

DELHI DEVELOPMENT AUTHORITY
(DEV.CONTROL & BUILDING)

No.F.1(18)96-MP/

Dated: 17.6.96

Minutes of the 65th meeting of Tech. committee held on 11.6.96 at 10.00 AM in the Conference Hall, Vikas Minar, IP Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. Anil Kumar, Vice Chairman (In Chair)
2. Sh. Arun Mhaisalkar, Commr. (Plg.)
3. Sh. K.K. Bandyopadhyay, Addl. Commr. (AP)
4. Sh. Chander Ballabh, Addl. Commr. (DC&B)
5. Sh. R.K. Jhingan, Director (LS)
6. Sh. S.P. Bansal, Director (UE&PPR)

M.C.D.:

7. Sh. Shamsher Singh, Addl. Town Planner

T.C.P.O.:

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

D.E.S.U.:

9. Sh. V.K. Sakhuja, Addl. C.E. (Plg. & SLDC)
10. Sh. S.C. Chattopadhyay S.E. (Plg.)
11. Sh. S.K. Choudhary, Xen (Plg.)

DELHI POLICE:

12. Sh. Ravinder Suri, Delhi Traffic Police

SPECIAL INVITEES:

13. Smt. Madhu Sagar, Chief Divn. Mgr. (Delhi LPG) for item no. 67/96
14. Sh. S.K. Bhalla, Dy. Manager, IOC for item no. 67/96
15. Sh. D. Jagannath, Manager, LPG for item no. 67/96
16. Sh. P.K. Goyal, Dy. Mgr. SLC for item no. 67/96
17. Sh. S. Hydrie State Level Coord. for item no. 67/96
18. Sh. R.C. Aggarwal, NCR (Plg) Board for item no. 72/96
19. Sh. S.K. Dheri, C.F.O. for item no. 67/96
20. Sh. Jayadev Sarangi, DIG (Prisons) for item no. 71/96
21. Sh. Pradeep Behari, A.C.A. (I), DDA.
22. Sh. B.L. Khurana, Chief Engineer (Elect.)
23. Sh. A.K. Gupta, Director (Narela)
24. Sh. Prakash Narayan, Director (DC&MP)
25. Sh. S. Srivastava, Director (AP) I
26. Sh. H.S. Sikka, Director (AP) II
27. Sh. N.K. Aggarwal, Director (Rohini)
28. Sh. Shamim Ahmed, Jt. Dir. (NL-I)

1. Item No.63/95:

Sub: Action taken report of the 64th Tech. committee meeting held on 28.5.96
Fl(28)91-MP

Action taken report of the 64th Tech. committee meeting held on 28.5.96 was laid on the tabel, discussed and noted.

2. Item No. 67/96

Sub: Policy for carving out Gas Godown sites in Urban Delhi.F7(40)84-MP

After discussion the Tech. committee approved the proposal contained in para 5 of the Agenda note subject to the following:

- i) In para 5.4 modification in MPD-2001 be processed to the extent that "gas godowns are permitted in all use zones except in regional parks/distt.parks and developed recreational areas/parks".
- ii) Suitable allocation be made for matching number of shops / showroom-cum-office of size 3 m x 4.5 m. in the nearby service centre/shopping centre located at a distance of 0.5 to 1.0 km. The allotment will be on predetermined commercial rates.
- iii) The matter be placed before the Authority for processing the corresponding modifications in MPD-2001.

3. Item No. 68/96:

Sub: Carving out of Petrol pump sites in Rohini.
PP/R/1061/93(Pt.)

The Committee approved the proposal contained in para 3 of the agenda note.

4. Item No. 69/96:

Sub: 220 KV Grid sub-station at Siri Fort.
F6(3)91-MP.

The item was deferred with the observation that comparative viability statement for the alternative sites, near Gargi college/Siri Fort by DDA and Sheikh Sarai-I by DESU be worked out immediately and the matter be brought in the next Tech. committee.

5. Item No. 70/96:

Sub: Policy for building sanction of farm houses in DDA Development Area.PA/DD/RPC/Bldg/92/282/DR/429/94

The Technical committee approved the recommendations contained in para 4 of the Agenda note with the observations that Commissioner, MCD be suitably informed of the decision;

The matter may be placed in the Standing Committee under the Chairmanship of Chief Secretary to secure implementation of the decision.

6. Item no. 71/96

Sub: Identification of land for Jail in Narela Project Area.F20(33)80-MP

After discussion the Committee decided that the eastern side of the G.T. Road would be a better location for the proposed jail site. Action to identify the site should accordingly be taken early.

7. Item No. 72/96:

Sub: Development of industrial zones to relocate existing heavy and large scale industrial units in Delhi Metropolitan Area and National Capital Region M/S K.L.Rathi Pvt. Ltd. F3(37)85-MP

The representative of NCR Planning Board did not favour the proposal as, according to him, this proposal went against the spirit and objective of the NCR Planning. However, detailed discussion on this item was deferred in view of the request to this effect from the Deptt. of Industries, GNCTD. It was decided that in the meanwhile Commissioner (Planning) may have further discussions with the representatives of the concerned organisations and bring the proposal again before the Tech. committee.


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

Memo no. F1(18)96-MP

Dated: 17.6.96

Copy to:

1. OSD to VC for the information of the latter.
2. Engineer Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Planning)DDA
5. Commissioner (LD)DDA
6. Chief Architect, DDA
7. Addl. Commr. (DC&B)DDA
8. Addl. Commr. (Projects)
9. Addl. Commr. (AP) DDA
10. Chief Planner, TCPO
11. Chief Architect, NDMC

12. Town Planner, MCD
13. Secretary DUAC
14. Land & Development Officer (L&B)
15. Sr. Architect (H&TP)CPWD
16. Deputy Commissioner of Plice (T)
17. Chief Engineer (Plg.)DESU
18. Commissioner (LM)
19. Director (Land Scape)
20. Secretary to L.G.
21. Director (PPR)


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

The Technical Committee approved the recommendations contained in para 4 of the Agenda Note with the observations that Commissioner, MCD be suitably informed of the decision; The matter may be placed in the Standing Committee under the Chairmanship of Chief Secretary to secure implementation of the decision.

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DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

NO.F. 1(18)96-MP/

DATED: 12.6.96

Draft Minutes of the 65th meeting of Technical Committee held on 11.6.96 at 10.00 A.M. in the Conference Hall, Vikas Minar, 5th floor, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh. Anil Kumar, Vice-Chairman (In chair)
2. Sh. Arun Mhaisalkar, Commr.(plg.)
3. Sh. K.K. Bandyopadhyay, Addl. Commr.(AP)
4. Sh. Chander Ballabh, Addl. Commr.(DC&B)
5. Sh. R.K. Jhingan, Director(LS)
6. Sh. S.P. Bansal, Director(UE&PPR)

M.C.D.

7. Sh. Shamsheer Singh, Addl. Town Planner
T.C.P.O.

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

D.E.S.U.

9. Sh. V.K. Sakhuja, Addl. C.E.(plg.&SLDC)
10. Sh. S.C. Chattopadhyay S.E.(plg.)
11. Sh. S.K. Choudhary, Xen.(plg.)

DELHI POLICE

12. Sh. Ravinder Suri, Delhi Traffic Police

SPECIAL INVITEES:

13. Sh. Madhu Sagar, Ch.Divn.Mgr.(Delhi LPG) for item No.67/96
14. Sh. S.K. Bhalla, Dy.Manager, IOC for item No.67/96
15. Sh. D.Jagannath Manager, LPG for item No.67/96
16. Sh. P.K. Goyal, Dy.Mgr.SLC for item No.67/96
17. Sh. S.Hydrice State Level Co.ord. for item No.67/96
18. Sh. R.C. Aggarwal, NCR(plg.) Board for item No.
19. Sh. S.K. Dheri, C.F.O. for item No.67/96
20. Sh. Jayadev Sarangi, DIG(Prisons) for item No.71/96
21. Sh. Pradeep Behari, A.C.A-I, DDA
22. Sh. B.L. Khurana, Chief Engineer(Elect)
23. Sh. A.K. Gupta, Director(Narela)
24. Sh. Prakash Narayan, Director(DC&MP)
25. Sh. S. Srivastava, Director(AP)-I
26. Sh. H.S. Sikka, Director(AP)-II
27. Sh. N.K. Aggarwal, Director(Rohini)
28. Sh. Shamim Ahmed, J.D.(NL-I)

1. Item No. 63/95

Sub: Action taken report of the 64th Tech. committee meeting held on 28.5.96.

F.1(28)91-MP

Action taken report of the 64th Tech. committee meeting held on 28.5.96 was laid on the table, discussed and noted.

2. Item No. 67/96

Sub: Policy for carving out Gas Godown sites in Urban Delhi.F7(40)84-MP

After ~~detailed~~ discussion, the Tech. committee approved the proposal contained in para 5 of the Agenda note subject to the following:

i) In para 5.4 modification in MPD-2001 be processed to the extent that "gas godowns are permitted in all use zones except in regional parks/distt.parks and developed recreational areas/parks".

ii) Suitable allocation be made for matching number of shops/show room-cum-office of size 3 m x 4.5m in the nearby service centre/shopping centre located at a distance of 0.5 to 1.0 km. The allotment will be on pre-determined commercial rates.

iii) The matter be placed before the Authority for processing the corresponding modifications in MPD-2001.

3. Item No. 68/96

Sub: Carving out of Petrol pump sites in Rohini PP/R/1061/93(Pt.)

The ~~Tech.~~ Committee approved the proposal contained in para 3 of the agenda note.

4. Item No. 69/96

Sub: 220KV Grid sub station at Siri Fort.

F6(3)91-MP

The item was deferred with the observation that comparative viability statement for the alternative sites, near Gargi college/Siri-Fort by DDA and Sheikh Sarai by DESU be worked out immediately. and the matter be brought in the next Tech. committee

09

5. Item No. 70/96

Sub: Policy for building sanction of farm Houses in DDA Development Area.

PA/DD/RPC/Bldg./92/282/DR/429/94

The Tech. committee approved the recommendations contained in para 4 of the Agenda note with the observations that Commissioner MCD be suitably informed of the decision; and ~~the matter may be placed in the Standing Committee under the Chairmanship of Chief Secy. L.G. if required.~~ *to secure implementation of the decision*

6. Item No. 71/96

Sub: Identification of land for Jail in Narela Project Area. F.20(33)80-MP

After ~~detailed~~ discussion the ~~Tech.~~ Committee decided ~~to locate the proposed jail site on~~ the eastern side of the G.T. Road, ~~in consultation with the Jail Authorities.~~ *would be better location for the proposed jail site. Action to identify the site should accordingly be taken early.*

7. Item no. 72/96

Sub: Development of industrial zones to relocate existing heavy and large scale industrial units in Delhi Metropolitan Area and National Capital Region M/S KL. Rathi Pvt. Ltd.

F3(37)85-MP

The item was deferred with the observation that Commr. (Plg.) may discuss in a meeting with the representatives of Commr. (MCD), Development Commissioner cum-Secy., (Environment), GNCTD, Commissioner (Industries), GNCTD, and Chief Regional Planner, NCRPB. The matter be brought before the Tech. committee within a fortnight.

Report of NCRPB did not forward staff did not favour the proposal as, according to him, this proposal went against the spirit & objectives of NCR planning. However, detailed discussion on this item was deferred in view of the request of the effect for the Deptt of GNCTD. It was decided that in the meanwhile C(RB) may have further discussion with representatives of concerned departments/organizations and bring revised note the proposal again before the TC.

DELHI DEVELOPMENT AUTHORITY
(DEV.CONTROL & BLDG.)


NO.F.1(3)/96-MP

Dated: 7.6.96.

MEETING NOTICE

The 65th Technical Committee meeting of the DDA will be held on 11.6.96 at 10.00 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.COMMR.(DC&B)
MEMBER SECRETARY

I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	67/96	Policy for ;carving out Gas Godown Sites in Urban Delhi.F.7(40)84-MP	01-15
2.	68/96	Carving out of Petrol Pump sites in Rohini. PP/R/1061/93(Pt.)	16-17
3.	69/96	220 KV Grid Sub Station at Siri Fort. F.6(3)91-MP	18-22
4.	70/96	Policy for Building sanction of Farm Houses in DDA Development Area. PA/DD/RPC/Bldg./92/282/DR/429/94	23-33
5.	71/96	Identification of land for Jail in Narela Project Area. F.20(33)80-MP	34-37
6.	72/96	Development of industrial zones to relocate existing heavy & large scale industrial units in Delhi Metropolitan Area and the National Capital Region. - M/s K.L.Rathi Pvt. Ltd. F3(37)85-MP	38-48

SUB: POLICY FOR CARVING OUT OF GAS GODOWN SITES IN URBAN DELHI.

File No. F.7(40)84-MP.

(1.0) BACKGROUND

1.1 The Technical Committee in its meeting held on 23.01.1996 (Annexure-I) vide Item No. 16/96 observed as under:

(i) Commissioner (Planning) was requested to discuss all relevant issues with the State Co-ordinator/Oil Companies and also Chief Fire Officer.

(ii) It was also decided to work out required/existing position of Zone 'D' and 'F'.

1.2 A reference has also been received from Commissioner (Lands Management) with the observations of Hon'ble Lt.Governor in File No. 13(44)91/Pt.III/CRC regarding the allotment of show room and office of gas agency adjacent to gas godown site.

(2.0) MPD-2001 NORMS (GAZETTE PAGE NO. 140)

- (2.1) Norms - 1 Gas Godown/40000 population (or two and half gas godowns/lakh population).
- (2.2) Capacity - 500 Cylinders.
- (2.3) Area - 520 sqm.
- (2.4) Size - 26 mt. x 20 mt.
- (2.5) Chowkidar Hut - within gas godowns site.
- (2.6) Use Zone - To be provided in industrial areas/service centres.

(3.0) ACTION TAKEN ON TECHNICAL COMMITTEE DECISION

3.1 A meeting was held under the chairmanship of Commissioner (Planning) on 23.02.1996 with the representatives of Oil Companies, Delhi Fire Service and DDA. The minutes of the same are placed at Annexure-II. The issues discussed in the meeting in brief and action taken on the decision of the meeting are as under:

3.1.1 NORMS FOR LPG GAS GODOWNS

It was recommended to provide three gas godowns for one lakh population. On the basis of these revised norms Divisionwise requirement of Gas Godowns has been worked out (Annexure-III).

3.1.2 CHOWKIDAR HUT

The State Co-ordinator was requested to submit the layout plan indicating the size of the plot and location of Chowkidar hut in accordance with the explosive and fire norms. The same is yet to be submitted by the State Co-ordinator. A suggestive sketch of the gas godown site showing the Chowkidar hut in the corner of the site has also been prepared. This indicates that a chowkidar hut of 2m x 2m can be located in any of the four corners after leaving 7 meters mandatory set back (Annexure-IV).

3.1.3 PLANNING OPTIONS

It was observed that gas godown site be classified under utilities. As per Master Plan for Delhi Perspective 2001 utilities are permitted in all land uses. In the meeting held on 23.02.1996, it was proposed that except Ridge/protected forest/reserve forests/developed parks, gas godowns may be located in all other use zones preferably near organised open spaces such as parks, playgrounds, adjacent to existing gas godown clusters and in service centres etc. but should be away from congested areas keeping safety requirements in view. This will also enable an inbuilt flexibility in locating the gas godowns sites.

3.1.4 FIRE SAFETY NORMS

Guidelines of Chief Fire Officer were discussed at length. Deputy Chief Fire Officer agreed to modify these guidelines as per the discussion held in the meeting. The modified guidelines received from Deputy Chief Fire Officer on 12.04.1996 are placed at (Annexure-V).

- 3.2 A survey of existing and proposed sites was done and it is observed that in Zone 'D' existing gas godown sites are 13 and proposed are 3 (including two sites of Service Centre No. 2) whereas the requirement is for 21 (deficiency of 5 numbers). In Zone 'F' existing sites are 53 whereas required sites are only 39 (surplus 14 numbers). No additional site is, therefore, required in this zone (Annexure-III).

(4.0) OTHER REFERENCES

- 4.1 PROVISION OF SHOW ROOM AND OFFICE ADJOINING TO GAS GODOWN SITE - Hon'ble Lt. Governor has given observations in File No. 13(44)91/Pt.III/CTC that "I have already given instruction to permit small showrooms, telephone etc. Please let me know".
- 4.2 This issue has been examined in related Department and the observations are as under:
- 4.2.1 COMMISSIONER (LANDS MANAGEMENT), DDA, vide noting dated 08.11.1995 observed that for effective functioning of a Gas Agency, it is necessary to have show-room and office of the gas agency next to gas godown site. In most cases land would be available next to gas godown site itself as gas godown sites are generally located in isolated pockets. We may allot 7 x 5 sqm. plots on commercial rates.
- 4.2.2 CHIEF FIRE OFFICER vide letter dated 22.12.1995 informed that:
- "Chief Fire Officer has no objection for the proposal provided.
- (a) It is approved by the Control of Explosives/LPG Authorities under LPG Rules.
- (b) No cylinder will be kept in the office and office will be completely segregated from godown.

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- (c) Smoking and use of any open flames etc. shall be prohibited in the office.

4.2.3 SENIOR AREA MANAGER, IOC, vide letter dated 26.12.1995 made following observations:

From the consumer's convenience point of view:

- (a) The location of show rooms in commercial shopping complexes is preferred.
- (b) Generally Gas Godowns are located in isolated places and on the periphery of Urban Area the Showrooms at such locations shall cause in - convenience to users.
- (c) In case LPG godowns are located within operational area the show-rooms adjacent to godowns shall be convenient to distributors and users.
- (d) The show rooms already operating adjacent to LPG godowns on temporary lease may be regularised.

4.2.3. PLANNING WING, DDA

- (a) Prior to implementation of Master Plan for Delhi Perspective 2001, most of the gas godown sites were allotted in utilised green areas/left over incidental open areas thereby it may not be possible to carve out shop plots (commercial) in Green Use Zone. This would involve change of landuse from 'recreational' to 'commercial'.

Further allotment of gas godown sites are on temporary lease for five years and change of use on temporary basis may not be desirable.

- (b) The shop plot/office of gas godown is purely commercial and involved public and for the location of gas godown only gas agency is involved.
- ②

- (c) The premises of gas godowns does not have the power supply as per safety rules. As per safety rules, minimum 15 meter distance is required for locating activities similar to show room of LPG. This will leave about 8 meter space between the boundary of Gas Godown and Show Room.

(5.0) RECOMMENTATIONS

- 5.1 Norms proposed in para 3.1.1 for LPG gas godown needs following modifications in Master Plan for Delhi Perspective 2001.

AS PER MPD-2001

One LPG Godown for 40,000 population as per gazette notification at page 140 (i.e. two and a half for one lakh population).

AS PROPOSED

Three LPG godowns for one lakh population.

- 5.2 With regard to location of Chowkidar hut, it is recommended that 2m x 2m size chowkidar hut after leaving 7 meter safe distance can be located within the Gas Godown site of 26 x 20 sqm.

- 5.3 The fire safety norms received from Chief Fire Officer be considered while identifying the sites.

- 5.4 As regards planning options referred in para 3.1.3, MPD-2001 modifications are required to be processed:

AS PER MPD-2001

Location in industrial area or service centre (as per gazetted notification at page 140)

AS PROPOSED

The landuse of gas godown shall be "Utility". (As per MPD-2001 public utility premises are permitted in all use zones as per gazette notification at page 155)

②

5.5 As regards the allotment of showrooms adjacent to gas godown sites in view of para 4.1, it is suggested that:

- (a) In case the new gas godown sites are identified in service centres, then the owner of gas agency has an option to take space for showroom in service centre.
- (b) The state coordinator in consultation with Lands Section of the DDA may redistribute the existing Gas Godowns to existing gas agencies to bring Gas Godown near showroom of the Gas Agency.

5.6 From the site inspection report of Zone 'D' it is observed that tentatively 3-4 more sites can be carved out adjacent to existing gas godown sites if the recommendations of para 3.1.3 are approved by the competent authority. For Zone 'F' existing gas godown sites are already in excess.

5.7 The Projects being planned as part of Urban Extension shall provide sites for Gas Godowns as per these norms.

5.8 The Development Commissioner, Government of NCTD, may also be requested to integrate the sites for gas godowns in growth centres and also in villages having population of 20,000 and above to meet the requirements of rural areas.

(6.0) The items is placed before the Technical Committee for :

6.1 Approval of the recommendatins given in para '5' above.

6.2 Approving corresponding modifications in Master Plan for Delhi Perspecstive 2001.

2

Batash Norayon 22/5
Batash Norayon
Dr (MP)
AC (DCGB)

LAID ON TABLE

Minutes of the Technical
Committee Meeting Held on 28.11.96

SUBJECT:- Carving out of Gas godown site Delhi Urban
area-Issues

1.0 BACKGROUND

Lands Section vide its U.O.No.F.13(19)/93/CRC/Pt.I/D-686 dt. 19.12.95. has forwarded a list of LOI holders awaiting allotment of gas godown site since 1993 details given as below:-

Year	Ministry's Nominee	Oil S-election Board	Total
1993	9	1	10
1994	7	23	30
1995	4	5	9
	<u>20</u>	<u>29</u>	<u>49</u>

2. MPD-2001 recommendations:-

2.1. MPD-2001 provisions for no. size locations etc. are as under (p-140-Gazette)

- i) Gas godown for 40,000 population
- ii) Capacity : 500 cyclinders or 8000 kg. of LPG.
- iii) Area : 520 sq.mts. (20mt.x26mts) inclusive of chowkidar hut.
- iv) Location in industrial area or service centres.

2.2. As per MPD-2001, 10 service centre sites have been proposed in Planning divisions 'A' to 'H' (urban area) wherein a total number of 72 gas godown sites have been proposed.

3.0. Draft Zonal Plan Proposals:

As per draft zonal plan proposals of zone 'A' to 'H' approved by the Authority total number of 29 nos. new gas godown sites have been proposed to be carved out (excluding planning division D and F) where no mention has been made of gas godown site either in the plan or report. Details for remaining are given as Under:-

Planning Zone	Required	Existing	Proposed	Total
A	10	7	-	7
B	16	13	3	16
C	17	20	-	20
D	-	not given	not given	not given
E	67	53	14	67
F	-	not given	not given	not given
G	30	47	-	47
H	39	27	12	39
Total	<u>119</u>	<u>104</u>	<u>29</u>	<u>196</u>

4.0 OBSERVATION.

- 4.1. As per the norms laid down in MPD-2001 for the number of gas godowns a total number of 206 gas godowns are required against which a total no. of 232 gas godowns are existing/operating (including some in project areas like Dawarka Narela etc.)
- 4.2. The service centre sites identified in the Master Plan are either mostly encroached upon or have been utilised for some other purpose. Vacant lands of the service centres are being planned including the gas godown sites to the extent possible but the same are not able to meet the requirement of allotment of gas godown sites to the pending LOI holders.

5.0 OBSERVATIONS OF DELHI FIRE SERVICE:

- 5.1. Chief Fire Officer, Delhi fire service has also issued fire safety guidelines for site clearance of LPG godowns in ~~Urban~~ Union Territory of Delhi vide letter dt. 7.9.95 (Annexure-I).
- 5.2. A service centre plan in Rohini Project was referred to Chief Fire Officer wherein it has been observed that "3 gas godowns, electric sub-stations, parking, filling-cum-service station automobile repairs etc. are proposed in 1 premises without proper distance between themselves. Hence the proposal of providing of the activities adjacent to each other is not acceptable to this department and which is unsafe from fire safety point of view."
- 6.0 In view of the observations and the guidelines issued by the Chief Fire Officer the service centres can not be planned as envisaged in the Master Plan with permissible ground coverage and FAR and other service centre ~~which~~ ^{facilities} which shall have to be located within the same premises. However, in the past it has been possible to plan gas godown site located in service centres in Dawarka Narela and Rohini besides most of the sites were planned according to Authority Resolution No. 34 dt. 8.5.80 (copy at annexure II) allowing gas godown site in ~~disputed~~ ^{disputed} green areas along ballihs.

- 6.1. In addition to the above, gas godown sites have been carved out in the extension of the existing gas godown sites but it has not been possible to allot them as it would require change of land use according to the provisions of MPD-2001.
- 6.2. For the gas godown site earlier approved as per Authority Resolution or in the service centres there has been no such complaint from Fire and their operational point of view and there is very little scope to add more gas godown sites in existing urban area (Planning of division 'A' to 'H') in view of the MPD-2001 recommendations as well as guidelines issued by the Chief Fire Officer.
- 7.0. Recommendations for consideration- Three alternatives are suggested as under:-
- 7.1. ALTERNATIVE-1
In view of the fact that more number of gas godown sites are existing than required as per MPD-2001 standards, it should be informed to the Ministry that no more gas godown sites are possible to be allotted in Delhi Urban Area.
- 7.2. ALTERNATIVE-2
In view of the above constraints the gas godown sites be carved out in all use zones excluding recreational use (P-1 /Regional park).and also examining the feasibility of carving out of additional gas godown sites in the existing clusters without involving change of land use which will require modification in Master Plan 2001 provisions.
- 7.3. ALTERNATIVE-3
The Oil companies are advised to explore the possibility of sharing the existing godowns in urban area with new IOI holders.
- 8.0+ The proposal containing alternatives in para 7 above is placed before the Technical Committee for its consideration.

"DECISION"

After detailed discussion, the Technical Committee observed as under:-

- i) Commr.(plg.) was requested to discuss all the relevant issues with the State Coordinator/Oil Companies and also Chief Fire Officer.
- ii) It was also decided to work out the required/existing position in Zone 'F' & 'D'.

Checked
H. K. Singh
20/11/96

31/11/96

20/11/96
Member Secretary
Technical Committee
Delhi Urban Area Authority

DELHI DEVELOPMENT AUTHORITY
(DEVELOPMENT CONTROL & MASTER PLAN)

29/3/96
7(40) 84-MP/ 327

DT: 25.3.96

29-3-96

Minutes of the meeting held on 23.2.96 at 10.00 A.M. under the chairmanship of Commr. (Plg.) to discuss all relevant issues related to Gas Godowns

The following were present:

DELHI DEVELOPMENT AUTHORITY

- ✓ 1. Sh. Chander Ballabh, Addl. Commr. (DC&B)
2. Sh. K.K. Bandhopadhyay, Addl. Commr. (AP)
3. Sh. A.K. Jain, Addl. Commr. (Project)
4. Sh. N.K. Aggarwal, Director (Rohini)
5. Sh. Prakash Narayan, Director (DC&MP)
6. Sh. Vijay Rishbud, Director (Dwarka)
7. Sh. A.K. Gupta, Director (Narela)
8. Sh. S.P. Bansal, Director (PPR)
9. Sh. H.S. Dhillon, Asstt. Director (MP)

OIL COMPANIES:

10. Sh. Jagannath, Manager, LPG H.P.C.L.
11. Sh. P.K. Goyal, Dy. Manager SLC Delhi HFCL
12. Sh. S.K. Bhatta, Dy. Manager ICC

FIRE DEPARTMENT GNCTD

13. Sh. R.C. Sharma, Dy. C.F.O., Delhi Fire Services.

Following issues were discussed in details:-

1. Norms for LPG Godowns

Commr. (Plg.) explained the MPD-2001 norms i.e. one gas godown for 40000 persons of 520 sq. mtr. plot area for 500 cylinders.

After discussion it was decided that MPD-2001 norms be modified as under:-

Contd.....

Contd.....2

Norm for Gas Godown

3 Nos./1,00,000 persons.

These modification be included in Perspective Plan-Review.

(ACTION-DDA-DCW PPR)

2. CHOWKIDAR HUT:

The representative of companies were of the view that the chowkidar hut should be additional and be located near the entry gate. During the discussion however it was felt that, hut can be located in one of the corners after leaving 7 mtrs. mandatory safety setback and comparatively less area out-side the godown plot. The requirement was projected as 3m x 4.5m.

After discussion Commr. (Plg.) DDA, advised the representatives of Oil Companies to submit a layout indicating the size of plot and other requirements of the Gas Godowns. This will be examined in DDA & if required can be discussed again.

(ACTION-STATE LEVEL COORD.)

3. FIRE SAFETY REQUIREMENTS:

Director (Rohini) identified following problems in carving out new sites:-

The Service Centre sites identified in MPD-2001 for locating Gas Godowns are either encroached upon or have been utilised for some other purposes. Further as per the guidelines circulated by Chief Fire Officer Service Centre will require special planning, segregating godown sites from other facilities.

Number of sites were carved in the extension of the possibility of providing additional sites in the existing sites is also difficult since these could not be allotted as it would require change of land use as per the provision of MPD-2001 which is a lengthy process.

4. PLANNING OPTIONS

The options/alternatives I & II indicated in Item No.16/96/T.C of T.C. meeting held on 23.1.96 were discussed.

OPTION III:

Sharing of existing Gas Godowns by no. of agencies. The representatives of Oil Companies have not agreed to this proposal due to administrative and management problems and its acceptability was ruled out.

OPTION II:

To allow Gas Godowns as utility in all land uses except Ridge/protected forest/~~reserve~~ forests preferably near organised open spaces such as parks, play grounds etc. away from congested area, keeping ⁱⁿ view safety requirements. This will also enable an in built flexibility in the plans to accomodate gas godowns sites. Commr.(Plg.) observed that necessary action for the modifications in MPD-2001 be initiated.

(ACTION - D.D.A.)

5. The Guidelines issued by C.F.O. were discussed at length and Dy. Chief Fire Officer agreed to modify few of the guidelines as under :-

- i) Gas Godowns could be located on 2 lane roads instead of 18 mtrs. roads only.
- ii) A provision of Turning ^{of} Fire Tenders/Trucks at deadends is a must by providing a cul-de-sac.
- iii) The minimum distance of 30 mtrs. be kept between 2 public active areas (inclusive of setbacks e.g. Hospitals, Schools & Cinemas shops etc.).

Dy. Chief Fire Officer also agreed to the suggestions that to facilitate the allotment of Gas Godowns the C.F.O. Office will make suggestions to DDA for the improvement of layout of Service Centres instead of rejecting the layouts. Dy. C.F.O. also agreed to review the layout of Service Centres which have been rejected by C.F.O. Office

(ACTION -C.F.O., Delhi)

The meeting ended with thanks to Chair.

H. S. Dhillon
(H. S. DHILLON)
ASST. DIRECTOR (M.P)

COPY TO:

All Officers invited for the meeting for information and necessary action please.

*and fresh
agmt. to be
ATC
OK*

*M. work - letter
at per
considered
approved
OK*

PLANNING ZONE	PROPOSED POPULATION 2001 Zone Wise. (as per Draft ZDP)	REQUIRED		EXISTING	PROPOSED	TOTAL
		As per MPD-2001 one gas godown for 40,000 population.	Three gas godowns for 100,000 population.			
A.	4,52,460	12	14	7	-	7
B.	6,19,267	16	19	13	3	16
C.	8,02,455	20	24	20	-	20
D.	6,30,960	16	19	13	3	16
E.	24,21,540	61	73	53	14	67
F.	11,68,506	29	35	53	N.A.*	53
G.	13,69,118	34	41	47	-	47
H.	15,25,081	38	46	27	12	39
	89,89,387	226	271	233	32	265

* NA - Not required.

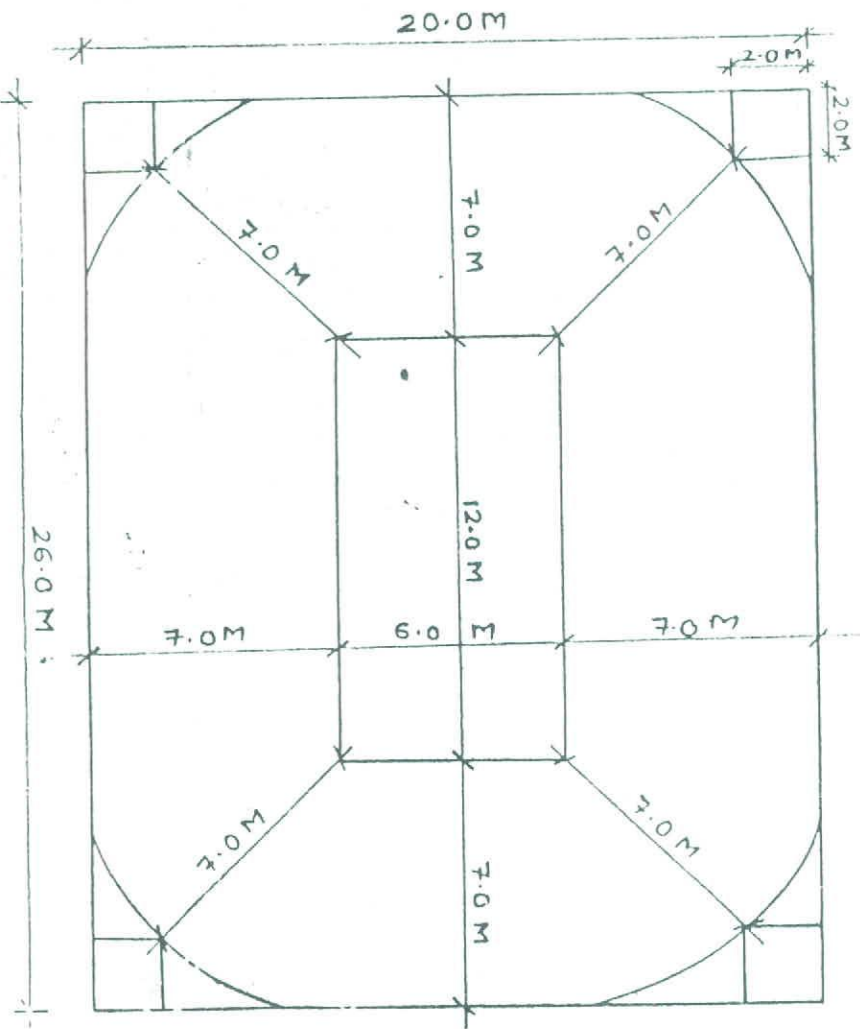
II. II. 41

ZONAL PLAN SECTION

LEGEND

SIZE OF GAS GODOWN = 20M X 26 M
(INCLUSIVE OF CHOWKIDAR HUT)

CHOWKIDAR HUT = 2M X 2M



SIZE OF GAS GODOWN
AND CHOWKIDAR HUT

SCALE - 1:200 DATE - 9.5.96

PLGDI/MAN ASST. DIR. DY. DIR. JT. DIR. DIRECTOR

FIRE SAFETY GUIDELINES FOR SITE CLEARANCE
GODOWNS IN UNION TERRITORY OF DELHI

No. F-6/DFS/MS/LPG/96/476

Dt. 9-4-96

1. Any LPG storage area should not have more than 04 LPG godowns at a single site.
2. All godowns should be located on a motorable metalled road with 2 lane traffic. There should be no dead end.
3. It should not be located in residential/juggi/jhopari area.
4. Minimum 15 M. distance should be kept from building to building belonging to hazardous materials/chemicals fire works, explosives, hospitals, schools, cinemas, public assembly building etc.
5. No repair/maintenance shop of automobiles, bidi cigarette shop or any other trade generating sparks, heat should be allowed around the LPG godowns and atleast 15 m. distance should be kept from such trades.
6. It is suggested that the LPG godown should preferably be located near the buffer zone/wood land.
7. There should be no high tension/low tension wire over the LPG godowns.
8. No sites for gas godowns shall be approved by the buildings sanctioning authority unless and until the site is approved by Delhi Fire service.
9. To cut short the procedural delay, once the layout is approved by Delhi Fire service, the NOC for site clearance may be issued by DDA/concerned building authorities directly alongwith the sanctioned fire guidelines copy of which is attached herewith.
10. These gas godowns shall not be allowed to function unless the final verification is done and NOC issued by Delhi Fire service.

DO FA

S. M.
 CHIEF FIRE OFFICER,
 DELHI FIRE SERVICE.

SUBJECT: CARVING OF NEW PETROL PUMP SITES IN ROHINI.
PP/R/1061/93 (Pt.)

1.0 BACKGROUND :

In a meeting held under the Chairmanship of Additional Commissioner (DC & B) on 16-5-96 on the subject "Monitoring of New Petrol Pump Sites for sending them to the Lands Management Department of D.D.A.", following was decided for Rohini:

"Apart from above, Jt. Director (Rohini) informed that two more sites in Distt. Centres in Sect.-10 and 14, Rohini on Road No. 41 and the other on road connecting to Outer Ring Road would be carved-out seperately & put up to the Technical/ Screening Committee by 7-6-96."

"Comprehensive Plan of proposed Petrol Pump sites available for allotment in Rohini would be put up by 15-7-96."

2.0 DETAILS OF EXAMINATION

The decision taken in the meeting held on 16-5-96, is examined and comments are as under:-

- i) "Sector-14" appearing in the minutes of the meeting should read as "Sector-12".
- ii) In Rohini, Phase- I & II, there are 5 existing sites with a break-up of 2 filling-cum-service Stations of size 30 mtrs. X 36 mtrs., one filling station of size 17 mtrs. X 30 mtrs. and two filling station sites of size 18 mts X 15 mts..
- iii) There are 6 approved sites, out of which two are in Mangolpuri District Centre, one is in Community Centre, one is for Community Centre, Sector-9, one is in CS, Sect.-5 and one in PSP area - 4. are available.

- iv) As per the Draft Zonal Plan of Zone 'H', two sites in each of the District Centre, in Sector 10 and 12 are proposed to be located.

3.0 PROPOSAL:

- i) Keeping in view the above, and the decision taken in the meeting held on 16-5-96, two new Petrol Pump sites measuring 30 m X 36 m in the District Centre sites of Sector 10 & 12 as shown on the copy of the plan, have been carved out. (Plan laid on table).
- ii) The sites are free from any incumbrances/encroachment/trees etc.
- iii) The issue was discussed in the Coordination Committee meeting held under the chairmanship of Chief Engineer (Rohini) on 3-6-96 and was recommended for approval.


4.0 ACTIONS TO BE TAKEN :

- i) If the proposal is approved by the Technical Committee, the detailed site plans will be sent to Director (Lands Management) through Director (TR) for allotment as per procedure.
- ii) As per the decision of the meeting a Comprehensive Plan of the Petrol Pumps in Rohini will be put up by 16-7-96.

5.0 The proposal contained in Para 3.0 is placed before the Technical Committee for its consideration.


4/6/96
(KULDEEP RAJ)

JT. DIRECTOR (PLG.)
ROHINI


16/6/96
(N.K. AGRAWAL)
DIRECTOR (PLANNING)
ROHINI

Subject: 220KV Grid Sub-Station at Siri Fort.
File No. F6(3)/91-MP.

1. The proposal of DESU for locating 220 KV Sub-Station in South Delhi which is covered in DESU's 8th Plan Project Report and Technically approved by Central Electricity Authority, Ministry of Power was discussed in the Technical Committee Meeting held on 12.3.96 and the decision of the Technical Committee is reproduced below:-

"Technical Committee prima-facie approved the ~~xxx~~ proposal of site measuring 250mtr.x90 mtr.(Approx.) located in the un-developed district park in the West of Chirag Delhi village between the nallah and 24 mtr. wide road, leading to Community Centre at Sheikh Sarai for allotment to DESU for 220 KV grid sub-stn. The Technical Committee also observed that as per the report submitted by the Joint inspection team, there is no other site available in this area for this purpose. If the site is accepted by DESU, according to MPD-2001, public utilities including power are permitted in all use zones"

2. In pursuance to the above decision, the proposed site under reference was surveyed and it was observed that the site is undeveloped green having undulating shape and by aligning existing Nallah it is possible to get an area of 250mtrx 90mtr. This site was later jointly inspected alongwith DESU officers and SE(Elect) DDA. DESU officers were of the view that the size of 250 mtrx90 mtr will not be sufficient for accommodating the proposed 220 KV Sub-Station. Also there was no possibility of further increasing the width of the size under reference.

3. Addl. Chief Engineer(DESU) and S.L.(DC) DESU vide his letter dt. 9.5.96 ^(ANNEXURE-I) has stated that the site offered by DDA is not suitable for establishing 220 KV sub-station since the offered site is far away from the load centres viz. Siri Fort, NDSC, AIIMS, HUDCO Complex, Andrews Ganj, GK Pt. II, and Green Park etc. He has further stated that the laying of 33 KV feeders from the offered sites to this locations would be extremely difficult and the length of the feeders would be unduly long apart from being extremely costly

as only under ground cables may have to be laid to these locations . Also the size of the offered land measuring 250mtr.x90mtr. would not be sufficient as it would not be possible to accommodate conventional 220 KV /33KV equipments in the same. ACE(DESU) has again requested for allotment of one of the three alternative sites earlier jointly inspected with DDA officers particularly the one at Siri Fort Road towards Gargi College opposite Sadig Nagar. He has further stated that ^{without} establishment of 220/33 KV sub-station in this area , it will not be possible for DESU to maintain reliable supply of power in the important area of South Delhi.

4. The matter regarding locating the proposed 220 KV ESS in Siri Fort was ~~earlier~~ considered in the Technical Committee Meeting held on 4.7.95 and 6.2.96 and the decisions of these Technical Committee 's are reproduced below:-

"After detailed discussion, the Technical Committee suggested that alternative site be found out in the near vicinity after carrying out joint inspection with DESU and the matter be brought before the Technical Committee".

TC dt. 4.7.95

"After detailed discussion the Technical Committee suggested that possibility of alternative site be again explored through a joint inspection of a team comprising of CA, CE(E), Director(AP)I (Convenor), Director(LS) from DDA and CE(DESU) . The team may also come out with minimum area requirement for the grid sub-station including indoor sub-station. The matter be brought in the Technical Committee again in the month of March, 1996".

TC dt. 6.2.96

5. In the Tech. Committee meetings regarding the proposal of DESU for locating their 220 KV sub-station in Siri Fort /Asian Games Village Complex, it was pointed out that the Master Plan green which is an extension of Siri Fort Sports Complex is densely developed green area having Siri Fort wall of archeological importance and having a protected monuments which would be affected and would involve permission from Archeological Survey of India as well as Ministry of Enviornment, Also a large number of trees are existing at the site being proposed by DESU for locating their 220 KV grid sub-station.

6. The request of DESU for reviewing the decision of earlier Tech. Committee Meetings for locating their proposed 220 KV ESS in one of the three alternatives earlier considered is placed before the Technical Committee for its consideration.

Dir(AA)-I

31/5

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(SURENDRA SRIVASTAVA)

DMR

ke(ke)

(K.K. Bandyopadhyay)

Tel.No. 737770

DELHI ELECTRIC SUPPLY UNDERTAKING
(Municipal Corporation of Delhi)SHAKTI DEEP BUILDING?
Jhandewalan Extn.
New Delhi-110055.

Ref. No. ACE (PLG. & SLDC) / 7/166

Dated. 09 May, 1996.

Director (Planning),
Delhi Development Authority,
Vikas Minar, I.P. Estate,
NEW DELHI.1981
13/5/96Sub:- Site for 220 KV Sub-station at Siri Fort.

Dear Sir,

The Technical Committee of DDA in its meeting held on 12.3.96 prim facie approved the proposal of site measuring 250 Mts. x 90 Mts. approximately located in the undeveloped District Park in the west of Chiragh Delhi village between the Nallah and the 24 M wide road leading to Community Centre of Sheikh Sarai, for allotment to DESU for 220 KV Grid Sub-station. During the Technical Committee meeting as well as subsequently vide letter No. SE (PLG. I) / 4(1) / 01 dated 4.4.96 it was conveyed to your office that this site had neither been identified nor inspected during the joint site inspection carried out earlier with the DDA officers. As such, as agreed to during the Technical Committee meeting, a joint site inspection was carried on 15.4.96 with Shri Sodhi, Joint Director (Plg.) and Shri Jha, S.E. (Elect.) of DDA. It was observed that the site offered by DDA was not suitable for establishing our 220 KV Sub-station due to the following reasons :-

1. The offered site is far away from the load centres as the proposed 220 KV Sub-station is to feed our various existing and proposed 33 KV Sub-stations viz., Siri Fort, NDSE, AIIMS, HUDCO complex Andrews Ganj, Greater Kailash Part-1 and Green Park etc. Laying of 33 KV feeders from the offered site to these locations would be extremely difficult and the lengths of the feeders would be unduly long apart from being extremely costly as only underground cables may have to be laid to these locations.
2. The 220 KV Sub-station at Siri Fort is to be fed at 220 KV level and no proper approach for 220 KV tower line to the offered site was found to be feasible.
3. The size of the offered plot of land i.e. 250 Mts. x 90 Mts. is too small and it would not be possible to accommodate our conventional 220/33 KV equipment in the same.

The offered site for 220 KV Sub-station has also been subsequently inspected by our Chief Engineer (P&C) and it has not been found to be suitable for the purpose.

In view of the difficulties pointed out above, it is requested that the proposal may kindly be reviewed and allotment of one of the three alternative sites earlier jointly inspected with DDA officers, preferably one on Siri Fort Road

towards Gargi College opposite Sadique Nagar may be allotted to DESU for setting up this extremely important 220/33 KV Sub-station. It would not be out of place to mention that the establishment of a 220/33 KV Sub-station in this area is extremely necessary as otherwise it will not be possible for the Undertaking to maintain reliable supply of power in all the vast and important areas of South Delhi.

A very early action in the matter would be appreciated.

Thanking you,

Yours faithfully,

Sd/-

(ER. V.K. SAKHUJA)

ADDL. CHIEF ENGINEER (PLG. & SLDC)

cc to :-

✓ Chief Engineer (Elect.), DDA, Vikas Minar, I.P. Estate,
New Delhi:

for information with the request that he may also please use his good offices in getting the site on Siri Fort Road allotted to DESU for the proposed 220/33 KV Sub-station.

V. Sakhuja

ADDL. CHIEF ENGINEER (PLG. & SLDC)

Sub : Policy for building sanction of Farm Houses in DDA Development Area.

PA/DD/R&C/Bldg./92/282/DR-429/94 and
F.3(194)63-MP/Pt.I

-.-.-.-.-

1.0 BACKGROUND

1.1 The policy for sanctioning of building plan for farm houses was discussed by Technical Committee in its meeting held on 14.9.93 (Ann.I). The Technical Committee observed as under:-

"The Technical Committee observed that while processing the completion certificate the Farm Houses located in Development Area, where building plans were sanctioned by MCD, each case be examined on its merit, keeping in view the Master Plan provisions at the time of granting such sanction and the sanctioned plan".

1.2 Further, while discussing this item, the representative of MCD brought to the notice of Technical Committee an office order no.9/EE/B/HQ/93 dt. 25.8.93 issued by the EE(Plg.)Bldg. HQ,MCD (Ann.II) regarding the completion certificate of building plans sanctioned by MCD where construction has been started before declaration of the Development Area, be processed and completion certificate be granted. The Technical Committee, took an objection to issue such orders without consulting the DDA and desired that Commissioner, MCD be requested to advise their officers to withdraw this order and not to act on this till the matter is decided in consultation of DDA.

1.3 Commissioner,MCD was accordingly requested vide letter dt.1.10.93 (Ann.III). In response, however, Ex.Engineer,MCD vide letter dt.24.1.94 (Ann.IV) replied that the decision has been taken after due consideration and there is no necessity to consult DDA in this regard.

2.0 MPD-2001 PROVISIONS :

2.1 MPD-2001 provided following development controls for the development of farm houses:

S.No.	Size of Farm	Maximum floor area of dwelling units	Max. Height of dwelling unit.
a)	1.0 ha. & above but less than 2.0 ha.	100 sqm. (including mezzanine floor)	Single storeyed maximum height 6 m.
b)	2.0 ha. and above	150 sqm. (including mezzanine floor)	Single storeyed maximum height 6 m.

OTHER CONTROLS :

- i) Set back in dwelling should be 15 m away from any boundary line of the property.
- ii) Where the property abuts in urban, the dwelling houses building should be set back from the centre line of that road by 60 m. where the property abuts a village road, the building set back from the centre of that road should be by 30m.
- iii) No dwelling unit should be built within 400m of the right of way of any National Highway.

2.2 As per MPD-2001 farm houses are not permitted in RD, C-1, C-2, M-1 and M-2 and are permissible only in rural use zone.

3.0 EXAMINATION

3.1 In view of Technical Committee decision, it was desired that the legal opinion be obtained and accordingly the file was referred to CLA.

3.2 Chief Legal Advisor forwarded the observations of the Division Bench of Hon'ble High Court in the case reported in 1996 (i) AD(Delhi) 71. These are reproduced below:

"The Hon'ble High Court observed after discussing Sec.12 of D.D.Act, that a plain reading of the section 12 of D.D.Act shown that after coming into operation of the provisions of the Act, no development could be undertaken or carried out unless it be in accordance with such plans whereon permission has been obtained in writing from the Authority.

The provisions applies both commencement and continuation of the work. The very use of the words 'undertaken' or 'carried out' in sub section 3 of section 12 is suggestive of legislative intent that the prohibition would apply not only to work which was to commence but also to work which though having been commenced earlier was yet to be completed on the date of its applicability and building activity was required to be continued ahead towards completion. It was further held that on the notification having being issued for declaration of the area as development area, the plans have to be got sanctioned by the authority and development modified in accordance with the sanctioned plans, if necessary. The provisions of DD Act, 1957 are all in public interest and enacted for securing avowed planned development of Delhi. The only exception carved out by sub-section (5) of section 12 is in favour of development of any land begun by any deptt. of the Govt. or any local authority which can be completed by the department or local authority without compliance with the requirement of section 12 even after coming into operation of the provisions of section 12 of D.D. Act, 1957".

3.3 AUTHORITY'S DECISIONS

3.3.1 Authority vide item no.41 dated 27.3.91 (Annexure V) resolved that:-

"As per the provisions of MPD-2001 farm houses are permitted in rural use zone. As the 9000 hact. now proposed to be declared as development area, is required for the planned urban extension of the Delhi Urban limits appropriate amendments will be made in MPD-2001 so as to prohibit the construction of farm houses in the proposed development area/urban extension and also in all those rural area, which are declared as developed area from time to time. This was referred on 25.11.91 to Ministry for their approval, u/s 11-A of DD Act, 1957 to issue public notice for inviting public objections/suggestions".

4.0 RECOMMENDATIONS :

4.1 From the date of declaration of Development area, the building activities of the said area stand transferred to DDA.

4.2 In case construction is already completed as per the building plans approved by MCD, the completion certificate if not issued upto the date of notification, it will be issued by DDA

with reference to Building Bye-laws applicable at the time of sanctioning the plans by MCD.

- 4.3 In case the construction is not complete and likely to be continued after the date of notification of Development Area, the building plans are to be resanctioned by DDA after examining these plans with reference to proposed development scheme of the area. In this case the already sanctioned building plans by MCD, if necessary, could be suitably modified by DDA.
- 4.4 The works undertaken by Govt. and Local Agencies are exempted from points 4.2 & 4.3 mentioned above.
- 5.0 The matter is placed before Technical Committee for consideration of the following:-
- i) Approval of recommendation given in para 4.0.
 - ii) Request MOUA&E again to give no objection to issue public notice for inviting public objections/suggestions on Authority Resolution dated 27.3.91 as given in para 3.3.

(Signature)
CPO - (Bakash M. - 1401)
B-12/10 (mp)
✓ AC(DC&B)

Sub:- Policy for sanctioning the building plans for Farm Houses.

PA/D.D(R+E) Bldg. 192/282.

Master Plan for Delhi-2001 come into force w.e.f. 1st August, 1990. The plan envisages the expansion of the urban limits of Delhi to accommodate additional population by 2001. The design and development of the projects in the urban extension i.e. Narela, Dwarka & Rohini Ph-III & IV has already started and these projects areas have already been declared as development areas of the DDA.

Number of Farm houses are existing in these areas for which the building plans were earlier sanctioned by the MCD. Now, we are receiving the references from the allottees of these Farm houses for further building permits such as completion etc. So far Building Section have not issued any further building permit in cases of the Farm houses falling in these areas for want of specific policy and guidelines for carrying out such work.

In Building Byelaws-1983 there are no guidelines for approval of the farm houses. MPD-2001 provides the development controls for the development of these farm houses which are as follows:

Sl.No.	Size of Farm	Maximum floor area of dwelling units.	Maximum height of dwelling units.
a)	1.0 ha. and above but less than 2.0ha.	100 sqm. (including mezzanine floor)	Single storeyed maximum height 6m.
b)	2.0ha and above.	150 sqm. (including mezzanine floor)	Single Storeyed maximum height 6m.

As per MPD-2001 Farm houses are not permitted in use Zones RD, C1, C2, M1 and M2. In view of this there is no question of sanctioning new building plans in respect of the farm houses in the development areas of the DDA. Only the decision is required in those cases where the MCD has earlier sanctioned the building plans, the building is constructed and now the allottee wants the completion certificate. In this regard the following suggestions are made:-

contd....

- 1) In case of the Farm houses where building plans have been sanctioned by the MCD and the completion is to be issued we may process the completion on the basis of NOC issued from the concerned Project Planner/Area Planner.
- 2) After the issue of the NOC the completion shall be processed with the same norms by which the building plans has been sanctioned,

Technical Committee is requested to accord the approval.

19/2/11/6 Regs

DECISION

The Technical Committee observed that while processing the completion certificate for Farm Houses located in Development Area, where building plans were sanctioned by MCD, each case be examined on its merit, keeping in view the Master plan provisions at the time of granting such sanction and the sanctioned plan.

- ii) Further, while discussing this item, the representative of MCD brought to the notice of the Technical Committee an office order (No. 9/EE(B)/HQ/93 dated 25.8.93, issued by the E. E. (Building), HQ M.C.D., (copy enclosed) regarding the completion certificate of building plans sanctioned by MCD where construction has been started before declaration of the Development Area, be processed and completion certificate be granted. The Technical Committee, took an objection to issuing such orders without consulting the DDA and desired that Commissioner, MCD be requested to advise their officers to withdraw this order and not to act on this till the matter is decided in consultation of DDA.

.....

C O P Y.

MUNICIPAL CORPORATION OF DELHI,
BUILDING DEPARTMENT (HQ)
TOWN HALL: DELHI.
.....

NO: 9/EE(B)/HQ/95

DT: 25-8-93

OFFICE ORDER.

The issue regarding completion certificate in the development area of D.D.A. was considered and it has been decided as per advice of the Legal Advisor, that the cases of issue of completion certificate of all plans sanctioned by the M.C.D. in development area, where construction has been started before declaration as development area, can be processed and completion certificate may be granted if the construction is carried out as per sanctioned plans and Building Bye laws.

This issues with the approval of the Commissioner.

sd/-

Executive Engineer (BLdg.)HQ.

1. All zonal Engineers- 5 copies each.
2. All ADCs/ZACs.
3. All Assistant Engineers (B) HQ.
4. Copy for information to:
 1. PS to Commissioner.
 2. All Addl. Cas/Dy.Clas.
 3. Chief Engineer-IV.
 4. Chief Architect.
 5. Town Planner.
 6. Suptg. Engineer-X.
 7. Executive Engineer (Coordn.)-5 copies.
8. Engineer-in-chief

DD/(R&C)/Bldg/92/282/F-1112

1.10.93

S.C.Gupta
Director(DC&P)

Shri Virendra Singh,
Commissioner,
M.C.D.,
Town Hall,
DELHI.

Sub : Completion certificates in the development
area of DDA.

Sir,

Office Order No.9/EE(B)HQ/93 dt.25.8.93 issued by Executive Engineer(Bldg.), MCD (Copy enclosed) pertaining to completion certificates in the development area of DDA has been brought to the notice of Vice-Chairman, DDA in the meeting of the Technical Committee held on 14.9.93 wherein the policy matter pertaining to sanction of building plans for farm houses was discussed. This office order indicates instructions issued by MCD to issue the completion certificates of buildings for which plans were sanctioned by MCD and construction have been started before declaration of 'development area'. The Technical Committee took an objection to issuing such orders without consulting the DDA and desired that Commissioner, MCD be requested to advise their officers to withdraw this order and not to act on this till the matter is decided in consultation of DDA.

Yours faithfully,

sd/-
(S.C.GUPTA)
DIRECTOR(DC&P)

Copy to : Executive Engineer(Bldg)MCD, Town Hall, Delhi.

DIRECTOR(DC&P)

C O P Y.

RAM SARAN
EXECUTIVE ENGINEER
(BLDG.)HQ.

MUNICIPAL CORPORATION
OF DELHI
TOWN HALL, DELHI-11000

NO. 18/AE(B)HQ I P4

DT: 4-1-94

Sh. S.C.Gupta,
Director (DC&P)
Delhi Development Authority,
Vikas Minar,
Indraprastha Estate,
NEW DELHI-110 002.

SUB: COMPLETION CERTIFICATE IN DEVELOPMENT
AREA OF D.D.A.
.....

Sir,

Kindly refer to your letter no. PA/DD(R&C)/Bldg./
92/282/F.1112 dt. 1.10.93 regarding office order issued
by the M.C.D. on the above mentioned subject.

The matter has been examined and it is informed
that the M.C.D. has already taken the said decision after
due consideration and there is no necessity to consult the
D.D.A. in this regard.

Yours faithfully,

sd/-
(RAM SARAN)
EXECUTIVE ENGINEER (BLDG)

Item No.

41

27.3.91.

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

Agenda item on the above subject (App.'A' 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.

2. Accordingly, Chief Legal Advisor, DDA, has been consulted and his opinion may be seen at App.&T' Page 102 to 104. In brief, the points highlighted by CLA are as under:

(a) It is advised by the CLA 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.

4. Based on the observations of CIA, the area proposed for notification as development area of the DDA has been reviewed and it is proposed to limit the same to that portion of the urban extending area which is going to be acquired under the land acquisition programme drawn up for the period ending June, 1982. The area thus proposed for being declared as development area covers 9000 ha (approx) and is defined as follows:

- Area bounded by G.T. 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 DDA.

6. As per the provisions of MPD 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 paras 4, 5 & 6 above.

RESOLUTION

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

SUB: IDENTIFICATION OF LAND FOR JAIL IN NARELA
PROJECT AREA.

F.NO: F.20(33)/80-MP

1.0 BACKGROUND:

- 1.1 A request has been received from I.G.(Prison), Delhi for allotment of land for Jail in Dwarka & Narela vide his letter dated 17 November, 1995. The Technical Committee in its meeting held on 9-4-1996 approved location for an open Jail (165 hact.) on Najafgarh Road.
- 1.2 For Narela, the requirement of Jail desired by DIG(Prison) is about 40 hacts. as per letter dtd. 7-5-1996.

2.0 MPD-2001 PROPOSAL:

- 2.1 Master Plan for Delhi-2001 recommends additional five Jail sites in the proposed urban extension area. The area requirement for one Jail for 10 lakh population stipulated is 10 hact.

3.0 EXAMINATION:

- 3.1 An overall plan for the development of Narela Sub-City is under finalisation for about 7500 hact for an estimated population of 1.4 million. This plan has been prepared within the overall parameters and the guidelines of MPD-2001 and Urban Extension Plan.
- 3.2 Three alternative sites for setting up of Jail have been identified, are as per the details given below.
- 3.3 Alternative-1: DDA vide Resolution No.96 Dated 11-8-1980 approved the change of land use of 40 hact. of land near Narela Town from "Rural Use" Zone to "Public and Semi-Public" use (District Jail /Police Station). Change of land use was notified in the Gazette dated 31-10-1983. This site is near the existing Narela Town along Narela-Safiabad Road in the East of Railway line. According to reconnaissance survey, it is observed that part of this land i.e. about 10 hact. is already built up and the balance area is under cultivation. The land is under private ownership.

Approach to this site is available from the only congested Narela-Safiabad Road. Plan showing the location of the site under reference is laid on table.

- 3.4 Alternative-2: In the draft General Development Plan of Narela Sub-City, the site for District Jail has been proposed in the area indicated for public and semi-public use. This is located along Narela-Bawana Road which is about 6 Kms. from G.T. Road and the existing approach road to this area is through the Narela Town. The land is under private ownership and is under cultivation. Plan indicating the location of this area is laid on Table.
- 3.5 Alternative-3: This site is located on the North of Singola Village which is about half Km. from the GT Road. The site is bounded on North and East by Mamoorpur reserve forest, on the South by Singola Village Road (5 mtr. wide) and on East by the cultivated land. This site is about $\frac{1}{2}$ km. in the East of the present development in Narela Phase 1/1. The land is under private ownership. The land is almost flat having few trees, pump house and low tension power line to the pump house. Plan indicating the location of the site under reference is laid on table.
- 3.6 All the three alternative sites were discussed with I.G. and D.I.G.(Prison), Delhi on 12-4-96 and were also visited alongwith I.G. & D.I.G.(Prison). I.G.(Prison) was of the opinion that they would need about 30-40 hact. of land which should be easily accessible from G.T. Road as they have to take the prisoners to courts in Delhi every day. About 20 to 30 bus trips to the courts are required to be made every day. He opined that the location of the Jail needs to be along the GT Road keeping in view the security and travel time required. Besides, Jail now to be planned by them will be self-contained having the facilities such as Hospital, work centre etc. I.G.(Prison) also opined that after the location is approved, the acquisition of land will be made for Jail and approach road by Jail Authorities.
- 3.7 After detailed discussion and site visit, the site indicated in Alternative-3 above (para 3.5) was agreeable to I.G. Prison. (Refer Annexure).

4.0 PROPOSALS:

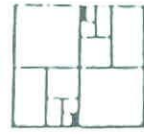
- 4.1 Identification of site proposed for Jail in

Alternative-3 measuring about 40 hacts. in the North of Singola Village.

- 4.2 Change of land use to be processed from "rural use" zone to "public & semi-public" (Jail).
- 4.3 The proposed Jail will have its own hospital, work centre and other ancilliary activities and accordingly, the area of the Jail proposed to be 40 hact. instead of 10 hacts. as stipulated in MPD-2001. 4is
- 4.4 For immediate accessibility from GT Road, an approach road of 20 mtr. width is proposed to connect the proposed site with GT Road. Land proposed for the Jail and the approach road will be directly acquired by the Jail Authorities.
- 4.5 Interim arrangement for services would be the responsibility of Jail administration till the time Municipal services are extended to this area.
- 4.6 The development control norms of large educational campus as per MPD-2001 will be applicable.
- 4.7 The use premises i.e. District Jail/Police Station indicated in the change of land use (refer para 3.3) to be deleted and this area will be utilised for public & semi-public uses.
- 5.0 RECOMMENDATIONS:
- 5.1 Proposals containing in para (4.0) are submitted for consideration and approval of the Technical Committee.
- 5.2 After the approval of the Technical Committee change of land use, will be placed before the Authority. Modification will be incorporated in the draft General Development Plan, Narela.

[Signature]
Dm (NP)

[Signature]
13/5/96
Dm (P.G.)



नरेला परियोजना
NARELA PROJECT

NARELA
PRESENTLY UNDER DEVELOPMENT

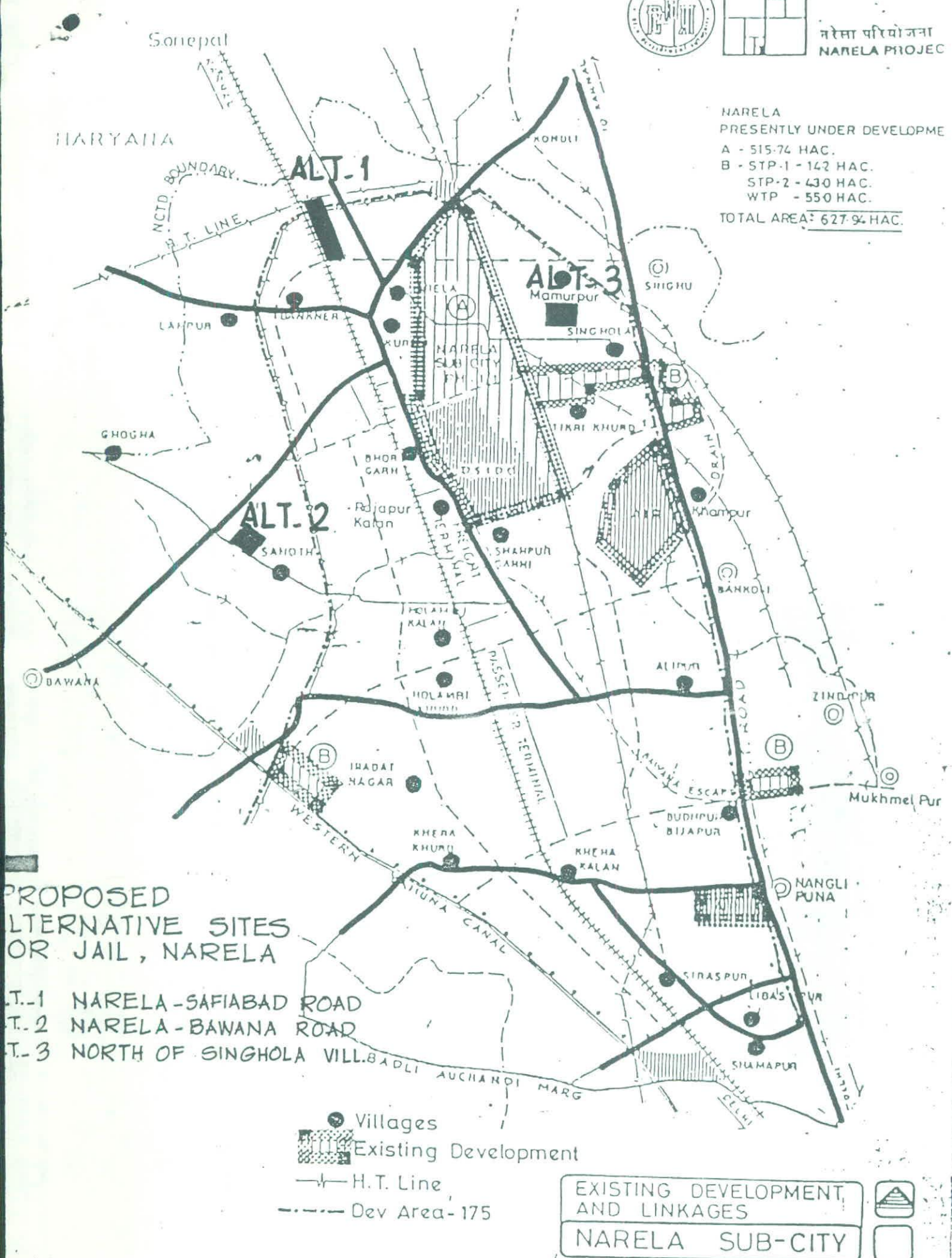
A - 515.74 HAC.

B - STP-1 - 142 HAC.

STP-2 - 430 HAC.

WTP - 550 HAC.

TOTAL AREA - 627.94 HAC.



Sub: Development of industrial zones to relocate existing heavy & large scale industrial units in Delhi Metropolitan Area and the National Capital Region.

File No.F.3(37)/85-MP

1. BACKGROUND :

The Ministry of Urban Affairs & Employment, vide their letter No. K-fil1011/17/95-DDIA dt. 21.5.96 (copy placed at Annexure-I) in response to an application of M/s K.L. Rathi Steels Ltd., have asked DDA to examine the possibility of developing industrial zones for relocation of permissible categories of existing heavy & large industrial units within DMA area subject to the concurrence of the Deptt. of Industries, BNCTD, DPCC and MCD etc. and to consider making an enabling provision in the MPD-2001.

2. FACTS AND PROVISIONS :

a) Provisions of MPD-2001 :

As per provision of MPD-2001, while no new heavy and large industrial units shall be permitted in Delhi, the existing heavy and large scale industrial units shall shift to "Delhi Metropolitan Area" and the National Capital Region, keeping in view the National Capital Region's Plan of national industrial policy of the Government of India. The definition of DMA as per MPD-2001 includes the NCT of Delhi.

b) Provisions of Regional Plan 2001 for NCR :

i) Control within the Union Territory of Delhi.

The present policy of not promoting location of medium and large scale industries within Delhi should be continued.

ii) Control outside Delhi but within the DMA.

While in the long-term perspective, the growth of large and medium scale industries in DMA towns may have to be restricted, these industries may be permitted in the DMA towns for a period of 10 years, whereafter the policy shall be reviewed. The emphasis will be on promoting growth of large and medium scale industries in priority towns in preference to DMA towns.

iii) Incentives for industries outside the DMA but within the NCR.

The towns selected for priority development should have a strong industrial content, and incentives comparable to those given to industries in centrally declared backward areas should be given for location of large, medium and small scale industries. Industrial estates should be developed in these towns. Specific areas should be earmarked in the Region outside the DMA, for relocation of non-conforming, polluting and obnoxious industries proposed for shifting in the Delhi Master Plan-2001.

c) Recent Supreme Court Orders :

As per Hon'ble Supreme Court's orders dated 19.4.96, all industries shall stop functioning in residential areas w.e.f. 1.1.1997 unless they have obtained necessary permission from the Committee appointed by GNCTD in this regard. (Operative part of the Court orders are placed at annexure-II) .

In a separate judgement of 10.5.96, Hon'ble Supreme Court has laid down detailed policy guidelines for utilisation of land vacated by hazardous & Noxious as well as heavy and large industries (Annexure III H(a) & H(b) of MPD-2001) in Delhi.

3. EXAMINATION/OBSERVATIONS :

i) Goals of balanced regional development : Delhi in the context of urbanisation and immigration needs definite restrictive policy on employment generation with stress on industrial units that require less of energy and are non-nuisance and clean. Hence, the industrial growth in Delhi is to be ideally restricted to small scale units. This is well amplified in both the Regional Plan-2001 for NCR and MPD-2001.

ii) Policy for existing industrial units : While hazardous & noxious industrial units and no new heavy and large industrial units are permitted in Delhi, existing heavy and large scale industrial units are proposed to be shifted to DMA and the NCR. Although, DMA comprise of 3,192 sq.km. area comprising of NCT Delhi and six adjoining towns in UP and Haryana; no specific provision of industrial estates for relocating existing heavy and large scale industries in NCT Delhi is made, in MPD-2001. However, there is a specific provision for development of about 235 ha. extensive industrial activity at two locations in urban extensions within NCT Delhi in MPD-2001 mainly to accommodate the existing incompatible industrial units that are to be shifted. Refer the Urban Extension Plan, laid on table.

iii) New industrial estates in DMA and NCR : Based on the information gathered from the new sub-cities being planned in Delhi, and the adjoining DMA towns and priority towns in NCR, the status of new industrial estates is compiled in the table placed at annexure-III.

iv) Incentives to the shifting industries : MPD-2001 provides for suitable incentives to be provided to the shifting industries. Besides offering priority in allocation of new industrial plots in the proposed new industrial estates in Delhi; recently the Hon'ble Supreme Court has laid down detailed policy guidelines for utilisation of land so vacated by shifting industries. Attempts are also being made for setting-up 'single window' in NCT Delhi and the three participating states of UP, Haryana and Rajasthan to assist and guide the relocation of industries.

v) Enabling provision in MPD-2001 : Ministry of Urban Affairs vide DO letter under reference has asked DDA to expeditiously explore the possibility of developing industrial zone by converting rural zones for relocation of permissible categories of existing heavy and large industries (Annexure-III, H(b) and similar other units within the DMA area, subject, of course, to the concurrence of the Department of Industries, GNCTD, Delhi Pollution Control Board and MCD etc. This approach will not only be helpful to the existing industries, but also not deprive the GNCTD of the revenue accruing to it by way of sales tax, etc. from these industries. Besides, the work force employed in such industries will also not be rendered unemployed.

The enabling provision in MPD-2001 would mean examining permissible categories of heavy & large industries and making specific mention for development of new industrial estates. This may have following positive and negative implications :-

a) Positive implications :

- i) would not deprive the GNCTD Delhi of the revenue
- ii) the workforce will not be rendered unemployed
- iii) the cost & time of relocation may be less.

b) Negative implications :


- i) may force development of additional new industrial estates and pressure on land requirements for various other urban activities.
- ii) may not help in reducing traffic congestion, pollution and requirement of energy in the city.
- iii) counter the policies of economic dispersal and balance regional development.

Specific views of industries deptt. of GNCTD Delhi, MCD, Delhi Pollution Control Committee, NCRPB etc. are sought as asked by the Ministry.

4. PROPOSAL :

In view of the facts given in para 2 and the observations in para 3 above together with views of all the concerned departments, the case is put up to the technical committee to consider the following enabling provision in MPD-2001, for limited relocation of existing heavy & large industries in Delhi :-

- i) the industries permitted for relocation should not be hazardous and noxious with their effluent conforming to the standards prescribed by the Delhi Pollution Control Committee & CPCB.
- ii) the selective existing heavy & large industries that meet the above criterion shall be permitted for relocation in the proposed extensive industrial areas in Delhi, subject to the following conditions :-
 - a) the industries that are willing to scale down their operations to the satisfaction of the Industries Deptt. of GNCTD and MCD.
 - b) the units that will reduce pollution and traffic congestion as well as cut down requirements of energy and manpower to a level not exceeding 30 kw. of power and 50 workers.
 - c) the industries shall not be liable for any compensation on account of relocation.
 - d) the industries shall be further subject to the permissibility conditions and development regulations as prescribed for Extensive industries in the Master Plan for Delhi.
 - e) the industry largely sub-serves Delhi's economy.


 2/6/96
 (C.S.P. BANSAL)
 Dir. (UE & PPR)

शहरी कार्य और रोजगार मंत्रालय

शहरी विकास विभाग

GOVT. OF INDIA

MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT

DEPARTMENT OF URBAN DEVELOPMENT

D.O.No. K-11011/17/95-DDIA

नई दिल्ली-110011, तारीख

199

Dated New Delhi-110011, the

199

21st May, 1996

शहरी विकास विभाग
 शहरी कार्य विभाग
 नई दिल्ली-110011

Dear Shri Anil Kumar,

As you are aware, M/s. K.L. Rathi Steels Ltd. have submitted an application to this Ministry under Section 41(3) of the Delhi Development Act, 1957 for permission to shift their industry to a piece of land measuring about 21 acres in Village Masudabad, Najafgarh Zone. The firm has represented that while notice has been served on them to shift their industry from Shahdara on the one hand, they are not being permitted to shift and set up their industry in their own land in Village Masudabad, on the other. The unit has further stated that they are willing to scale down their industry from heavy and large industry, if necessary, to extensive industry, enabling them to be categorised as Group-F of Annexure-III of the MPD-2001.

2. The facts of the case received from DDA reveal that the industry is presently working in a non-conforming area ("residential" as per MPD-2001) and the land owned by the unit in Village Masudabad is classified as "rural zone". As per provisions of MPD-2001, while no new heavy and large industrial units shall be permitted in Delhi, the existing heavy and large scale industrial units shall shift to "Delhi Metropolitan Area" and the National Capital Region, keeping in view the National Capital Region's Plan of national industrial policy of the Government of India. The definition of DMA at P.2 of MPD-2001 includes the NCT of Delhi. Hence it is legally permissible to shift the above unit from the present non-conforming (residential) area to a conforming (industrial area) within DMA provided necessary industrial zones to relocate such industries have been/are developed by GNCTD/DDA. In the absence of this, industrial units like the present one are faced with the problem of closing down their operations or shifting out of Delhi rendering a large workforce, which may be unwilling to shift, unemployed.

3. As per Hon'ble Supreme Court's orders dated 19.4.1996, all industries shall stop functioning in residential areas w.e.f. 1.1.1997 unless they have obtained necessary permission from the Committee appointed by GNCTD in this regard.

4. I invite your attention to the meeting held in my chamber on 14.5.1996 to discuss the case of M/s. K.L. Rathi Steels Ltd. A view emerged during the discussion that there may be quite a number of such industries which are to be shifted but have not been provided any developed alternative

Contd....2

area within DMA for shifting and this may lead to extreme hardship to such industries. It was, therefore, agreed that DDA in consultation with GNCTD should, expeditiously explore the possibility of developing industrial zone by converting rural zones for relocation of permissible categories of existing heavy and large industries (Annexure-III, H(b) and similar other units within the DMA area, subject, of course, to the concurrence of the Department of Industries, GNCTD, Delhi Pollution Control Board and MCD etc. This approach will not only be helpful to the existing industries, but also not deprive the GNCTD of the revenue accruing to it by way of sales tax, etc. from these industries. Besides, the work force employed in such industries will also not be rendered un-employed.

5. I would, therefore, request you to kindly examine the issue in detail and consider the possibility of making an enabling provision in the MPD-2001 as mentioned above.

With regards,

Yours sincerely,


(C. Ramachandran)

Encl: Minutes of the
Meeting.

Shri Anil Kumar,
Vice-Chairman,
Delhi Development Authority,
Vikas Sadan, I.N.A.,
New Delhi-110 023.

IA. NO. 22; W.P. NO. 4677/85 Dt. 19.4.96.

UPON hearing counsel the Court made the following
O R D E R

Pursuant to this court's order dated February 9, 1996 and March 15, 1996 we have heard learned counsel for the parties. Mr. Harish N. Salve, Adv. has assisted us on behalf of Subhash Nagar Small Scale Industries Association. Mr. Salve has invited our attention to various provisions of the master plan for Delhi 2001. According to him under the master plan non residential activity on residential premises is permitted on certain conditions as indicated in the master plan. The contention of Mr. Salve in nutshell is that certain household industries can be permitted to operate not only in the residential areas but also in the residential premises itself provided the industries are located at the ground floor and fulfill all the conditions laid down under the master plan. It is not necessary for us to go into this question. Needless to say that the provisions of the master plan have to be complied with and in case any non-residential activity is permitted to operate in residential premises under the master plan that cannot be stopped. Learned counsel agree that a high power committee be constituted which can examine as to which type of industries can be permitted in a residential area. We, therefore, direct the Chief Secretary, NCT, Delhi to constitute a committee consisting of one member each from NCT, Delhi, Central Pollution Control Board, Delhi Pollution Control Committee, Municipal Corporation, Delhi and Delhi Electric Supply Undertaking (DESU). The chairman of the committee shall be the representative of NCT, Delhi Administration. The

committee shall be constituted by the chief Secretary, NCT, Delhi Admn. within two weeks of the receipt of this order by the Chief Secretary.

We direct all the industries operating in the residential area of Subhash Nagar to approach the Committee within four weeks of its constitution to obtain clearance from the said committee. Once the committee permits an industry to operate in a residential area then the MCD and in accordance with law. We direct the NCT, Delhi Admn. to the DPCC shall issue necessary licence and consent in issue a public notice in two English dailies and two vernacular dailies for three consecutive days asking all the industries which are operating in different residential areas of Delhi to approach the committee for necessary permission. We make it clear and direct that no industry in any residential area of Delhi/New Delhi shall be permitted unless it has obtained the clearance of the committee and has obtained the necessary licence and the consent from the statutory authorities. All those industries which have not obtained necessary permission from the committee shall stop operating in the residential area w.e.f. January 1, 1997 (except industries falling under 'A' category, which will also function with the consent of constituted committee). We direct the NCT, Delhi to give wide publicity to this order so that the industries are in a position to note that they have to obtain the necessary clearance from the committee. Needless to say that while



granting permission to an industry to run in a residential
area, the committee shall keep in view all the conditions
laid down under the master plan including evaluation of
impact on municipal services and environment needs of the
area. The Chairman of the committee shall file an affidavit
including the progress made in this respect. To come up on
31st July, 1996.

(Shashi Sareen)
Stenographer

Table 1(a) : Details of new Industrial Area in Delhi as part of the proposed Urban Extension.

S.No.	Location	Area in Ha.	Type of Estate	Status
1.	Urban Extension	265	Extensive	About 75 Ha. is indicated in Narela Sub-city Plan.
2.	Urban Extension	1533	Light & Service	*About 247 ha. in Narela is being developed by DSIDC. *Additional about 126 ha. is indicated in GDP of Narela Sub-city.

Table 1(b) : Details of Vacant Industrial Areas in DMA/NCR.

S.No.	Location of industrial estate	Approx. Area (in ha.)	Type of the estate	Status
GHAZIABAD				
			N.A.	Vacant plots as part of industrial estates.
1.	B.S.R. Road	12.46		
2.	Loha Mandi	2.182		
3.	S.S.G.T. Road	3.283		
4.	Loni Road Site-II	336.842		
5.	Meerut Road Site-III	4.56		
6.	Sahibabad Site-IV	16.49		
7.	Kavi Nagar Sector-17	0.23		
8.	Udyog Kunj	5.59		
9.	Greater Noida	80.97		
10.	UPSIDC (Greater Noida)	63.07		
11.	NOIDA Phase-II + Extn.	12.02		
12.	NOIDA Phase-III	2.024		
BULANDSHAHAR				
			N.A.	- do -
13.	Sikanderabad	101.36		
14.	Gopalpur	11.99		
15.	Khurja	0.31		
MEERUT				
			N.A.	- do -
16.	Meerut Mahanagar	1331.1619		
RAJASTHAN SUB-REGION				
			N.A.	- do -
1.	Matsya Industrial Area Alwar	13.40		
2.	Bhiwadi	0.178		
3.	Neemrana	108.502		
4.	Behror	0.048		

DELHI DEVELOPMENT AUTHORITY
(DEV.CONTROL & BLDG.)

NO.F.1(3)/96-MP

Dated: 7.6.96.

MEETING NOTICE

The 65th Technical Committee meeting of the DDA will be held on 11.6.96 at 10.00 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.COMMR.(DC&B)
MEMBER SECRETARY

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