Dyke  
 Area (Phase-III) in the East and drain from Jaitpur  
 Dyke Area Phase-I in the West, is proposed to be  
 changed from 'agricultural and water body' (Use Zone  
 A-4) to 'Manufacturing' (Use Zone M-2 *Fly Ash Brick Plant only*)
- ii) The land use of an area, measuring about 4.04 ha.  
 (10 acres) forming part of Zone 'O' (River Yamuna)  
 and bounded by DESU Fly Ash Ponds in the North,  
 Rajghat Thermal Power Station in the South, River  
 Yamuna in the East and Rajghat (Sanadhi Complex) in  
 the West, is proposed to be changed from 'agricultural  
 and water body' (Use Zone A-4) to 'Manufacturing'  
 (Use Zone M-2 *Fly Ash Brick Plant only*).

2- In response to the public notice two objections/  
 suggestions have been received, in addition there has been  
 a News item in Indian Express dt. 8.11.95. The objections/  
 suggestions received and the news item appeared in the  
 Indian Express have been examined, the details given in  
 annexure-II.

3- In view of the comments, on objections/suggestions  
 (annexure-III), the proposal for change of land use/  
 given in para-I above is placed before the Technical  
 Committee for its consideration. (Plan enclosed with table)

*[Signature]*

PUBLIC NOTICE

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

MODIFICATIONS:

- i) "The land use of an area, measuring about 26 ha. (64 acres) bounded by existing cart-track in the North, Jaitpur drain in the South, Bund of Ash Dyke Area (Phase-III) in the East and drain from Jaitpur to Ash Dyke Area Phase-I in the West, is proposed to be changed from 'agricultural and water body' (Use Zone A-4) to 'Manufacturing' (Use Zone M-2)".
- ii) "The land use of an area, measuring about 4.035 ha. (10 acres) forming part of Zone 'O' (River Yamuna) and bounded by DEHU Fly Ash Ponds in the North, Rajghat Thermal Power Station in the South, River Yamuna in the East and Rajghat (Samadhi Complex) in the West, is proposed to be changed from 'agricultural and water body' (Use Zone A-4) to 'Manufacturing' (Use Zone M-2)".

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

(V.M. BANSAL)

COMMISSIONER-CUM-SECRETARY  
DELHI DEVELOPMENT AUTHORITY

Dated: 29.7.95



WEDNESDAY NOVEMBER 8 1995

Metro

Urban Affairs Ministry move termed 'surreptitious'

# Brick kilns to eat into Rajghat

by Sayantan Chakravarty

NEW DELHI, NOV 7

**S**AMADHI space in the Capital, reserved for departed national leaders, may soon be in short supply. In a unilateral move, the Urban Affairs Ministry is now out to change land use rules for the green area behind the Rajghat Samadhi complex. All to accommodate some manufacturers of flyash bricks.

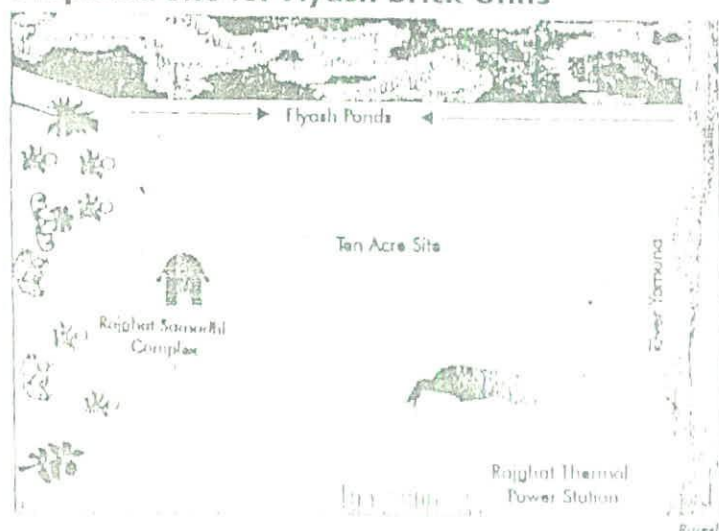
The Delhi Development Authority -- under explicit instructions from the Ministry -- has initiated steps to convert green land behind the Rajghat to a tract meant for unrestricted manufacturing activity by ushering in changes in the Delhi Master Plan.

The hush-hush move has been described as "surreptitious" by experts. Some feel that plenty of money will change hand if the move is allowed to come through. Even members of the Delhi Urban Arts Commission have been unsparing in their criticism of the move, saying verdant land around the samadhi complex will be lost forever.

Interestingly, the DDA's commissioner cum-secretary, Mr V M Bansal, who first signed the notification for making the land use change, now denies there is any such move.

Urban affairs expert, Mr Patwant Singh, traced the authorities for changing the land use to suit vested interests. "This matter has been quietly slipped into the notification list and it almost goes unnoticed. This is a deliberate move to change the land use on the sly," Mr Singh felt.

Proposed Site for Flyash Brick Units



Some members of the DUAC are strongly opposed to the proposal and feel that instead of changing the land use to suit the interests of some brick manufacturers in Delhi, long term plans should be drawn up to relocate the polluting Rajghat Thermal Power Station that emits colossal quantities of flyash.

The DDA has proposed that large scale manufacturing units be set up, ostensibly for flyash bricks by using the ash emitted by the towering chimney of the RTPS.

The DDA's notification for land use change of July 24, which has invited "suggestions and objections" from the public, has remained deliberately ambiguous on the exact location of the place. DUAC members feel that even qualified architects, planners and experts will find the place hard to trace and thereafter, filing objections may

become only a remote possibility.

The public notice said: "The land use of an area, measuring about 4.035 hectares (10 acres) forming part of zone 'O' (River Yamuna) and bounded by DESU fly ash ponds in the north, Rajghat Thermal Power Station in the south, river Yamuna in the east and Rajghat (samadhi complex) in the west, is proposed to be changed from 'agricultural and water body' (use zone A-1) to 'manufacturing' (use zone M-1)".

Some members of the DUAC have raised serious objections to the DDA move, saying that manufacturing should not be allowed to take place at the site at any cost.

Almost all the DUAC members have strong reservations about the purpose of changing the land use. One of its members, Mr Sayed S Shafi, for instance was of the view that the flyash

should be transported by pipeline to a carefully selected locality where residential density is low.

"It is important to explore all permanent solutions. A thermal power plant that throws up flyash is temporary, the city is permanent," he said.

Mr Shafi is of the view that the thermal plant should be declared as located in a 'non-conforming area' and then shifted to a well-art, well conceived, planned out area.

He described the move as ad hoc. Bricks, he felt, will add 1,000 trucks, if not more, on the roads around Rajghat. The end product will not be used within a radius of 5 km of the plant but mostly in Noida, Gurgaon, Faridabad, Gurgaon and Patiala.

Members believe that long term plans should be there to shift out the RTPS just as there should be the ones for the Indira Prastha power station. "It (RTPS) has given nothing but disease to Delhi. In order to curb the emission of flyash to the tune of 80-100 tonnes in 1970s, an electro-static precipitator was installed but it never worked properly as high tech devices have to be fine tuned to coal quality which is always changing. The precipitator proved a failure."

Even the Supreme Court and the Delhi Zoo are not spared the flyash spewed from the RTP power station. Ten years ago, the then director of the Zoo pointed out to the Environment Ministry that more than 15 per cent mammals were suffering from lung infection as a result of the high flyash emission and the thick black soot of toxic fumes and gases.

S.No.	Name of the objector	Objection	Comments
1-	Director(I)/JDA	The objection mainly relates to the circulation system proposed for such a use coming up in the Planning Zone 'O' (River Bed Area).	The Planning of Zone 'O' is being undertaken separately which will take care of required circulation system for such activity alongwith other proposed land uses.
2-	Director(ZP)	1) As per MPD 2001, Fly Ash Brick plant i.e. for storage of ash and for industry to manufacture fly ash bricks is not permissible under manufacturing M-2.	In the MPD-2001, there is no mention of Fly Ash Brick Plant, however, the processing is part of manufacturing use Zone M-2. As such this activity will be covered in manufacturing use Zone M-2.
3-	News Item Indian Express dt, 8.11.94.	ii) As per MPD-2001 (page 124 of Gazette) no new extensive industrial units shall be permitted except in existing identified extensive industrial areas.	This activity is a need based activity, in order to reduced quantum of land required for Fly Ash disposal.

Annexure (i)

Annexure (ii)



AREA PLANNING WING

NO.F.3(55)/89/AP

Sub: Change of land use of an area measuring 26 HA and 10 acres from 'agricultural & water body' (Use Zone A-4) to 'manufacturing (Use Zone M-2) at Badarpur and Rajghat Power House.

Attention is invited to the news item appearing in the Indian Express dated November 6, 1995 - copy placed opposite.

The area identified for establishment of manufacturing of fly-ash is adjoining to Rajghat Thermal Power Station where the fly-ash is being dumped in ponds. On the contrary this activity will reduce the requirement of the land for the dumping of the fly-ash in future.

After looking into the technical possibilities of utilising the fly-ash so as to reduce the requirement of land for dumping of the fly-ash and simultaneously converting the fly-ash waste into a national asset, the change of land use is notified as per the procedure prescribed in DDA Act.

The manufacturing the clay bricks by conventional method eats away the rural lands and also emits the smoke. The ash used in the manufacturing the bricks is a residual of the burnt coal and while recommending the establishment of fly-ash brick plant at the location identified, proper transportation proposal was worked out which will not interfere with the Rajghat Samadhi Complex.

The setting up of fly-ashbrick plant on the location identified will add to the national asset and also relieve the rural land present being used for manufacturing of the bricks by conventional methods.

Submitted please.

24  
(P.C. Jain)  
Addl. Commr. (AP)  
9/11/95

DSD to VC



(67.30 Acres)

Sub.: Change of land use of an area, measuring 27.25 ha., from 'rural use zone' to 'transportation' (Airport) in the South of Mehrauli-Mahipalpur Road, New Delhi.  
F.3(61)/90-MP

Reference is invited to the Authority resolution no.5/94 dated 22.2.94 vide which the change of land use of an area, measuring 27.25 ha. from 'rural use zone' to 'transportation' was approved.

The Govt. of India, Ministry of Urban Affairs and Employment 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/suggestions from the public for the proposed change of land use. The Govt. of India, Ministry of Urban Affairs and Employment had conveyed the approval of the Central Govt. vide their letter no.K-13011/8/94-DDIR, dated 23.9.94. Accordingly, a public notice was issued on 12.12.94. ( Appendix I. )

3. In response to the public notice only objection/suggestion was received from Director(ZP), which is placed at appendix II. with comments of planning deptt.
4. The proposal with the details as above is placed before the Technical Committee for its consideration.

*P.V. Mahalingam*

dt.: 10.12.94

PUBLIC NOTICE

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

MODIFICATION

" The land use of an area measuring 27.25 hect.(67.30 acres) bounded by Indian Spinal Injury Hospital and rural area in the North and rural area in the South and East, and residential & rural area towards the West is proposed to be changed from 'rural use zone' to 'transportation'(airport)' with the following break up;

i)	Residential	4.69
		ha.
ii)	Transportation	18.16
	(airport))	ha.
iii)	Transportation	3.40
	(45m wide road)	ha.
iv)	Recreational	1.0
	(for Heritage	ha.
	scheme around	
	Sultan Garhi mounment)	

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

(V.M.BANSAL)  
COMMOSSIONER-CUM-SECRETARY, DDA.

GOVT. OF INDIA  
MINISTRY OF LAND ACQUISITION  
AND REVENUE  
NEW DELHI

DELHI DEVELOPMENT AUTHORITY  
( ZONAL PLANNING BRANCH )

Jan. 13th, 1995

Sub: Objs./sugg. with regards to proposed  
modification of the land use.  
Ref: public notice no.F.3(61)20/MP dt.10.12.94.  
.....

It is observed in the above mentioned public notice  
that an area meas.27.25 huc. has been proposed for change  
of land use from "rural use zone" to "transportation(Airport)"  
with the break up of following 4 components i.e.

- i) Residential
- ii) Transportation (Airport)
- iii) Transportation (45 mtr. wide road)
- iv) Recreational (for heritage scheme around a  
Sultanpuri monument).

It is to be mentioned that each of the above 4  
components are different use zones which should not be  
clubbed together to form one use zone under the heading  
of transportation(Airport). Therefore, it is suggested  
that the proposed change should be from Rural use (R-3) to

- i) Residential(RD)
- ii) Transportation(Airport) (T-1)
- iii) Transportation(45 mtr. wide road) (T-6) and
- iv) Recreational.

22-B/Du(20)  
19.1.95

( A. F. MANNA )  
Asstt. Dir. (ZP)  
13.1.95

This may be Comm. P. 10000  
dt. 13.1.95

Asstt. Commr. (DEP)

Asstt. Dir. (MP)

*[Handwritten signature]*  
13/1/95

W. I.



OBJECTION/SUGGESTION RECEIVED IN RESPECT OF CHANGE OF LAND USE OF AREA MEASURING 27.25 HA. (67.30 ACRES) FROM 'RURAL USE ZONE' TO 'TRANSPORTATION' (AIRPORT) IN THE SOUTH OF MEHRAULI-MAHIPALPUR ROAD, NEW DELHI.

# OBSERVATIONS

1. It is observed that the area of 27.25 ha. is proposed for change of land use from 'rural use zone' to 'transportation' (airport) with the break up of 4 components, each of which are different use zones, and should not be clubbed together to form one use zone under the heading of 'transportation'. It is suggested that the proposed change of land use should be from 'rural use zone' (A-3) to

- i. Residential (RD)
- ii. Transportation (airport) (T-1)
- iii. Transportation (45 mts. road) (T-6) and
- iv. Recreational.

# COMMENTS

As per the use zone designated in MPD-2001 Airport (t-1) and Road Circulation (T-6) fall under the category of Transportation. Hence the change of land use of the area measuring 27.25 ha. (67.30 acres) from 'rural use zone' (A-3) to

- i. Residential, ii. Transportation (airport) (T-1) iii Transportation (T-6) and iv. recreational, as suggested be agreed.

SUB:REGARDING PERMISSION FOR ADDITIONAL CONSTRUCTION - SCHOOL, INDOLOGY, RESEARCH CENTRE, OFFICE ETC AND CHANGE OF LANDUSE FOR THE PLOT OF SHREE ATMA VALLABH JAIN SAMARAK SHIKSHAN NIDHI, GTK ROAD (NARELA SUB-CITY)

FILE NO:F.3(115)/76-MP

This case pertains to Shree Atma Vallabh Jain Samarak Shikshan Nidhi located at 20th KM. on GTK Road in the Revenue Village of Nanglipuna.

i) DDA had permitted Shree Atma Vallabh Jain Samarak Shikshan Nidhi, covered area of 15,000 sq.ft. in the year 1977-78 under the provisions of 'special appeal' on their plot area of 6.226 acres.

ii) The Samarak Nidhi procured additional land of about 13.702 acres totalling 19.928 acres and requested for permission to construct additional buildings viz.,

a. Upashra and Indology buildings for preserving Books and for research.

b. Social welfare obligations of the Trust i.e. dispensary.

c. A diagnostic centre for naturalpathy and Ayurvedic Medicine plus store.

d. Gurukul extension school, Nari Welfare Centre, Dharamshalla and essential watch and ward facilities.

iii) Vide Resolution no. 15 dated 19-1-87, Authority considered the proposal for 19.92 acres, however, agreed for the proposal to construct two small structures measuring 2786 sq.ft. each in plot of 6.226 acres only in the rural use zone, in possession of Acharya Shri Atam Vallabh Jain Samarak Shikshan Nidhi, in view of the Pritshtha Ceremony of the Temple and the centenary celebrations of the great Acharya Shree Vijay Vallabha Suriji Maharaj, thus, making a total built up area of about 20,572 sq.ft. for this Project. The building plan for the agreed construction was approved by MCD in February, 1988.

iv) Recently, in July 1995, additional land of 4 acres has been taken on lease from the two different Trusts (1.7 acres + 2.318 acres). The Nidhi has requested for permission for additional construction for School, Indology, Research Centre, Office and change of landuse of 19.92 acres. The ground coverage of 25 per cent and FAR of 60 have been requested for. Samarak Nidhi is already running Nursery and Primary schools.

Two staff quarters, Samadhi and a small temple have also been constructed without permission.

2. Samarak Nidhi was accorded permission for construction of a Temple/Memorial in an area of 6.226 acres under the provisions of 'special appeal' available in MPD-1962.

ii) According to MPD 2001, in rural use zone, public and semi-public facilities within 0.5 Kms of the settlement, are permitted.

iii) As per present urban land policy, all land development in urban extension are to be through large-scale acquisition, development & disposal by the DDA. As such, present development is not permissible in the existing policy.

3. The land of Samarak Nidhi is situated along GTK Road and is at a distance of about 0.55 Km from village Budhpur Bijapur and about 0.61 Km, from village Nanglipuna across GTK Road.

ii) Earlier, request of Samarak Nidhi for change of landuse/permission for additional construction was examined and turned down in the year 1988, 1990 and 1991 and the decision was also communicated to Ministry of Urban Development as well as Shri. Chandrika Jain, MP, Rajya Sabha.

iii) The activities of the Samarak Nidhi viz., School, Indology, research centre, temple/museum or social, cultural and educational are permissible use premises under 'public & semi-public facilities' use zone as per MPD-2001.

iv) The area under reference is located in the rural use zone and Development Area no. 175 in the Narela Sub-City, proposed Urban Extension in north.

v) The property is located on GTK Road and land required for road widening has already been left.

vi) According to Urban Extension Plan, the property under reference is shown as residential use. As per the overall project proposals (Draft GDP) for the Narela Sub-City prepared within the framework of Urban Extension Plan, 6.226 acres for which permission for construction of a Memorial/Temple was accorded, has been shown as 'Public & Semi-public Use'. The adjacent area around the property is proposed for residential use.



vii) About 4 acres (1.7+2.318 acres) may not be considered since these have been taken on lease from two different trusts, namely, Devi Padmavati Trust, and Narpat Khairati Lal Jain Foundation.

4. A delegation of the Samarak Nidhi met on 31-3-95 and submitted their representation for the change of land use/permission to construct additional buildings as stated above.

ii) The matter was lastly discussed with VC, Commissioner(Plg.) and other officers on 26-8-95 and VC desired that the proposal may be examined keeping in view the following facts:

a. Such institutional activities on private land viz., Education and Health which are serving society at large.

b. Development fee could be levied for such cases.

c. Whether such land could be surrendered to DDA which in turn may again be leased out to the applicant/owner after charging development fee etc.

iii) The matter was also discussed with Finance Member and Addl. Commr.(AP) with regard to the applicability of development fee. Regarding surrender of land, according to legal opinion, the transfer of land in such a manner may not be possible. Also DDA does not acquire the ownership rights and thus, may not be in a position to become the lessor.

5. In the light of the discussions held at various levels, a policy decision may be required for consideration of permission to institutional use (education & health) under 'Public and semi-public facilities' on private land located in urban extension/rural use zone, keeping in view the following:

i) Development fee at the prevailing rate of institutional allotment minus land cost or as worked out by Finance/Lands Branch.

ii) Regularisation of unauthorised construction, if any, already undertaken as per the provisions of Building bye-laws.

iii) Applicability of development norms stipulated in MPD-2001.

iv) Individual proposal restricted to education and health facility only to be examined keeping in view the adjacent area, road right of way/circulation system etc.

6. Policy matter as in para 5 above is placed before the Technical Committee for consideration.



Sub; Revision in approved road section of 60m, 45m & 30m  
r/w in Dwarka sub city

File No. F.1(02)90/Dwk/Pl. 002

1. INTRODUCTION:

In the approved electrification plan of Dwarka sub-city approved by the Technical Committee vide item No. 103/92 dt. 18.3.91, 66/220 KV overhead lines have been proposed along 60m, 45m, 30m road right of way. As per the standard road section plan approved by the Technical Committee on 25.3.91 the location of overhead lines have been indicated only along 60m road r/w.

2. DETAILS/EXAMINATION:

As per the information supplied by the DESU it has been reported that 220 KV overhead lines, the space required for tower base at ground level is 4.25m x 4.25m at a distance of 200m tower to tower. For 66kv electric overhead lines, the size of tower base at ground level is 3 x 3m and towers are located at a distance of 225m from tower to tower.

Therefore, to accommodate HT lines in 30m & 45m road r/w the cross section of road of 30m and 45m r/w needs to be revised as per the plan laid on table.

In the meeting, taken by the then Engineer Member, DDA, it was desired that the location of HT lines tower indicated in the approved road section in 60m road r/w is not desirable as the foundation of trunk sewers are on the same side. Both requires deep trenches and therefore, the location of HT tower will have to be on the other side of the road. Accordingly the road cross section of 60m wide has also been modified laid on the table.

It was also examined whether the overhead HT lines along 30m and 45m road right of way can be avoided and could be planned underground. On the aspect the opinion of the Chief Engineer(Elect)DDA was taken. He was of the opinion that technically it is not feasible to lay 220 KV lines

partly overhead and partly underground between the two sub-stations. It is also not a practice in the DESU to lay 220 KV line underground. This has also been discussed with Chief Engineer(elect.) with DESU engineers and they have also expressed the same views. It has also been ascertained from DESU for cost of 220 KV underground line will cost Rs. 15 crore per km (approximately) and if the DESU is insisted for the same it can be considered at the cost of developing/requesting Agency otherwise it is the liability of the DESU to lay the line of the said capacity. Looking into the high cost covering the distance between two sub-stations i.e. Sector 29 and Dhaula Kuan, it will not be in the interest of the DDA to insist DESU for laying 220 KV line underground.

3. RECOMMENDATIONS FOR CONSIDERATION:

The proposal for revised cross section of road r/w 30m, 45m and 60m are laid on table for the consideration and approval of Technical Committee.

(Anil BARRA)

31 Dec (2008)



Sub: Unified Bldg. Bye-Laws and consequential amendment in MPD-2001 --- Basement provisions: PA/DIRECTOR (PLD4.) 281/95

During the meeting of the Consultative Committee held on 23.11.95, concern was expressed by the Minister of Urban Affairs and Employment over the mis-use of the provision of the basements. According to the Master Plan - 2001 the basement area if used for a particular activity such as parking, services is not counted in the FAR calculations.

It has been experienced that the areas provided for storage and services in the approved plans as well in the completion plans are grossly mis-used by converting such areas into offices and shops. This kind of mis-use gives rise to load on services such as electricity and also does not conform to the fire regulations. The Minister assured the Consultative Committee that the basement would be used only for the purpose of parking and the bldg. plans could be permitted only for such provision.

For making this assurance implementable it is essential that the Master plan provisions in this respect are modified as per the process of law. The comparative statement of the provision of the basement as per the MPD-2001 and Amendment dt. 15/05/95 is enclosed, at annexure - A.

In view of the assurance given to the Consultative Committee, the following amendments in the Master Plan 2001 are proposed:-

I) Residential - plotted housing:-

For the plots upto 200 sq.mt. in area - No change in the amendment of MPD-2001;

For the plots above 200 sq.mts. in area - Basement for the required parking as per the norms can be provided below the ground floor coverage with the clear height of 2.4 mt. measured from the floor of the basement to the soffit of the ceiling. The area equivalent to 20% of the ground floor coverage, which was permitted as storage space in the basement and outside the FAR can be provided on any other floor in addition to the permissible FAR on these plots.

As there is no addition of the floor space, there is no necessity of levying any betterment charges.

II) For all other uses except Industrial & Residential plotted housing; The basement wherever permissible as per the amendment dt. 15/5/95 will be used only for the purpose of parking. The basement area will be permitted only to the extent required as per the parking norms for a particular use. The height of the basement will be restricted to 2.4 mt. from the floor of the basement to the soffit of the ceiling. To cater for the services requirements the service area which was earlier permitted in the basement and not counted in FAR can now be provided on any other floor

PTO

# PROVISIONS REFERRING BASEMENT

- 24 -

Annexure 'A'

JSE

MPD - 2001 Provision

Amendment in MPD - 2001 Gazette of India Pt. II, Section 3 (ii) S.O.No 1356 Page No. 1867 - 82 dt : 20.05.95

		<p>i) Plots forming part of any commercial development such as Central Business District, District Centre, Community Centres, etc., basement(s) upto the envelope line maximum equivalent to the plot area, could be permitted for parking and services such as electric sub-station with specifications and approval of DESU, installation of electrification for fire fighting equipment with the approval of Delhi Fire Services and any other services/required for the building with appropriate approval. However, any other use in the basement including storage, if provided, shall be counted in permissible FAR.</p> <p>ii) The basement beyond the ground coverage shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation; and</p> <p>iii) Basement shall be designed to take full load of the fire tender, wherever required.</p>
Residential Plotted	The basement in case of plotted development shall be under the ground floor and maximum to the extent of ground floor coverage subject to the condition that minimum of 2 m distance shall be kept from the adjoining plot.	<p>a) Basement: Basement, if constructed is to be included in FAR calculations except equivalent to 20% of the ground coverage for house hold storage and the remaining area may be used as part of permissible dwelling units without having kitchen, bathroom(s) and water closer(s) - WC.</p> <p>b) Basement area shall not to exceed to ground floor coverage and shall be below the ground floor. Basement area may however be extended below the internal courtyard and shaft.</p>
Residential (G.H.)	Basement shall be allowed under the ground floor to the maximum extent of ground coverage for provision of parking and services and shall be excluded from FAR. The basement shall be flush with the ground in case of stilts and upto plinth level when without stilts.	<p>Basement:</p> <p>a) Basement(s) in the Group Housing Schemes shall be permitted upto the building envelope line subject to that the maximum area, shall not exceed the building envelope area and with subject to the restriction that at one level the basement area is not to exceed equivalent to permissible ground coverage and the remaining would be taken in the lower level of the basement.</p>



## PROVISIONS REFERRING BASEMENT

USE	MPD - 2001 Provision	Amendment in MPD - 2001 Gazette of India Pt. II, Section 3 (ii) S.O. No. 1356 Page No. 1867 - 82 dt : 20.05.95
		<p>b) That the basement area outside the ground coverage and below the stilts is to be flushed with the ground and is to be ventilated with mechanical means of ventilation.</p> <p>c) The basement area to be used for parking and for services such as location of electric sub-station with specifications and approval of DESJ, installation of electrification for fire fighting with the approval of Delhi Fire Services and any other services required for the building with appropriate approval, shall not be counted in FAR Calculations. However, if used for any other purpose including storage the same shall be counted in FAR calculations.</p> <p>d) If the building is constructed with stilt area of non-habitable height and is proposed to be used for parking, landscaping, etc, the stilt floor need not to be included in FAR.</p> <p>e) In case a basement is provided below the stilt floor for purposes of parking, servicing etc., the same shall be flushed with ground level and provided with a mechanical means of ventilators and shall not be included in the FAR.</p> <p>f) The basement projecting outside the building shall be flushed with the ground and the slab is to be designed to take the load of fire tender etc.</p>
Foreign Missions (CCG)	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.
Hostel (007)	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.



PROVISIONS REFERRING BASEMENT

USE	MPD - 2001 Provision	Amendment in MPD - 2001 Gazette of India Pt. II, Section 3 (ii) S.O.No 1356 Page No. 1867 - 82 dt : 20.05.95
Residential Houses (008)	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.
Garage (009)	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.
Conference (016)	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.
Local Shopping (017)	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.
Community Centre District Centre	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.

## PROVISIONS REFERRING BASEMENT

USE	MPD - 2001 Provision	Amendment in MPD - 2001 Gazette of India Pt. II, Section 3 (ii) S.O.No 1356 Page No. 1867 - 82 dt : 20.05.95
CED	The basement shall be below the ground floor, to the maximum extent of ground coverage and if used for parking and services, shall not be counted in FAR.	Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.
Commercial Fire Brigade Lane	The basement shall be below the ground floor, to the maximum extent of ground coverage and if used for parking and services, shall not be counted in FAR.	Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.
Commercial Centre adjoining Metro Pass Term, Okhla	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if need for parking and services should not be counted in FAR.
Commercial Laxmi Bai Nagar	Maximum number of stories allowed - Four Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement(s) upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.
Wholesale Trade Ware Housing	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if need for parking and services should not be counted in FAR.



PROVISIONS REFERRING BASEMENT

USE	MPD - 2001 Provision	Amendment in MPD - 2001 Gazette of India Pt. II, Section 3 (ii) S.O.No 1356 Page No. 1867 - 82 dt : 20.05.95
Hotel	The basement shall be below the ground floor, to the maximum extent of ground coverage and if used for parking and services, shall not be counted in F.A.R.	Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in F.A.R.
Flatted Group of Industries (034)	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in F.A.R.	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if need for parking and services should not be counted in F.A.R.
Service Centre (035)	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in F.A.R.	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if need for parking and services should not be counted in F.A.R.
Govt. Offices, Tele operated office complex (066, 067, 068, 070)	The basement shall be below the ground floor, to the maximum extent of ground coverage and if used for parking and services, shall not be counted in F.A.R.	Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in F.A.R.
Nursery School		Basement below the ground floor and to the maximum extent of ground coverage, and if constructed, shall be counted in F.A.R. And if basement if provided the same is to be counted in F.A.R calculations.
PS (081 HS (082, 083, 084 & 085), College (086)		
Auditorium, CH (099, 101)	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in F.A.R.	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if need for parking and services should not be counted in F.A.R.



# PROVISIONS REFERRING BASEMENT

USE	MPD - 2001 Provision	Amendment in MPD - 2001 Gazette of India Pt. II, Section 3 (ii) S.O.No 1356 Page No. 1867 - 82 dt : 20.05.95
Religious		Basement below the ground floor and to the maximum extent of ground coverage if constructed shall be counted in FAR.
Police Post		Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.
Police Station, Fire Post, Fire Station (110, 115, 116)	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if need for parking and services should not be counted in FAR.
Post & Telegraphs Offices - EC 116 & 119)	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if need for parking and services should not be counted in FAR.
Public & Semi Public Premises	Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if need for parking and services should not be counted in FAR.

SUBJECT: DISPLAY BOARD ON BUILDING SITES.  
PA/DIRECTOR(BUDA)/282/95

The C.M.D., HUDCO informed the Vice Chairman, DDA that in DUBAI, there is a system under which at every site a display board is required to be put up indicating the details about the construction activity, permit issued and the name of the construction agency etc. In Bombay also similar practice has now been adopted very recently so that the perspective purchasers, buyers as well as the government agencies can get immediate information about the type of construction activity, which is being carried-out on the site.

The similar system is proposed to be adopted in Delhi, so that with the sanction of the building plans, we can ask the allottee to display the details about the construction on the site. This display board will remain at the site till the Completion Certificate is issued. The details, which are required to be displayed are given below:-

- (1) Plot no. & Location;
- (2) Name of the lessor/owner;
- (3) Use of the property as per lease-deed.
- (4) Date of sanction of building plans with number.
- (5) Sanctions valid upto \_\_\_\_\_.
- (6) Use of different floors and area sanctioned;  

<u>Floor</u>	<u>USE</u>	<u>AREA</u>
- (7) Name of the Architect and his address
- (8) Name of the contractor & address.

It is also proposed that penal action for non-display of this board is also taken. For this purpose a penalty of Rs.500/- for residential plots and Rs.1000/- for institutional plots and Rs.5000/- for commercial & industrial plots be charged.

contd:.....2/-

The size of the display boards shall be minimum. 2' x 4'.  
These informations be covered in the sanction letter.  
For those properties, <sup>where</sup> ~~whom~~ sanction has been given  
earlier will be asked to comply with this requirement  
at the time of issue of further building permit such as  
'Revalidation; 'C' & 'D' form.

After the approval of the Competent Authority to  
include this condition, we may give the wide publicity  
through newspapers, so that the people are also aware  
about this new rule and they can insist upon getting this  
information from owners before renting or buying the  
property.



DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

No.F.1(1)95/MP

Dated: 14.12.95

MEETING NOTICE

The 55th Technical Committee meeting of the DDA will be held on 19.12.95 at 9.30 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

Agenda for the meeting is enclosed. You are requested to kindly make it convenient to attend the meeting.

*C.B.*  
(CHANDRA BALLABH)  
ADDL. COMMR. (DC&B)  
MEMBER SECRETARY

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