


DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

30.8.95

SUB; Minutes of the Tech. committee meeting held on 25.7.95

CORRINGENDUM

Item No.	Subject	Decision
56/95	Provision of Additional LPG Gas godown in an area between Sewerage Treatment Plant and SFS Sukhdev Vihar: Change of land use. PA/JD/AP-II/95/539	Technical Committee agreed with the proposal of addition of 2 more LPG gas godown sites and recommended change of land use of an area measuring 0.3228 ha. from District Park to Service Centre (LPG gas godown) to be processed under DD Act.

  
( K.K. BANDOPADYAY )  
MEMBER SECRETARY  
TECHNICAL COMMITTEE  
DELHI DEVELOPMENT AUTHORITY.

Copy to:-

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

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

DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

Minutes of the 47th Technical Committee meeting held on 25.7.95 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.Anil Kumar, Vice-Chairman (In chair)
2. Sh..R.L.Hans, Engineer Member.
3. Sh.J.C.Gambhir, Commissioner(Planning)
4. Sh.K.J.Alphons, Commissioner(LM)
5. Sh.Santosh Auluck, Chief Architect.
6. Sh.K.K.Bandyopadhyay, Addl.Commr.(DC&B)
7. Sh.P.C.Jain, Addl.Commr.(AP)
8. Sh.P.N.Dongre, Addl.Commr.(TYA)
9. Sh.Prakash Narayan, Director(PPR)
10. Sh.R.K.Jhingan, Director(Landscape)

TOWN AND COUNTRY PLANNING ORGANISATION

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

N.D.M.C.

12. Sh.S.D.Satpute, Chief Architect.
13. Sh.S.C.Basu, Project Chief Eng.(C).

LAND & DEVELOPMENT OFFICE

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

SPECIAL INVITEES

15. Sh.R.P.Tewari, DSP, CRPF for item no.53/95
16. Sh.V.K.Ailawadi, Chief Engineer(LPG Eng.)  
for item no.57/95
17. Sh.B.S.Girdhar, Dy.Manager (LPG Eng.) for item no.57/95
18. Sh. Pradeep Behari, ACA-I
19. Sh.M.N.Khullar, ACA-II
20. Sh.N.K.Aggarwal, Dir.(SA) for item no.52/95 & 54/95
21. Sh.C.P.Rastogi, Dir.(SPG) for item no.49/95
22. Sh. Chander Ballabh, Dir.(AP)I for item no.56/95
23. Sh.S.P.Bansal, Dir.(NCR&UE) for item no.53/95
24. Sh.Ashok Kumar, Dir.(T) for item no.50/95
25. Sh.A.K.Jain, Director(ZP) for item no .51/95



1. Item No. 49/95

Sub: Proposal for addition/alteration to the CBCI Hostel at 1, Ashoka Place.

F16(9)92/MP

After detailed discussion, the Technical Committee agreed to the proposal of additional residential block to the CBCI building alongwith a small electric sub-station site subject to the condition that no further extension/addition in the floor area would be permitted in future considering that the site falls within one plot depth and also in the vicinity of the proposed New Delhi Lutyens' Bungalow Area boundary.

2. Item No. 50/95

Sub: Proposal for running High Speed Trams in Delhi.

F.5(7)95-MP

Deferred.

3. Item No. 51/95

Sub: Sub-district Centre cum Community Centre, DIZ area.

F.16(23)94/MP

The project as submitted by NDMC regarding relaxation of height was discussed in detail. The Technical Committee felt that though under the emerging situation, high rise buildings in the urban context would be inevitable but the matter requires careful consideration and examination in terms of urban form study keeping in view the surrounding situations and other related factors; also FAR of this commercial site would have to be reckoned as 100 as approved by DUAC earlier.

In the context of the recent modifications in MPD-2001 regarding height relaxation, the Technical Committee decided to set up a group consisting Director (SPA), Shri A.P. Kanvinde, Consultant Architect, Chief Planner TCPO, Chief Fire Officer, Delhi Fire Services, Commissioner (Plg), and Chief Architect DDA with the Addl. Commr. (DC&B) as convenor to work out (i) guidelines for such relaxation in height and (ii) specific recommendations about height in present project. The group would finalise the report within a period of six weeks. The Group could co-opt any other officer if so desired.

4. Item No. 52/95

Sub: NOC for the reconstruction of existing temple at S.P.Mukherjee Marg, opposite Old Delhi Railway Station, Town Hall, Chandni Chowk, Delhi.

F.3(63)90-MP

The item was deferred as the representative of MCD was not present.

5. Item No.53/95

sub: NOC for acquisition of 2.5 acres land for the purpose of tubewell to feed CRPF Camp at Jaroda Kalan.

F.3(19)95-MP

The Technical Committee approved the proposal of utilisation of land for the purpose of augmenting water supply subject to the condition that construction be restricted to utility purpose only and clearance from Central Ground Water Board be obtained. Regarding issue on acquisition of land, whether the NOC is to be issued or land is to be acquired by the DDA, the matter to be decided on file.

6. Item No. 54/95

Sub: Grant of NOC for storage of Petroleum Class 'B' and 'C' products in Union Territory of Delhi.

F.7(4)95-MP.

Requirment of storage of Petroleum Class 'B' and 'C' products in use premises for captive use only was discussed in detail. The Technical Committee felt that there should not be any need to examine individual cases but a general circular - guidelines be formulated keeping in view the Master Plan guidelines/provisions and the same be forwarded to DCP(Licensing)(after approval of VC,DDA) for appropriate decisions without having to refer each case to DDA.

7. Item No. 55/95

Sub: Permission for construction of Poly houses for mushroom cultivation at Holambi Kalan in Narela sub-city project by M/s M.R.Mushroom Agro Farm(P) Ltd.

F3(36)94/MP

Considering the site falling in the Narela Project area specifically in the site meant for Freight Complex, Technical Committee felt that such request should not be acceded to.



8. Item No. 56/95

Sub: Provision of two additional L.P.G. gas godowns in an area between Sewerage Treatment Plant and SFS Sukhdev Vihar, Change of land use.

PA/JD(AP)I/95/539

Technical Committee agreed with the proposal of addition of 2 more LPG gas godown sites and recommended change of land use of an area measuring 0.107 ha. from District Park to Service Centre (LPG gas godown) to be processed under D.D.Act.

LAI D ON TABLE:

9. Item No. 57/95


Sub: Approach road for LPG Bottling Plant at Madanpur Khaddar and change of land use of LPG Bottling Plant.

F.20(18)86-MP.

After detailed discussion, the Technical Committee approved the project road to the site with 12 mtr. wide as metalled portion and two mtr. on either side as brick pitching and the road to be constructed and maintained by IOC. All these be communicated to IOC.

Technical Committee also recommended the change of land use of the site measuring 28 ha. from 'agricultural /water body' to 'commercial'(ware-housing, LPG depot) to be processed under D.D.Act.

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

  
(K.K. BANDYOPADHYAY)  
ADDL. COMM. (DC&B)  
MEMBER SECRETARY


P.T.O.

Memo No.F.1(30)95-MP

Dated: 2.8.95

Copy to:-

1. OSD to VC for information of the latter.
2. Engineer Member, DDA
3. Commissioner(Planning)
4. Commissioner(Lands)
5. Chief Architect, DDA
6. Addl. Commr. (DC&B)
7. Addl. Commr. (TYA) DDA
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16. Chief Engineer(Plg)DESU
17. Director(Landscape)DDA
18. Commisioiner(LM)DDA
19. Secretary to LG
20. Director(PPR)

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



DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

Draft minutes of the 47th Technical Committee meeting held on 25.7.95 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.Anil Kumar, Vice-Chairman (In chair)
2. Sh..R.L.Hans, Engineer Member.
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1. **Item No.49/95**

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F16(9)92-MP

After detailed discussion, the Technical Committee agreed to the proposal of additional residential block to the CBCI building alongwith a small electric sub-station site subject to the condition that no further extension/addition in the floor area would be permitted in future considering that the site falls within one plot depth and also in the vicinity of the proposed New Delhi Lutyens' Bungalow Area boundary.

2. **Item No.50/95**

Sub : Proposal for running High Speed Trams in Delhi.

F5(7)95-MP

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Sub : Sub-district Centre cum Community Centre, DIZ area.

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The project as submitted by NDMC regarding relaxation of height was discussed in detail. The Technical Committee felt that though under the emerging situation, high rise buildings in the urban context would be inevitable but the matter requires careful consideration and examination in terms of urban form study keeping in view the surrounding situations and other related factors; ~~and~~ also FAR of this commercial site <sup>will have</sup> to be reckoned as 100 as approved by DUAC earlier. ~~Technical Committee~~

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The item was deferred as the representative of MCD was not present.

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F3(19)95-MP

The Technical Committee approved the proposal of utilisation of land for the purpose of augmenting water supply subject to the condition that construction <sup>only</sup> be restricted to utility purpose/ and clearance from Central Ground Water Board <sup>be obtained.</sup> Regarding issue on acquisition of land, <sup>whether an NOC is to be issued or land is to be acquired by the DDA</sup> the matter to be decided <sup>on</sup> through file.

6. Item No.54/95

Sub : Grant of NOC for storage of Petroleum Class B and C products in Union Territory of Delhi.  
F7(4)95-MP

Requirement of storage of Petroleum Class B and C products in use premises for captive use only was discussed in detail, <sup>and</sup> Technical Committee felt that there should not be any need to examine individual cases but <sup>a</sup> general circular <sup>guidelines</sup> be formulated keeping in view the Master Plan guidelines/provisions and the same be forwarded to DCP(Licensing) <sup>(after approval of VC, DDA)</sup> for appropriate decision without having to refer each case to DDA.

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Sub : Permission for construction of Poly houses for mushroom cultivation at Holambi Kalan in Narela sub-city project by M/s M.R.Mushroom Agro Farm (P) Ltd.  
F3(36)94-MP

Considering the site falling in the Narela Project area specifically in the site meant for Freight Complex, Technical Committee felt that such requests should not be acceded to.

8. Item No.56/95

Sub : Provision of two additional L.P.G. gas godowns in an area between Sewerage Treatment Plant and SFS Sukhdev Vihar, Change of land use.

PA/JD(AP)I/95/539

Technical Committee agreed with the proposal of addition of 2 more LPG gas godown sites and recommended change of land use of an area measuring 0.107 ha. from District Park to Service Centre (LPG gas godown) to be processed under D.D.Act.

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Sub : Approach road for LPG Bottling Plant at Madanpur Khaddar and change of land use of LPG Bottling Plant.

F20(18)86-MP

After detailed discussion, the Technical Committee approved the project road to the site with <sup>(Twelve)</sup>100 mtr. wide as metalled portion and 2 <sup>(two)</sup>mtr. on either side as brick pitching and the road to be constructed and maintained by IOC. All these be communicated to IOC.

Technical Committee also recommended the change of land use of the site measuring 28 ha. from 'agricultural/water body' to 'commercial' (ware-housing, LPG depot) to be processed under D.D.Act.



DELHI DEVELOPMENT AUTHORITY  
DEV.CONTROL & BUILDING


No.F.1(1)95-MP

Dated:21.7.95

MEETING NOTICE

The 47th Technical Committee meeting of the DDA will be held on 25.7.95 at 10.00 AM 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.

  
(K.K.BANDYOPADHYAY)  
ADDL.COMMR.(DC&B)

I N D E X

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4.	52/95	NOC for the reconstruction of existing temple at S.P. Mukherjee Marg, opposite Old Delhi Railway Station, Town Hall, Chandni Chowk, Delhi. F3(63)90-MP	11
5.	53/95	NOC for acquisition of 2.5 acre land for the purpose of tubewell to feed CRPF camp at Jaroda Kalan. F3(19)95-MP	15
6.	54/95	Grant of NOC for storage of Petroleum Class B and C products in Union Territory of Delhi. F7(4)95-MP	19
7.	55/95	Permission for construction of Poly houses for 22 mushroom cultivation at Holambi Kalan in Narela sub-city project by M/s M.R. Mushroom Agro Farm (P) Ltd. F3(36)94-MP	22
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DELHI DEVELOPMENT AUTHORITY  
DEV.CONTROL & BUILDING

No.F.1(1)95-MP

Dated:21.7.95

MEETING NOTICE

The 47th Technical Committee meeting of the DDA will be held on 25.7.95 at 10.00 AM 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.

  
(K.K. BANDYOPADHYAY)  
ADDL.COMMR. (DC&B)

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L A I D O N T A B L E

9.	57/95	Approach road for LPG Bottling Plant at Madanpur Khaddar and change of land use of LPG Bottling Plant. F20(18)86-MP
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Sub: Proposal for addition/alternation to the CBCI Hostel at 1, Ashoka Place.

File No. F.16(9)92/MP

.-.-.

N.D.M.C. vide its letter dt. 4.8.92 had forwarded set of plans to DDA to convey the Development Control Norms for the proposed addition/alternation to the CBCI Hostel which is part of campus known as Delhi Catholic Archdiocese located at 1, Ashoka Place, New Delhi. This campus consists of buildings of various categories namely Jesus and Mary School, St. Columbus School and CBCI Hostel alongwith other buildings like Church building, Archbishop's House, Cathedral Cottage, Community Hall etc.

2. DDA vide letter dt. 29.10.92 addressed to NDMC observed that the above mentioned property is located on the periphery of the New Delhi Bungalow Area, wherein it is envisaged to have a low intensity development based upon urban form study. As such, no specific Development Control Norms for the area were conveyed to NDMC.

3. The DUAC vide its letter dt. 4.8.94 referred a set of drawings for the above mentioned proposal to furnish comments for regulatory provisions including guidelines for Lutyen's Bungalow Zone.

4. The DDA vide its letter dt. 15.9.94 replied to DUAC that the Development Control Norms for this case could be on the basis of campus layout plan, which should be prepared and got approved.

5. The Architects vide letter dt. 7.10.94 have submitted a site plan alongwith photographs of the model directly to the DDA with respect to above. The present proposal is for an additional residential block to be connected to the existing CBCI building on the east side. Details of the proposal are as under:-

Contd. ...



i)	Net Plot Area	65711.90 sqm
ii)	Total Existing Ground Coverage	15088.28 sqm
iii)	Total area under construction of Ground Floor.	926.94 sqm
iv)	Proposed area on ground floor	389.09 sqm
v)	Total(ii+iii+iv)	16404.31 sqm
vi)	Permissible Ground Coverage	16428.00 sqm
vii)	Ground Coverage utilised (inclusive of proposals)	24.97%
viii)	FAR(Existing+Proposed)	56.5

It is observed that the FAR is 56.5 including all above mentioned proposals. The buildings are mostly four storied or less in height.

6. The land use of the plot as per ZDP of zone D-5 is 'Hr. Secondary School attached to the Church'. The plot is shown as 'PSP(Hospital)' in MPD-2001, which seems to be a printing error. In the draft ZDP of Zone-D approved by the DDA vide resolution No. 103/93 dt. 27.8.93 & published for inviting objection/suggestion, the land use of the area has been indicated for 2 Senior Secondary School + Religious.

7. Since it is not possible to demarcate clearly the use premises for educational and religious areas separately, the norms for educational or religious use thus can not be applied to this plot.

8. i)The plot under reference is within one plot depth of the proposed New Delhi Lutyen's Bungalow Area boundary under which low intensity development could be undertaken with the approval of the DUAC.

ii)It is observed from the copy of agenda of the NDMC meeting held on 25.10.94 & 20.3.95 that the NDMC have been considering the proposals of addition/alternation of various other buildings within this premises from time to time without the notice of the DDA or the DUAC.

contd. ....

9. The present proposal is for addition of an extra residential block to the CBCI hostel for the persons connected with the Church activity and proposed ESS site. As already stated above, no residential component is permitted in the religious area as well as in the senior secondary school area, which are the land uses prescribed in the draft ZDP of Zone 'D'. This campus known as Delhi Archdiocese having a net area measuring 6.57 ha., therefore this campus does not fall even under the educational & research centre. (large campus i.e. about 8 hect.) as prescribed in the Master Plan, wherein residential component is permitted.

10. The prescribed land use at the Master Plan level is public and semi public for this site. This area can be treated as Public and Semi-Public (for which no specific regulations are given). The norms for which are:

Ground Coverage	25%
FAR	100
Max. height	26 mtrs.

15% of the total floor space can be allowed for residential purposes.

In this proposal, the FAR is 56.5 and the Ground Coverage is 24.97%. The residential component in the proposal falls within the allowable limit of 15% floor space, as per the Master Plan Norms under PSP use.

The plot is situated within <sup>the</sup> one plot depth of New Delhi Lutyen's Bungalow Area boundary which envisages low intensity development, as per the recommendation submitted to the Central Govt. which is yet to be finally decided by the Government.

Considering the proposal falling within the permissible ground coverage and FAR under the PSP norms, the additional residential block to CBCI building may be allowed along with the small electric sub-station site, subject to the condition that no further extension/addition in the floor area will be permitted after this proposal, in future.

11. The matter is placed before the Technical Committee for consideration of the proposal contained in Para '10' above.



Sub : Proposal for running High Speed Trams in Delhi

File No.F.5(7)/95-M.P.:

(1) Jt.Secretary, Ministry of Surface Transport, Govt. of India vide letter dated 25/3/95 submitted one set of drawings of the 9 routes proposed for High Speed Trams in Delhi. In the letter, it is informed that 59 tenders for these routes have been received and the same are under technical scrutiny. The Govt. of India desired to finalise the tenders by the end of June,95 and formal work of construction on system is schedule for commencement in October,1995.

(2) The 9 routes proposed for the High Speed Trams alongwith their distance are as follows :-

- i) Inner Ring Road - 48.57 Km.
- ii) Ballabgarh - Faridabad - Ashram - 27 Km.
- iii) Gurgaon (Round about NH-8 between sector 15 & 32) Ranpuri-Dhaura Kuan - 21.31 (Alt.1) (23.06) Alt.2).
- iv) Pragati Maidan-Mayur Vihar-Patparganj-Preet Vihar-Krishna Nagar-Biswas Nagar-Vivek Vihar-Dilshad Garden - 15.08 Km.
- v) Khanpur-Masjid Moth §  
Okhla Indl. Area § Nehru - 14.58  
Tughlakabad Extn.-Govindpuri § Place (Km.)  
§ Moolchand
- vi) Najafgarh-Dwarka-Uttam Nagar-Janakpuri-Hari Nagar-Tilak Nagar-Raja Garden - 15.75 Km.
- vii) Wazirpur Indl. Area-Ashok Vihar-Kalidas Marg-G.G.S. Marg - Rani Jhansi Road-D.B. Gupta Road-Chelmsford Road - 11.38 Km.
- viii) Raja Garden-Kirti Nagar-Pandav Nagar-West Patel Nagar-Rajindra Place-Sat Nagar-D.B.G. Marg- Link Road-Mandir Marg-Talkotra Road-Central Secretariat - 13.65 Km.
- ix) Budh Vihar-Vijay Vihar-Rohini-Pitam Pura-Wazirpur Depot - 8.25 Km.

(3) Most of the Routes are proposed on Master Plan Roads maintained by PWD and rest are maintained by M.C.D. Salient



Features of the proposal are :-

i)	Gauge	:	1435 MM (4' - 8 )	
ii)	Traction System	:	A/C overhead system	
iii)	Track System	:	Ballast less track	
iv)	Carrying Capacity	:	<u>Seats</u> <u>Standing</u> <u>Total</u>	
	(a) Driving Coach:		48	229
	(b) Trallor Coach		52	242
				277
				294
v)	Average Inter section distance	:	1 to 1.5 Km.	
vi)	Dwell time at	:	30 Seconds	
vii)	Speed			
	(a) Maximum	:	80 KM/Hour	
	(b) Schedule	:	30 KM/Hour	

§ HSTS propo-  
§ sal has also  
§ been inte-  
§ grated with  
§ MRTS Phase-I  
§ proposal sub-  
§ mitted by  
§ RITES, a plan  
§ showing both  
§ the proposal  
§ is enclosed.

(4) D.D.A'a Observations :

- (a) Alongwith the drawings submitted there is no Project Report and detailed cross sections of each road on which the HSTS is proposed. Only the existing road plan/ sections have been given through which the Trams Route is proposed. Length of elevated and surface routes have also not been shown/ clarified.
- (b) The Route is proposed along National Highways, Ring Road, Arterial, Sub-Arterial and local roads but their the integration with existing/proposed cross sections has not been shown. The route is also passing along existing/proposed flyover Railway Bridges necessary integration with the same has to be done.

..... 3/-

- (c) In principle the system is similar to the one proposed in Draft MPD-2001 and should be suitable for the Mass Transportation in Delhi, considering that (i) it is medium capacity system which could not require feeder system and (ii) it would not indicate in concentration of activities.
- (d) Some modifications have been suggested in the corridors proposed by the Ministry of Transport considering (i) the system to be along the Ring Road and arterial routes to be as far as possible should be straight routes. The modification as suggested above are shown on the Map enclosed. These should be considered as immediate priority routes. Further additions would also be required.
- (e) In addition to the above system, Ring Rail and Spurs should also be taken-up for the regional and sub-urban transport. These observations are based on the general scheme provided by the Ministry of surface Transport. The scheme after detailing should be submitted to DDA for formal approval.
- (f) The planning problems are envisaged in the Tram Route proposed on local roads of 10 Mtr. - 20 Mtr. R/W roads are as follows :-
- i) Assuming the tracks shall be there in both directions on the above said roads, the traffic on the surface would get disrupted due to decrease in effective carriage-way width as there roads would not have a median.

.... 4/-

- (ii) It would be difficult to adjust stops on such sheets as they would require additional area.
  - (iii) The trams would increase noise pollution levels on the streets which have predominantly residential area in the adjoining vicinity.
  - (iv) As the trams would be running on electric tractions, it would be dangerous to run them between narrow streets.
  - (v) Repair & Maintenance underground services may create problems.
  - (vi) Trams running through narrow streets with overhead electric wires may not give an aesthetic appearances.
5. The Scheme would also require approval of Ministry of Environment and D.U.A.C.

The case is put-up to the Technical Committee for consideration.

*6/7/95*  
DIR(T)



Sub: SUBDISTRICT CENTRE CUM COMMUNITY CENTRE, DIZ AREA  
F.16(23)94/MP.

1. In the Redevelopment plan of DIZ area , a combined area of 6.68 hec.(16.5.acres)was earmarked for Sub-Distt cum Community Centre( 4.05 hac. as sub-distt. centre and 2.63 hec. as Community Centre). However, the actual area available at the site for combined use has been 7.29 hac.(18.0 acres). For this, a design competition was held by NDMC and subsequently M/s Sarat Das & Associates, Architects were awarded the work.

The scheme of Sub-District Centre cum Community Centre was approved by DUAC vide its letter dt. 16.12.88 subject to the FAR being restricted to 100. Subsequently, a traffic study report as required by DUAC was submitted by the consultant architects, which was also approved by the DUAC on 31.8.90.

2. The complete scheme constitutes 3 phases, viz phase I,II and III. In accordance with the scheme approved by the DUAC the construction work of phase I was taken up by the NDMC, which has been completed. Before taking up the consturction work of phase II in hand, a revised plan has been prepared and submitted to DUAC. In the revised plan, the proposal for phase(already completed) and phase III (Theatre complex) are the same as approved earlier by DUAC. Regarding phase II, the construction of which has to start now, instead of 3 different blocks of 4,6,and 10 storeys proposed proposed earlier, one single block of 29 floors with 107.02 mt. ht. has been proposed, with overall FAR 116.

3. ~~One of the observation of the Commission is~~

The revised scheme was considered by the DUAC in its meeting held on 25.3.94 and the proposal was approved at conceptual stage with the recommendation that the relaxation in height be permitted by the Competen Authority and subject to the suggestion/observation as mentioned in its letter dt. 22.4.94.

One of the observation of the Commission is that " the height of building in Sub-District Centre

contd. ..

permissible as per Master Plan is only 37 mt. wherein a few building blocks could be upto 50 mt.(with Govt. approval)".In this case the height of the multi-storced block upto last terrace is 107.02 mt. which needs relaxation from the competent authority i.e. DDA and the Govt. of India.

4. In view of the DUAC's observation, NDMC and MOUD made a reference to the DDA for processing the case for relaxation of height. The case was also discussed in a meeting chaired by Secretary(UD) on 21.7.94 wherein it was decided that the DDA should take immediate action for processing the proposal received from NDMC for the required amendment of MPD-2001 under section 11-A of Delhi Development Act 1957 as conveyed by the Dir.(DD) MOUD, vide his letter dt. 15.9.94.

5. Subsequently the Ministry of Urban Affairs and Employment vide notification dt. 15.5.95 have notified the following amendment in MPDE-2001(on page 158(right hand side)under Clause 8(4) control for Building/Buildings within use premises).

"Whereas there is a need for relaxation in height for achieving urban form the same may be permitted with the recommendation of the Delhi Urban Art Commission and approval of Delhi Development Authority/Govt.of India."

It is to point out that the site forms an integral part of New Delhi which needs to be considered in view of the following stipulations of draft Zonal Plan of Zone 'D':-

"Development norms for surrounding areas to the bungalow area boundary should be in consonance with the bungalow area policy of Low intensity development."

6. The Chief Architect, NDMC vide his letter dt. 13.6.95 has stated the following:-

- i) This site is neither located in the periphery of one plot depth of the boundary of New Delhi Bungalow area nor it is in close vicinity of Rashtrapati Bhawan, since distance between the two is about 2 kms by crow flight.

contd. ..



Detailed report indicating the ground coverage, FAR and other features of the project have not only been forwarded to the DDA by the NDMC but by the Ministry of Urban Affairs and Employment as well. However, the same are given below:-

Permissible as per Master Plan

	<u>Sub-Distt. Centre</u>	<u>Community Centre</u>	<u>Average As proposal</u>	
Max.Ground Coverage	25%	25%	25%	21%
Max.FAR	125	100	116	116
Max.Height	37 mtrs.	26 mts.	37 mtrs.	107.02mtrs.

7. It is point out that the proposal involves the clearance/ approval of Civil Aviation and Chief Fire Officer, which are yet to be obtained by the NDMC.

8. The matter is placed before the Technical Committee for consideration of the following:-

- (i) "Relaxation of height of the building phase-II of the scheme as achieved height of 107.02 mtrs.
- (ii) Average FAR of 116 as achieved for the total complex of Sub-Distt Centre cum-Community Centre.

*Order*



- 11 -

SUBJECT:- NOC for the reconstruction of existing temple at S.P. Mukherjee Marg, opposite Old Delhi Railway Station, Town Hall, Chandni Chowk, Delhi. F.3(63)90-MP

1. BACKGROUND:-

- 1) MCD vide its letter No.1/2/91/TP/MCD/7935/91 dt.19.3.91. has requested for NOC from Land use point of view for the sanction of the building plans submitted for the approval.
  - ii) The above subject matter was considered in the Technical Committee meeting held on 14.6.94 vide item No.70/94/T.C. wherein following was decided:- (Annexure-I)
- "The Technical Committee observed that draft Zonal Development Plan of this area has been recently published for inviting objections/suggestions and, therefore, the item was withdrawn."

2. Brief facts of the case areas under:-

- 1) In the year 1988 MCD resolved to lease land measuring about 3070 sq.yds. in Company Bagh opp. Town Hall for the purpose of temple in favour of Shri Panchdasanam June Akhara Trust.
- ii) This was basically leased out to regularise the existing temple for the last 35 years and avoid legal battle which have been going on between Delhi Municipal Committee/M.C.D. since 1956 (Plan showing the land in question is laid on the table).

3. OBSERVATIONS:-

Comments from Planning point of view are as under:-  
The property under reference falls in Walled City (Zone A) for which the draft Zonal Plan has been published for inviting objection/suggestions and the site under reference falls in the area identified for preparation of urban design schemes.

4. PROPOSAL:-

Since the property is already leased out by MCD for temple purpose it is submitted for the consideration of the Technical Committee that the temple be allowed to continue on a piece of land without increase in Ground Coverage & floor space <sup>within the lease condition and</sup> subject to clearance of DUAC.

5. Proposal contained in para 4 above is placed before the Technical Committee for its consideration.

*Chandni Chowk*  
17/7/95

AGENDA ITEM FOR TECHNICAL COMMITTEE

Minutes of the Technical  
Committee Meeting No. 14-6-94

SUBJECT:- NOC for the reconstruction of existing temple at S.P. Mukerjee Marg, opposite Old Delhi Railway Station, Town Hall, Chandni Chowk, Delhi.

1. A proposal for the reconstruction of existing Mandir on the land measuring 3070 sq.yds. situated opposite Old Delhi Railway Station, Queens Garden has been submitted by Mahant Bharat Puri to MCD for approval.
2. MCD vide its letter No. 1/2/91/TP/MCD/7935/91 dt. 19.3.91. has requested for NOC from land use point of view for the sanction of the building plans submitted for the approval.
3. The case is examined and comments are as under:-
  - (3.1) MCD vide Resolution No. 170 dt. 28.4.86 it was resolved (as recommended by the Planning Committee vide its resolution No. 219 dt. 3.4.86) leasing of land measuring 3070 sq.yds. in Company Bagh opposite Town Hall to Bankhandi Mahadev Mandir on a licence fee of Rs. 3070/- per annum and the lease deed be executed in favour of the Trust after proper demarcation of land. It was further resolved that special condition be incorporated in the lease deed that the Trust will not carry out any construction without sanction of the building plan by the MCD and the land will only be utilised for the Mandir.
  - (3.2) On the basis of above resolution the land in question was allotted to Panchdasha Nand Juna, Akhara Trust by way of lease deed by the MCD on 18.7.88. for 99 years for the purposes of temple only under the terms and conditions as stated below:-
    - 1) That the leasee shall not carry any trade or business or any activity other than that of Mandir upon the said land or in building erected thereupon, nor shall leasee allow to present any other person to do so.

*Gopa*



- ii) That the lessee shall not encroach upon my adjoining land or portion thereof.
- iii) That the lessee shall not carry out any construction without sanction of building plan by MCD and the land will only be utilised for Mandir.
- iv) That the land use of the site in question as per Zonal Development Plan (A-24) is District Park and therefore for change of land use hence shall have to obtain clearance from DDA before any construction activity/approval of building plan for temple by MCD is allowed.
- 3.3. As per the Master Plan for Delhi-62 and Draft Zonal Plan for Zone A-24 the land use of the site under reference is 'Recreational' as District Park.
- 3.4. In the Master Plan for Delhi-2001, Walled City area has been designated as part of Special area and no land use has been suggested for Walled City area. However, it has been recommended that Urban Renewal Plan shall be prepared for Walled City area.
- 3.5. As per the draft zonal plan of walled city which has been approved by the Authority and has been published under section 10 of D.D. Act for inviting objection/suggestion the observation are as under:
- i) Urban design scheme/Urban Renewal Scheme are to be prepared by M.C.D. within 3 years which has not been prepared so far.
- ii) The site under reference falls in the Control Zone I which covers the green area of Queen's garden, Town Hall Delhi Rly. Station & Harding Library.
- 3.6. The site being located in the sensitive area from heritage point of view and the temple has been in existence for long besides the lease has been executed. The following is proposed for the consideration of the Technical Committee.
- Sd/-*



d.

PROPOSAL

In view of the provisions of MPD-2001 & draft Zonal Plan of Walled City and in the absence of Urban renewal/urban design scheme of the area it will be premature to consider the request for change of land use.

The proposal contained in para 4 above is placed before the Technical Committee for its consideration.

Decision

The Technical Committee observed that draft Zonal Development plan of this area has been recently published for inviting objections/suggestions and, therefore, the item was withdrawn.

Checked  
13/7

13/7/94

Agmly  
14/7/94

SUB: NOC for acquisition of 2.5 acre land for the purpose of tubewell to feed CRPF camp at Jaroda Kalan.

File No.:F.3(19)95-MP

1. BACKGROUND:

Addl. DIGP, GC, CRPF vide their letter No. S-XVI/95-96-GC-Bldg dated 12.6.95 addressed to Commissioner(Plg), DDA has requested for a land use clearance in respect of about 2.5 acre land near Jharoda village in West Delhi. A CRPF camp is already functioning in village Jaroda Kalan. As part of regular operations the camp consist of staff residences and about 8000 people live in the campus. Underground water in the present campus is saline and is not fit for domestic use. A MCD pipeline exist between Najafgarh & CRPF campus and supplies about 38,700 gallons per day to CRPF against the total requirement of 1,80,000 gallons per day. The shortfall is met by taking water by tankers from MCD pumping station at Najafgarh.

2. SALIENT FEATURES OF THE PROPOSAL :

- i) Municipal Corporation of Delhi has shown inability to increase the water supply to CRPF camp at Jaroda Kalan until the functioning of Nangloi reservoir project which is expected to be commissioned by Dec., 95.

- ii) CRPF is pursuing to purchase 2.5 acre land falling under Khasra No. 91/6 and 15 from a resident of Jaroni kalan.
- iii) The land is shown on the survey of India basemap laid on table. This site is located on Najafgarh - Bahadurgarh road and is about 2.9 kms. away from the existing CRPF campus.
- iv) CRPF has got the underground water tested at the proposed site & as per test report about 5000 gallons of yield per hour will be available as per the geological test report.
- v) As per their PUC dt. 3.7.95 the land is to be utilised for following purpose :
  - a) Required No's of tubewells will be bored in the land to draw the potable drinking water.
  - b) One sump well will be constructed for storage of water.
  - c) One overhead water tank if required will be constructed.
  - d) Providing fencing to the land with barbed wire.
  - e) No building will be constructed.



3. OBSERVATIONS:

- i) The 2.5 acre land at present belongs to a resident of Jarodakalan village who has agreed to sell the land to CRPF.
- ii) CRPF is ready to deposit the cost of the land for the proposed acquisition. They have also agreed to deposit the cost of the water line to be laid by MCD between proposed 2.5 acre site and their existing campus which is about 2.9 km.
- iii) The land under question is outside the proposed Urban Extension-2001 and is in rural use zone almost on the border of Delhi as shown in the plan.
- iv) As per the provisions of MPD-2001, utilities are permitted in the rural use zone.

4. PROPOSAL :

In view of the observations given in para 3 above and the proposal for utilising the land measuring 2.5 acre contained in para 2 above, the case is put up for consideration of the Technical Committee for approving the utilisation of the said land for the purpose of augmenting the water supply, subject to the following conditions:

- i) The cost of land acquisition would have to be deposited by CRPF to DDA in advance.

- ii) All the clearance etc. for putting up the tubewells/overhead tanks/reservoirs etc. have to be taken by CRPF from the competent authority.
- iii) It will be the responsibility of the CRPF to pursue the laying of pipeline from the proposed site to the existing campus.
- iv) The land under consideration would only be utilised by CRPF for augmentation of their water supply system.

*S. Balan*  
12/7/95

SUBJECT: Grant of NOC for storage of Petroleum Class B and C products in Union Territory of Delhi - F.7(4)95-MP.

1. D.C.P. Licencing vide his letter No. F7(594)/Pet/1842-46 dated 6.2.95 forwarded the request of Director St.Stephen for storage of Petroleum Class B and C products in their own premises.
2. Chief Project Engineer vide his letter dated 18.5.95 has clarified that bulk storage LDO and HSD(class B products) are strictly and exclusively for the purpose of Hospital use meant for firing the boilers and running the 320 KVA Generating sets.
3. Earlier the issue of grant of NOC was considered in the Technical Committee meeting on 22.2.92 vide item No.92/92/TC(Annex.I) wherein it was also decided that :  
"Wherever petroleum products are required to be used in industrial units located in approved industrial areas NOC may be issued subject to clearance from fire and explosive point of view by the concerned department".
4. Observations:-  
In view of the fact that the bulk storage is necessary for efficient functioning of the activity in a particular use premises and petroleum products of class B and C have a high flash point, there is a need to take a policy decision in the matter as proposed under.
5. Proposal:-  
Wherever petroleum products are required for strictly its own use located in any urban land use viz.residential, commercial manufacturing, recreational, transportation, utility, Government, Public and semi-public we may have no objection to issue NOC from land use point of view subject to clearance from fire and explosive department.
6. The proposal contained in para 5 above is placed before the Technical Committee for its consideration.



SUB:: Grant of NOC for storage of petroleum class 'A' & 'B' products in Union Territory of Delhi. F.7(7)/91-M.P.

11-03-92  
Committee Meeting held on 22-2-92

1. DDA has been receiving request for issue of NOC for issue of NOC for storage of A,B,&C class petroleum products from DCP. Licensing from the land use point of view in Urban area as well as rural areas.
2. Most of the request are for the lands in possession of the applicants located in village abadi area/un-authorised areas.
3. The case is examined and the comments are as under;
  - i. Defination of petroleum class a,b & c are annexed.
  - ii. These products are either required for running a particular type of industry or for sale purposes.
4. The subject matter was considered in a meeting held on 15.5.89 wherein following decision was taken:
  - i. ✓ Wherever, the petroleum products are required for use in industrial unit located in approved industrial areas, we may issue the NOC subject to clearance for Fire/Explosive Departments as the case may be.
  - ii. Industrial units located in village abadies and unauthorised areas as permitted in MPD-62/PDP-2001 generally do not require the petroleum products to be used as a raw material or subsidiary material in such units. Therefore, in such cases, NOC could not be issued.
  - iii. ✓ For marketing the products, these units could be located in approved commercial schemes/warehousing schemes and the NOC could be issued subject to clearance by Delhi Fire Service/Explosive Department as the case may be.
5. Keeping in view the provisions of MPD-2001 the decision taken in the meeting held on 15.5.89 (refer Para 4).
6. The item is placed before the Technical committee for retification of the decision already taken in the matter.

Petroleum Act 1934 and Petroleum Rules 1976

Definitions:

- i. "Petroleum Class 'A' means petroleum having a flash point below twenty-three degrees centigrade.
- ii. "Petroleum Class 'B' means petroleum having a flash point of twenty-three degrees centigrade and above but below sixty-five degrees Centigrade.
- iii. "Petroleum Class 'C' means petroleum having a flash point of sixty five degrees centigrade and above but below ninety-three degrees centigrade.

No licence needed for transport or storage of Class A quantities of petroleum, class B or Petroleum Class-C. No licence needed for Import, Transport or storage of small quantities of Petroleum Class A.

Containers exceeding one litre in capacity for petroleum class A and 5 litres in capacity for Petroleum Class B or Petroleum Class C shall be of a type approved by Chief Controller.

Licence necessary for the transport or storage in bulk of Petroleum class A&B.

DECISION

Technical committee discussed the proposal contained in para 4 above and decided the policy for grant of NOC for storage of petroleum class 'A' & 'B' in the Union Territory of Delhi as follows:

- i. Whenever the petroleum products are required for use in industrial units, located in approved industrial area, NOC may be issued subject to clearance from fire and explosive point of view by the concerned department.
- ii. industrial units permitted in Village Abadi and unauthorised areas within the permissible limits of MPD-2001, generally, do not require petroleum products. Therefore, in such cases NOC is not required to be issued.
- iii. The storage units for marketing of petroleum products can be located in the approved commercial/warehousing schemes, for which, if necessary, NOC can be issued. This will be subject to the clearance from Fire and Explosive Departments.

The State Coordinator informed that only the kerosene oil is supplied for retail sale to the Fair Price shops and for that purpose, no separate NOC is required.



Sub: Permission for construction of Poly houses for Mushroom Cultivation at Holambi Kalan in Narela sub-city project by M/s M.R. Mushroom Agro Farm (P) Ltd.

F.3(36)94-MP

A request for issue of NOC for construction of a Modern Mushroom Agro Farm on the farm house plot located in Village Holambi Kalan from M/s Mushroom and Agro Farms (P) Ltd had been received through Hon'ble Minister of Urban Development, Govt of India.

2. The farm house measuring 1.29 ha. (3.196 acres) comprising of Khasra No. 10/21, 10/20 & 11/25 located within the Narela Project area (Dev. Area no. 175) on Alipur Narela Road is approachable through a 24 ft. wide and 370 ft. long road, belonging to the owner. Plans for construction of boundary wall and the farm houses structure were sanctioned by MCD on 1-6-1990. Presently, mushroom growing activity is done in 5 kachha, mud thatched halls measuring 6m x 15 m each in the Farm House Plot. Besides this farm, there are other farms in this area also, growing mushrooms.

3. Earlier a proposal of covering 3180 sq.mtrs. (53 x 60 m.) area with single storey permanent structures (upto 6m. height) was examined. MPD-2001 stipulates 100 sqm. floor area for a dwelling unit in the farm land measuring 1.00 ha. to 2.00 ha. in size. As per draft General Dev. Plan of Narela sub-city project, the land under reference falls in the proposed freight, terminal of the IFC along Alipur-Narela Road. Accordingly, the request was not acceded to and the same was communicated to the Govt of India, MOUD on 29-11-1994.

4. In the representation received through MOUD on 17-1-95, owner has stated that the cropping rooms needed in his farm site (khasra no. 10/21) for the production of mushrooms which would not be of permanent RCC structure but instead would be of steel pipes and high density polythene with roof of plastic polythene for controlled environmental conditions and can be dismantled as and when needed. Grant of NOC for construction of polyhouse for the purpose has been requested. for.

5. The Technical Committee in its meeting held on 21-2-95 considered the matter and noted the basic facts of the representation of M/s Mushroom Agro Farm (P) Ltd., as in para (5) of the Technical Committee agenda. as under:

- a) The land owner shall not claim any additional compensation;
- b) the land owner shall have no objection against acquisition of land;
- c) the polyhouses are of bolted design and completely dismantable, covered with LDPE polysheet on steel pipes.

....2/-



During the discussion, Commr. (LM) informed that the land under reference is proposed for freight complex, Narela and forms part of land referred for acquisition by DDA to Land & Bldg. Deptt., GNCTD.

The Technical Committee recommended that the case be referred to the Authority, bringing to its notice the earlier decision of the Authority on similar proposals.

6. The earlier Authority Res. No. 68/93 dt. 8-6-93 is at appendix 'A', vide which agricultural plant nursery with tissue culture project was approved with following resolutions :

- a) the maximum built up area on the ground floor is confined to 100 sq.mtrs.
- b) if extra built up area is required, a maximum of 7000 to 8000 sq.ft. including the ground coverage could be in the basement and/or in the form of green house or glass house.
- c) in future, if the land is required/acquired for development of 'regional park' or for any other planned development including widening of roads etc., the permission would not be considered as a constraint and the owner/party will not have any objection.
- d) basement, if constructed, is to be used only for parking/services.
- e) Clause 'C' above to be made a condition of permission which should be binding on the applicant.

7. Attention is also invited to Authority Resolution no. 41 dt. 27-3-91 regarding Urban Extension-Delhi 2001. The Authority resolved that in the rural land use zone which is declared as development area and is required for planned extension of Delhi urban limits, farm houses may not be permitted & an amendment be made in MPD-2001. (Annexure ..... 'B'....)

In pursuance, a reference was made to the MOUD vide DDA letter dtd. 18-6-93 and subsequent reminders. The approval of the Central Government for issue of a public notice for inviting objections/suggestions is still awaited.

8. With above references, agenda for the Authority was submitted to VC, DDA for approval. However, VC made the following observations:

"I have not understood the justification for taking this case to the Authority particularly when the party is seeking permission only for temporary, completely dismantable structure with nuts and bolts. I feel that it would be appropriate to discuss this matter once again in the next meeting of the ~~Exxy~~ Technical Committee".

9. The matter is again placed before the Technical Committee for consideration.

bs  
06/7/95

ITEM  
NO.

68/93

8-4-93

Sub:

Agriculture Plant nursery with tissue culture  
Asola Village.

No. F. 3(194)/63-MP

P R E C I S

1. B.CKGROUND :

The case is regarding NCC for construction of 7000 Sq.ft. area for agriculture plant nursery with tissue culture techniques at Village Asola.

i) The proposal was studied in the planning wing of DDA and a reply from Dy. Dir. (MP) dated 12.03.92 has been sent to Manager, M/s Sheel Bio Tech Ltd. stating that no such activity as mentioned in the PUC is permitted in rural use zone and the farm houses.

ii) We received letter dt. 23.07.1992 from Town Planner, MCD addressed to Commr. (Plg.) DDA wherein it is mentioned that the case was technically examined in the layout committee meeting of MCD held on 10.07.92 with the observation of LG, Delhi which is as follows : " Why should we stand in way ? lay down the strict conditions if you will, but allow such hi.tech activities to develop". MCD has requested the views of DDA for processing the case further.

2. V.C., DDA has desired that case should be brought to the Technical Committee meeting wherein a representative of MCD may also be called in the same for presentation. Copy of a communication from Director, M/S Sheel Bio Tech Ltd. addressed to VC, DDA is at Appendix ' C ' to page No. 23  
The proposal Plan is laid on table.

For Office Use Only



3. It is not possible to accept such a proposal for the 'Regional Park' because of present urban land policy of land development according to which all land is acquired by Govt. agency and the development for various uses.

4. The matter was discussed in the meeting of the Technical Committee held on 28.01.93 wherein:

- i) The representative of M/S Sheel Bio-Techno Ltd. explained their project. The land under reference is about 2.7 acres of 'rural land use' in Village Asola. Quantum of construction requested is about 8000 Sq.ft, with a single storey - RCC construction which is a technical requirement for the project. Representatives of the Ministry of Commerce and Ministry of Agriculture Sh. A.K. Gupta, G.H., APEDA and Dr. A.K. Mishra, who were present in the meeting explained that they support the issue of NOC to such foreign exchange earning projects. These representatives felt that the project was covered under the "Agricultural activities".
- ii) The Technical Committee after hearing and having detailed discussions, recommended that the agricultural plant nursery project may be allowed on the land subject to :-
  - a) the maximum built up area on the ground floor is confined to 100 Sq.mts.
  - b) If extra built up area is required, a maximum of 7000 to 8000 Sq.ft. including the ground coverage, could be in the basement and/or in the form of green house or glass house.
  - c) In future, if the land is required/acquired for development of 'regional park' or for any other planned development including widening of roads etc., the permission would not be considered as a constraint and the owner/party will not have any objection.
- iii) Commissioner (Flg.) was of the view that even the permission with stipulations as above would require amendment in MFD-2001. Others, however, felt that tissue culture nursery with only 100 Sq. mts. of ground floor coverage



as in Farm Houses should be judged as agricultural activities and are covered in MPD -2001.

7. The matter is placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that the proposal contained in para 4 (ii) of the agenda note be approved subject to following amendment :-

- i) Basement if constructed is to be used only for parking/ services;
- ii) Clause 'C' of 4(ii) to be made a condition of permission which should be binding on the applicant.

Further resolved that amendment in Master Plan was not required. However, MOUD and MCD be informed.

\*\*\*\*\*

*Unf... TIG... 11/11/11*  
*for*

*H. K. B...*  
*6/8/11*

H. K. B...  
Assistant S...  
Dell... Term n...

Sl. No.

Sub: URBAN EXTENSION DELHI-2001.  
No.DD/PP/UE/90/F.56.

11  
27.3.91.

PRECIS

Agenda item on the above subject (App.'C' Page 84-86) was earlier put up in the Authority in its meeting held on 23.10.1990. The same was deferred with a view to examine legal implications of the proposal.

Accordingly, Chief Legal Advisor, DDA, has been consulted and his opinion may be seen at App.&T' Page 102 to 103. In brief, the points highlighted by CIA are as under:

(a) It is advised by the CIA that with the intention to check unauthorised construction within large area in urban extension proposed to be declared as development area be examined keeping in view the manpower and resources available in DDA to protect the area.

(b) After declaring rural villages as urban village under section 507 of DMC Act, Central Govt. is competent to entrust erstwhile Gaon Sabha lands to DDA for the purpose of development. Hence this may be also indicated/added in the concluding paragraph of the agenda item.

(c) As regards farm houses it is implied that once an urban extension area is declared as a development area the prescribed norms of development vide Master Plan zonal regulations and building bye-laws will have to be applied to the construction of farm houses in the development area as well.

3. Delhi Development Authority vide Resolution No.79 of June, 87 alongwith the modified draft of the Master Plan for Delhi Perspective-2001, also approved a plan for urban extension as given in para 8 (b) Page 87 to page 101. It is stated in the plan that the land in urban extension area may be acquired from time to time with due regard to the balanced development of the city.

Based on the observations of CIA, the area proposed for notification as development area of the ... has been reviewed and it is proposed to limit the ... portion of the urban extension area which is going to be acquired under the land acquisition ... drawn up for the period ending June, 1992. The area thus proposed for being declared as development area covers 9000 ha (approx) and is defined as follows:

Area bounded by G.P. Road in the east, existing 220 KV high tension line in the north and north west, and the existing road between Mangolpur Khurd, Putkalan, Mohumudpur Mazra, Kanjhawala and the existing limits of Rohini Scheme in the south. The location of this pocket is identified on the map laid on the table.

5. It is our experience that the valuable Gaon Sabha lands in the villages notified as urban areas are not being used properly and in a planned manner. To facilitate the integrated planning and development of these potentially very valuable urban areas it is proposed that the Gaon Sabha lands following with the areas declared as development areas be transferred to ...

6. As per the provisions of MPB 2001, farm houses are permitted in the rural land use zones. As the 9000 ha now proposed to be declared as 'development area', is required for the planned extension of the Delhi urban limits appropriate amendments will be made in the Master Plan so as to prohibit the construction of farm houses in the proposed development area and also in all those rural areas which are declared as 'development areas' from time to time.

7. This note is put up before the Authority for consideration and approval of the proposals contained in ... 4, 5 & 6 above.

#### RESOLUTION

Resolved that the proposal contained in the Agenda ... be approved.



Sub : Provision of <sup>two</sup> Additional L.P.G. Gas godown in an Area between Sewerage Treatment Plant and SFS Sukhdev Vihar:  
CHANGE OF LAND-USE.  
 FL No: PA/30(APII/95/539.

Reference is invited to D.O.No.F.13(19)93/CRG/Pt./D-73; dated: 31.1.95 from Commissioner(LM) enclosing therein a list of LOI Holders awaiting the allotment for Gas godowns and Petrol Pumps in Delhi, out of which three Nos. sites for L.P.G. Gas godowns have been recommended in South Delhi.

## 2. Location Study :

Various locations mainly new developments such as Sarita Vihar and Jasola were examined and it was found that no suitable site can be made available in this area.

In a meeting in the Chamber of Commissioner (Plng.) it was desired to survey the area between Sukhdev Vihar and Sewage Treatment Plant where two LPG Gas godowns are already existing/ functioning. It may further be examined whether without disturbing the green area one or two Gas godown sites could be added adjacent to the existing sites. These existing Gas godowns (two Nos.) are located to the North of M.C.D. Hot Mix Plants/Workshop across the road a workshop of NDMC is also functioning. These workshops are located on 3.5 Mtr. R.O.W. road connecting STP with SFS area. The Gas godowns have also access on this road.

## 3. Study & Analysis :

Latest detailed survey of the area has been done. The land use of this area is "District Parks". MPD-2001 provides LPG Gas godowns only in Service Centres and Industrial areas. Therefore, any consideration for proposing gas godowns will invite change of land use, also considering the existing location and in the broader term the functions adjacent to this are can be termed as of Service ~~Nature~~ envisaged in a Service Centre eg. existing Gas godowns (two Nos.) M.C.D./NDMC Workshop, NDMC, M.C.D. Shops.

... 2/-  
 20/10/95

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4. PROPOSAL :

Taking into account the existing situation it is possible to add two more LPG Gas Godown sites No. 3 & 4 as per the details given below :-

Site No. 3	- 538 Sq. M.
Site No. 4	- 580 Sq. M. (due to odd shape)

The total area in all the four Gas Godowns and the approach will work out to 0.107 Hac. and will require change of land use from "District Park" to "Service Centre (LPG Gas Godown)".

5. The proposal contained in para -4 above is submitted for consideration of Technical Committee.

.....

*CA*  
20/07/95  
Dir (AP) I



AGENDA ITEM FOR TECHNICAL COMMITTEE

SUBJECT:-Approach road for LPG Bottling Plant  
at Madanpur Khaddar and change of  
land use of LPG Bottling Plant.

F.20(18)86-MP

1. The above subject matter was considered in Technical Committee meeting held on 6.9.94 vide item No.11/102/94/TC (minutes annexed) wherein following decisions was taken:-  
  
"Technical Committee desired that a development plan for the area be prepared with major circulation system showing approach to Bottling plant and indicating different land uses. The matter may be brought before the Technical Committee in the month of Oct . 1994."  
  
2. In view of the decisions taken by the Technical Committee the case is re-examined and the comments are as under:-
  - 1) The site allowed to be acquired for setting up IOC bottling plant at Madanpur Khaddar is located East of Agra canal and south of road No. 13/ -A measuring about 28 hecets.
  - ii) In the absence of finalisation of alignment plan of NH-2. It is not definite as to what will be the status of the road being proposed by IOC along Agra canal (Plan laid on the table) and its junction with road No. 13 and barrage road.
  - iii) Due to non-finalisation of alignment of NH-2 it would be premature to propose any land use in the vicinity of bottling plant which is located in Planning Division 'O' i.e. "agricultural and water body."
  - iv) The proposed road as shown on the copy of the plan laid on the table will be abandoned and utilised as per the total plan of this area.

3. PROPOSAL

In view of the above it is proposed that

- 1) The proposal for 10 mt. wide road submitted



by IOC along Agra canal as shown on the plan laid on the table be approved.

- ii) Change of land use of an area measuring about 28 hecets from "agricultural/water body" ~~for~~ to commercial (warehousing, LPG depot).

According to the plan, the area is to be used for commercial purposes.

- 4- The proposal contained in above para is placed before the Technical Committee for its consideration.



AGENDA ITEM FOR THE TECHNICAL COMMITTEE

SUBJECT:- Approach road for LPG Bottling Plant  
at Madanpur Khadar, & change of land use  
F. 20(18)/86-MP

1. IOC acquired an area of about 28 heccts between 2 existing high tension lines for setting up LPG Bottling Plant at Madanpur Khaddar.
2. The land so acquired by IOC was considered in the Technical Committee meeting held on 11.12.86 and the Technical Committee after going through the details recommended that the site under reference may be agreed to this purpose with the condition that
  - a) There will be a proper approach to this complex
  - b) A large number of trees are planted within the complex.
  - c) Construction should be minimum extent required and
  - d) Proper care is taken to major power lines passing by the side of the site.
3. Further for the approach road IOC was advised to submit the proposal for consideration.
4. The issue of approach road was considered in the Technical Committee meeting held on 3.2.89. and the proposals submitted by the IOC was agreed to.
5. The proposal so approved by the Technical Committee involved acquisition of the additional land by IOC for which NOC could not be issued for want of a comprehensive scheme.
6. While considering the issue relating LPG Bottling Plants in Capital Territory of Delhi vide Item No. 108/92. The Technical Committee in its meeting held on 30.10.92. considered 3 issues namely
  - a) Allotment of 50 acres of land adjacent to IOC's LPG bottling plant at Tikrikalan for providing additional bulk linkage.
  - b) Approach road alignment for the new LPG bottling plant site at Madanpur Khadar in South Delhi where 72.4 acres of land is allotted.

1. Allotment of land for siting additional LPG bottling plant either in North Delhi or East Delhi in an area measuring 75 acres as one plot or 2 plots each about 30 acres.
7. decided as under:-
- (a) IOC should submit a layout plan of the utilisation of 100 acres of land of LPG Bottling Plant and also the proposal of utilisation of another 50 acres for the project. The lands Department of DDA should conduct a survey of 50 acres land earmarked for this purpose. Also, the IOC should examine whether gas could be supplied through the pipe.
  - (b) An approach road/excess be provided as part of the schemes being formulated by the DDA of this sector. IOC should make proper arrangement of safety zone within their own land area.
  - (c) IOC should approach to NCR Planning Board for suitable site for North & West Delhi.
8. Decision 'b' of the Technical Committee regarding provision of Approach road applies in the present case.
8. The approach road to the Bottling plant was being considered to be integrated with the scheme of the area proposed to be formulated by DDA and the various alternatives were examined for the approach road. The issue of Approach road has been discussed with the Chief (LPG) Manager (Engineering) of IOC followed by site inspections undertaken from time to time.
9. Further it is noted that the site is located in Planning Division 'O' (River Yamuna Bed)
10. PROPOSAL
- (i) Based upon the discussion and the site inspections Chief LPG Manager (Engg.) vide his letter dt. 4.7.94 has submitted a proposal for 10m. wide road along the Agra canal on the detail survey of the area (Plan laid on the table). It has been requested to convey the approval of the same.
  - (ii) Change of land use of an area measuring about 28 hec. from River/water body at commercial (warehousing) as shown on the plan laid on the table.



11. OBSERVATIONS

- (i) It has been further informed that the traffic volume on the proposed road would be of the order of 150 trucks per day. (16 hrs.)
  - (ii) U.P. Irrigation deptt. has agreed to construct the approach road as a deposit work for I.O.C. as per the proposed alignment on the land owned by them.
  - (iii) There is a proposal of NH-2 bye-pass along the Eastern bank of Agra canal as per MPD-2001.
  - (iv) Construction of NH-2 will take a considerable time & it is essential to provide approach road immediately so that the plant can be functional.
  - (v) The proposal of NH-2 implemented at a later date, will take care of the approach road being so constructed by I.O.C.
12. Proposal contained in para 10 above is placed before the Technical Committee for its consideration.

DECISION

Technical Committee desired that a development plan for the area be prepared with major circulation system showing approach to Betting Plant and indicating different land uses. The matter may be brought before the Technical Committee in the month of Oct. 1994.

Checked

Awls

12/1/94

12.10.94

17.10.94

1. O.S.D. to V.C. for information of the later.
2. Engineer Member
3. Commissioner (Planning)
4. Commissioner (LD)
5. Commissioner (LM)
6. Chief Architect
7. Addl.Commr.(DC&B)
8. Addl.Commr.(TYA)
9. Addl.Commr.(AP&B)
10. Chief Planner (TCPD)
11. Chief Architect, NIMC
12. Town Planner, MCD
13. Secretary, DUAC
14. Land & Development Officer, L&DO
15. Sr.Architect, H&T (I), Nirman Bhawan
16. Dy.Commissioner of Police (T), MSO Building
17. Chief Engineer (Plg.), DESU
18. Sh.R.K.Jhingan, Dir. Land Scape.
19. Director(PPR)



AGENDA ITEM FOR TECHNICAL COMMITTEE

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F.20(18)86-MP

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4- The proposal contained in above para is placed  
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