

DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

No.F.1(20)96-MP

Dated: 28.6.96

Minutes of the 66th Technical Committee meeting held on 25.6.96 awt 10.00 A.M. in the Conference Hall, Vikas Minar, I.P.Estate, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY

1. Sh.Anil Kumar, Vice-Chairman (In chair)
2. Sh.R.K.BHandari, Engineer Member.
3. Sh.Chandra Ballabh, Addl.Commr.(DC&B)
4. Sh.A.K.Jain, Addl.Commr.(Projects)
5. Sh.K.K.Bandyopadhyay, Addl.Commr.(AP)
6. Sh.M.N.Khullar, Chief Architect.
7. Sh.R.K.Jhingan, Director(LS)
8. Sh.S.P.Bansal, Director(UE&PPR)

TOWN & COUNTRY PLANNING ORGANISATION

9. Sh.T.D.Bhatia, Town & Country Planner.

N.D.M.C.

10. Sh.Arvind Kansal, Chief Architect.

D.E.S.U.

11. Sh.S.P.Aggarwal, Chief Engineer (Plg.& Constn.)
12. Sh.V.K.Sakhija, Addl.Chief Engineer (Plg.&SLDC)
13. Sh.S.C.Chattapadhyay, Suptdg. Engineer(Plg.)I

L & D O.

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

DELHI POLICE

15. Sh.Ravinder Suri, Inspector (Traffic)

SPECIAL INVITEES:

16. Sh.D.C.Khandoori, Dy.Conservator of Forest for item no.73/96
17. Sh.Manjeet Singh, Director, Member Secretary, DSIB for item no.73/96
18. Sh.Anil Kehineni, Director, Apollo Hospital Group for item no.75/96
19. Sh.I.Bawsvaraju, Director, Apollo Hospital Group for item no.75/96
20. Sh.P.S.Bhatnagar, Director(HO)rt)South,DDA for item no.69/96
21. Sh.B.L.Khurana, Chief Engineer(Elect.),DDA
22. Sh.Pradeep Bihari, Addl.Chief Architect-I
23. Sh.Vijay Risbud, Director(Dwk) for item no.74/96.&76/96
24. Sh.Anil Barai, Jt.Dir.(Dwk)DDA for item no.74 &76/96.
25. Sh.A.K.Gupta, Director(Narela) for item no.75/96
26. Sh.S.Srivastava, Director(AP)I for item no.69/96
27. Sh.B.K.Jain, Director(SP) DDA.

**Item No.63/95**

Sub : Action taken report of the 65th Technical Committee meeting held on 11. .96.

F.1(28)91-MP

Action taken report of the 65th Technical Committee meeting held on 11.6.96 was laid on the table and noted.

**1) Item No.73/96**

Sub ; Change of land use of about 26.3 ha. (63 acres) from 'rural use' to 'residential' for resettlement of J.J.Clusters near village Jaunapur, South Delhi.

F.3(49)95-MP

The Technical Committee approved the proposal contained in p-ara 3.1 of the agenda subject to the following:-

- i) Clearance be obtained by Slum & JJ Deptt.,MCD from Deptt. of Forest & Deptt. of Environment, GNCTD with reference to the Supreme Court of India's orders in IA No.18.
- ii) The proposed scheme be integrated in the development plan of village Jaunapur. It may be suitably incorporated in the zonal plan of this area and also the Mini Master Plan proposal of GNCTD.
- iii) Arrangement of services i.e. water, power, sewerage, drainage etc. would have to be independently made by the Deptt. till such time regular municipal services are extended in this area.
- iv) To process the change of land use of about 26.3ha. (63 acres) at village Jaunapur under section- 11A of Delhi Development Act.

**2) Item No.69/96**

Sub ; 220 KV Grid sub-station at Siri Fort.

F.6(3)91-MP

After discussion, the Technical Committee reached the following conclusions:

- i) The site at Chirag Delhi was not found suitable on technical grounds and may be ruled out.
- ii) There is no other option available except the site at Siri Fort; there was also no provision in this area as per MPD-2001/draft zonal plan for zone 'F'.

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iii) The Siri Fort site was part of developed greenhaving large number of trees. This should, therefore, be the last option to be considered and decided after weighing all the costs involved in the sacrifice of the green.

iv) A suggestion was made to explore the possibility for upgradation of the existing 33 KV sub-station site on Outer Ring Road. This should be examined early; It was decided that after action on the above lines, the matter be brought again before the Technical Committee.

3) **Item No.74/96**

Sub ; Change of land use of an area measuring 1996 ha. from 'rural use/agricultural green' to 'residential, commercial, public & semi-public facilities' transportation & recreational etc. in Dwarka Phase-II, Delhi.

F.20(10)84-MP

The proposal of change of land use of an area measuring 1996 ha. as contained in the agenda note was recommended to the Authority/Govt. for issue of final notification.

4) **Item No.75/96**

Sub ; Identification of about 100 acre(40.0ha.) of land for the proposed Thermal Power Plant by Apollo Energy Co.Ltd. in the Narela Sub-city Project.

F.02(9)96-MP

After discussion, the Technical Committee made the following observations:-

- i) The views of Power Deptt. of GNCTD & DESU be obtained with reference to the proposed location in Narela project area.
- ii) The stated requirement of land should be examined and properly justified. Also, the exact break-up of various land utilisation components need to be worked out with a view to decide on the land-use changes that would need to be determined for the project.
- iii) Modalities for land acquisition & allotment price would need to be worked out by Lands Deptt. in consultation with Finance.
- iv) The proposal be processed further on the above lines and brought again before the Technical Committee in due course.

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5) Item No.76/96

Sub: Intersection Design of Najafgarh Road with 60m. wide road leading to Dwarka Sub-city.

F.10(49)DD.Plg.II/92/Dwk.

After discussion, the Technical Committee approved the proposal with the observation that comments of PWD/Implementing Agency be obtained and the matter be put up to the Authority directly for approval.

6) Item No.77/96

Sub: Misuse of residential and other land uses in Delhi and proposal to contain non-conforming activities.

The item was deferred.

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

Memo No.F.1(20)96-MP

Dated 28.6.96

Copy to:

1. OSD to VC for the information of the latter.
2. Engineer Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Plg.) 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 Police (T)
17. Chief Engineer (Plg.) DESU
18. Commissioner (LM)
19. Director (Land Scape)
20. Secy. to L.G.
21. Director (PPR)

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



Item No.63/95

Sub : Action taken report of the 65th Technical Committee meeting held on 11.5.96.

F.1(28)91-MP

Action taken report of the 65th Technical Committee meeting held on 11.6.96 was laid on the table and noted.

1) Item No.73/96

Sub: Change of land use of about 26.3 ha. (63 acres) from 'rural use' to 'residential' for resettlement of J.J.Clusters near village Jaunapur, South Delhi.

F.3(49)95-MP

The Technical Committee approved the proposal contained in para 3.1 of the agenda subject to the following:

- i) Clearance be obtained by Slum & JJ Deptt., MCD from Deptt. of Forest and Deptt. of Environment, GNCTD with reference to the Supreme Court of India orders in IA No.18.
- ii) The proposed scheme be integrated in the development plan of village Jaunapur. It may be suitably incorporated in the zonal plan of this area and also the Mini-Master Plan proposal of GNCTD.
- iii) Arrangement of services i.e. water, power, sewerage, drainage etc. would have to be independently made by the Deptt. till such time regular municipal services are extended in this area.
- iv) To process the change of land use of about 26.3ha. (63 acres) at village Jaunpur under section, 11A of Delhi Development Act.

2) Item No.69/96

Sub: 220 KV Grid sub-station at Siri Fort.

F.6(3)91-MP

After discussion, the Technical Committee <sup>reached the</sup> ~~made the~~ following ~~observations:~~ <sup>Conclusions:</sup>

- i) The site at Chirag Delhi was not found suitable on technical grounds and may be ruled out.
- ii) There is no other option available <sup>except</sup> ~~besides~~ the site at Siri Fort; ~~for the total zone of consideration~~ <sup>at this place, there is also no</sup> ~~nor any~~ provision has ~~been~~ made in this area as per MPD-2001/draft zonal plan for zone 'F'.

- The site at Siri Fort site was part of developed green having large number of trees. This should be the last considered and decided after weighing all the scientific costs involved in the sacrifice of the green.
- iii) SE(P) DESU was requested to re-examine and submit specific comments on number of trees and location of Siri Fort wall as submitted by Architecture/Planning/Horticulture Deptt. of DDA.
- iv) Possibility may also be explored for upgradation of the existing 33 KV sub-station site on Outer Ring Road. This should be examined ~~very early~~ <sup>early</sup> for ~~proposed~~ <sup>proposed</sup> ~~the matter be brought to the Technical Committee early.~~

3) Item No.74/96

Sub: Change of land use of an area measuring 1996 ha. from 'rural use/agricultural green' to residential, commercial, public and semi-public facilities, transportation and recreational etc. in Dwarka Phase-II, Delhi.

F.20(10)84-MP

The proposal of change of land use of an area measuring 1996 ha. as contained in the agenda note was recommended to the Authority/Govt. for issue of final notification.

4) Item No.75/96

Sub: Identification of about 100 acre (40.0ha.) of land for the proposed Thermal Power Plant by Apollo Energy Co. Ltd. in the Narela Sub-city project.

F.20(9)96-MP

After discussion, the Technical Committee made the following observations:

- i) The Apollo Energy Co. will obtain all clearances from various concerned authorities prior to land acquisition/allotment.

- ii) Land acquisition and pricing modalities be worked out by Lands Deptt. in consultation with Finance Deptt.

- iii) The exact break-up of various land utilisation components need to be worked out for the proposed 40 ha. project. Will a view to decide on the land-use changes that would need to be determined for the project.

- iv) The views of Power Deptt. of GNCTD & DESU be also obtained with reference to the proposed site location in Narela project area.

- (ii) The stated requirement of land should be examined and if properly justified.

- (iii) The proposal be processed further on the above lines and brought again before the Tech Committee in due course.

DELHI DEVELOPMENT AUTHORITY  
(DEV.CONTROL & BLDG.)


No.F.1(3)96/MP

Dated: 20.6.96

MEETING NOTICE

The 66th Technical committee meeting of the DDA will be held on 25.6.96 at 10.00 AM in the Conference Hall, 5th floor, Vikas Minar, IP Estate, New Delhi.

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

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



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A proposal to contain non-conforming activities.

01-07  
(Laid on the table)

Sub: Change of land use of about 26.3 hec. (63 acres)  
from 'Rural use' to 'Residential' for resettlement  
of JJ Clusters near village Jaunapur, South Delhi.  
F 3(49)/95-MP.  
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1.0 BACKGROUND

1.1 Reference is invited to letter No.DD-F/C-III/9599/  
145/Vol.I/961 D/429 dated 22.5.96 conveying DDA the  
decision of Progress, Review and Monitoring Committee  
under the Chairmanship of Chief Secretary, GNCTD on  
16.4.96 and requesting DDA to initiate action for  
change of land use for the land contemplated to  
be used for establishment of resettlement complex  
at Jaunapur. Relevant decision of the first  
meeting of the Progress, Review and Monitoring  
Committee referred to above is reproduced below:

"4. On the issue of change of land use, it  
was pointed out by Commissioner (Plg.), DDA  
that Slum and JJ Deptt. should immediately  
send the 'Shajra Plan' with specific khasra  
numbers of the lands for which the land use  
change is required in Jaunapur for establishment  
of a resettlement complex in isolation. As  
regards the emergent basis with a view to complying  
with the directions of the Hon'ble Supreme Court.  
A reference in this regard should go from the Slum  
and JJ Deptt. to DDA within 10 days with a  
specific letter from Member Secretary, DSIB  
requesting for emergent clearance of the  
proposal."

1.2 In the letter dated 30.5.96 from the Member Secy.,  
Delhi Slum Improvement Board a mention has been  
made of the Supreme Court's order in CWP No.4677/85  
dated 9.4.96 in respect of shifting of 5000 Jhuggi  
families from the Southern Ridge Area. It is  
further mentioned that Slum & JJ Deptt. has finalised  
the Action Plan which has been approved by the  
Hon'ble Supreme Court for carrying out massive  
relocation operation to be completed by Oct., 1996.  
Alongwith the letter a Sajra Plan for the pocket  
has been enclosed.

2.0 EXAMINATION

1 The matter has been examined and was partly replied  
vide letter dated 6.3.96, informing Slum & JJ Deptt.  
that as per the Supreme Court Order dated 25.1.96



in IA No.18(WP (C) No.4677/95) the subject matter is before the Supreme Court to declare the Gaon sabha land of this village as forest by way of transferring u/s 154 of the Land Reforms Act.

2.2 In this regard important part of the Supreme Court's order dated 13.3.96 and 3.4.96 may please be referred which are reproduced below:-

a) Orders dated 3.4.96 :

"The land is a part of the ridge area. Even though it is not a reserved forest, it happens to be a forest. This area cannot be utilised in any manner in view of the prohibition contained under the Forest Conservation Act, 1980".

b) Orders dated 3.4.96:

"Pursuant to this Court's order dated March, 13, 1996 the necessary notification under Section 154 of Delhi Land Reforms Act, 1954 has been issued on 2nd April, 1996. We direct the Ridge Management Board through Mr. Khanduri to take control of this area and start fencing the same. The area which needs planting of trees that should also be under taken immediately."

2.3 It is apparent from the location plan available, the Jaunapur is contiguous to the regional park, though it does not fall in the boundary of regional park it may not be appropriate to consider this land for development of the resettlement colony.

### 3.0 PROPOSAL

3.1 The Slum & JJ Deptt. has proposed 26.3 hec. (63 acres) land in village Jaunapur for change of land use from 'rural use' to 'residential' for resettlement of JJ Clusters, and will be required to be process u/s 11 A of DD Act.

3.2 Alternatively, as Gaon Sabha land in North and West Delhi is available, the possibility of such large scale rehabilitation be explored in these areas.

### 4.0 RECOMMENDATION

4.1 The proposal contained in para 3.1 may be considered for change of land use subject to the following conditions:

a) Clearance be obtained from the Deptt. of Forest and Deptt. of Environment, GNCTD with reference to Supreme Court of India 's Orders in IA No.18.



- b) Arrangement of services i.e. water, power and sewage and drainage etc. would have to be independently made by the Deptt. till such time regular municipal services are extended in this area.

5.0 The proposal is submitted for consideration of Technical Committee.

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CAD

Addl Com (DCRB)

Subject:- 220 KV grid sub-station at Siri Fort.  
F.6(3)/91-M.P.

#### BACKGROUND

The proposal of DESU for locating another 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 meetings held on 4.7.95, 6.2.96, 12.3.96 and 11.6.96. In the Technical Committee Meeting held on 11.6.96, it was decided that the evaluation of existing situation (Siri Fort) of the site and the earlier approved site in the west of Chirag Delhi Village in terms of merits and demerits be analysed. The decision of the earlier Technical Committee meetings 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."

( Tech. Comm. 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."

( Tech. Comm. dt. 6.2.96 )

" Technical Committee prima-facie approved the proposal of site measuring 250 mtr. X 90 mtr. (approx.) located in the undeveloped 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 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."

( Tech. Comm. dt. 12.3.96 )

#### DETAILS/EXAMINATION

2. Addl. Chief Engineer, DESU, vide his letter dated 9.5.96 has stated that the site offered by DDA is not suitable



for establishing 220 KV sub./stn., since the offered site in Sheikh Sarai is far away from the load centres of Siri Fort, N.D.S.E., AIIMS, HUDCO Complex, Andrews Ganj, GK-II, Green Park etc. He has further stated that the laying of 33 KV feeders from the offered site to these locations would be extremely difficult and the length of the feeders would be unduly long apart from being extremely costly as only underground cables may have to be laid to these locations. Also the size of the offered land measuring 250 mtr. x 90 mtr. would not be sufficient as it would not be possible to accommodate conventional 220 KV/33KV equipments in the same. He has again requested for allotment of one of the three alternative sites at Siri Fort Road towards Gargi College opposite Sadiq Nagar. He has further stated that without the establishment of 220KV/33KV sub/stn. in this area, it will not be possible for DESU to maintain reliable supply of power in the important areas of South Delhi.

3. With respect to the decision of the Technical Committee meeting held on 11.6.96. The issue was discussed by Chief Engineer(Elect.), DDA with Addl. Chief Engineer(Plg. & SLDC), DESU and the report dt. 13.6.96 of the Chief Engineer (Elect.) DDA and the contents of the letter of CE(Plg. & SLDC) of DESU dated 14.6.96 are reproduced below:-

i) Location and size of the plot :

The plot offered by DDA is located by the side of Nallah in Chirag Delhi and is about 600 mtr. away from the outer Ring Road and has 24 mtrs. wide ROW approach road on one side only.. The shape of the plot is irregular and depth is 60 mtrs. to 80 mtrs. Conventional 220/33/11KV/S/stn. is not possible to be accommodated on this size of plot. Further, 220KV towerline has to be erected in the Nallah itself for which DDA has to accord permission. As regards, 33KV S/stn., such as Siri Fort, NDSE, AIIMS, HUDCO Complex, Andrews Ganj, Greater Kailash Part-I, Green Park etc., laying of feeders from the offered site to these sub-stations would be difficult, particularly in the 600 mtr. stretch of the approach road to the S/stn., as 12 ckts. consisting of 2 cables each i.e. 24 No. cables shall be required to be laid.

ii) COST

The distance between the offered 220 KV/S/stn. in Chirag Delhi and the site proposed by DESU on Siri Fort Road near Gargi College is about 3 KM. Since all the 33 KV Grid S/stns. are on the side of Siri Fort, the length of the 33 KV feeders shall increase considerably and DESU will have to spend Rs. 15 crores extra on laying 33 KV cables. Further, the difference



and erection is also likely to take considerable period of about 3-4 years. Thus, the total cost difference for the establishment of non-conventional 220 KV I/D S/Stn. and laying of additional 33 KV feeders shall be about Rs. 45 crores.

iii) Bare minimum size for the conventional type of 220 KV S/Stn. shall be about 200mtr.x170 mtr.

iv) The site proposed by DESJ on Siri Fort Road near Gargi College, measuring 200 mtr.x200 mtr. was again inspected by our SE(Plg.)I alongwith Shri Jha. It was observed that there are about 5-6 medium size neem trees and rest all the kikar and bushes.

4. Addl. Chief Engineer(Plg.&SLDC), DESJ vide his letter dated 14.6.96 has again requested for allotment of one of the three alternative sites preferably on Siri Fort Road, towards Gargi College opposite Sadiq Nagar for establishing the purposed 220 KV Sub.-Stn. In this regard, he had explained the position as under :-

5. Regarding locating the 220 KV grid Sub/Stn. in Siri Fort/Asian Games Village Complex it is pointed out that the area under reference is a Master Plan developed green, which is an extension of Siri Fort Sports Complex. The area is densely developed green area having Siri Fort wall of archeological importance and having protected monument which would be affected and would involve permission from Archeological Survey of India as well as Ministry of Environment.

6. The Under Secy.(DD) vide letter No. 13011/11/92-DD-IB Govt. of India, Min. of Urban Affairs and Employment dt.11.1.96 has communicated that in future the areas actually developed as 'Green' in the Regional/District/Neighbourhood parks or in other Recreational Zones in the city will not be allowed to be converted into any other use.

7. As per the report of Jt. Dir.(Hort.) Divn.6(Ann.'A') a total number of 930 trees are already existing in the site of Siri Fort Complex as detailed out below:

- |      |                   |   |           |
|------|-------------------|---|-----------|
| i)   | Alternative one   | - | 300 trees |
| ii)  | Alternative Two   | - | 409 trees |
| iii) | Alternative Three | - | 221 trees |

A number of photographs of the Siri Fort site u/r have been taken and are also laid on table. It is observed that the earlier approved site of Chirag Delhi is at a distance of around 3 Km from the Siri Fort site and hence the







Sub: Change of land use of an area measuring 1996 Ha from 'Rural use/agricultural green' to 'Residential, commercial, public and semi-public facilities, transportation and recreational etc. in Dwarka phase-II, Delhi.  
(F.20(10)/84-MP)

**I. BACKGROUND/INTRODUCTION:**

i) The proposal is of change of land use of an area measuring 1996 ha from Rural use/agricultural green to Residential, commercial, public and semi-public facilities, transportation and recreational etc. in Dwarka phase-II. The proposal has been initiated by Dwarka Project planning office.

ii) The said change of land use was recommended by the Technical Committee and the Authority vide its Resolution No.81/92 dated 7.7.92 has approved the change of land use of an area measuring 1996 ha as per the details above for Dwarka phase-II.

The Govt. of India, Min. of Urban Development was requested to convey the approval of the Central Government u/s 11-A of Delhi Development Act 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use. The Govt. of India, Min. of Urban Development had conveyed the approval of the Central Government vide their letter No.K-13011/5/93-DDIB dated 4.5.93. Accordingly, a public notice was issued on 28.8.93.

In response to the public notice, 97 objections/suggestions were received. These have been categorised into three major groups namely a) Individuals b) Resident Welfare Association, religious and charitable organisations and c) Delhi Urban Art Gallery. The objections/suggestions were considered by the Technical Committee in its meeting held on 14.6.94.

iii) The phase-II of Dwarka Sub-city is bounded by M.J. Oil Pipeline on North-East side, Najafgarh drain on North-West side, Bijwasan road on South-west side and Delhi Rewari Railway line on south-east side having an area of 1996 ha. The detail break-up of the area in various land uses has been indicated in the Annx.A.

**II. DETAILS/EXAMINATION:**

i) As per Delhi Development Act 1957 the change of land use u/s 11-A is required to be done for Dwarka phase-II as this is a part of Urban Extension and as per MPD\_2001 it is a rural use zone.

ii) The Technical Committee in its meeting held on 14.6.94 recommended to the Authority to process the change of land use for such pocket/area of Dwarka phase-II which are already under the Govt. ownership including the DDA or taken over by DDA under

.....P/2



the Land Acquisition Act. for other pockets/areas, the change of land use be processed after the land is taken over under the Land Acquisition Act.

iii) The modifications are requested in the abovesaid Technical Committee decision dated 14.6.94 because the balance unacquired land of phase-II Dwarka is under process of acquisition. The change of land use is a very lengthy process and furthermore the Ministry has already given the approval for inviting objections/suggestions from the public for the entire phase-II of Dwarka for change of land use and furthermore the objections/suggestions have been received also for entire phase-II Dwarka. The Technical Committee also recommended to the Authority for the change of land use for the entire phase-II Dwarka while inviting objections/suggestions from the public. As the most of the process of change of land use has been completed <sup>and</sup> at this stage only Technical Committee has to recommend to the Authority for final notification and furthermore the entire land of phase-II Dwarka is under process of acquisition. Therefore, it will be desirable at this stage to put for consideration to the Technical Committee to recommend for the entire phase-II Dwarka for the said change of land use.

III. RECOMMENDATIONS FOR CONSIDERATION:

After the Technical Committee recommends to the Authority for issuing final notification for the said change of land use by the Ministry of Urban Affairs & Employment, the case will be placed before the Authority and after the Authority recommends the case will be submitted to Ministry of Urban Affairs and Employment for issuing final notification in this regards.

  
DIRECTOR (PLG.) D&K

  
(ANIL BARAI) 15.5.96  
Jt. Director (Plg.) D&K

To be published in the Gazette of India, Part II Section 3 sub-section(ii) dated 28.8.93.

F.20(10)84-MP

Dated: 23.8.93 .

PUBLIC NOTICE

The following modification which the Central Govt. proposes to make in the Master Plan/Zonal Development plan for Delhi is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of 30 days from the date of this notice. The person making the objection/suggestion should also give his name and address.

MODIFICATION: -

Area bounded by Oil Pipe L-line in the North-East, Rewari Railway Line in the South-East, Bijwasan Road in the South, Najafgarh Drain in the West and Najafgarh Road in the North, measuring about 1996 (4930.12 acres), is proposed to be changed from 'rural use zone' to 'residential, commercial, Govt. use, Public and semi public facilities, public utility, recreational and transportation in Dwarka Scheme, Phase-II Delhi as per the areas given below:

S.No.	PROPOSED LAND USE	AREA (HECT)
1.	Residential	765.12
2.	Commercial	196.07
	a. Commercial 128.07ha.	
	b. Service Centre 68.00 ha.	
iii	Govt. use	3.16
iv	Public and semi public facilities...	102.61
v	Public utility	95.08
vi	Recreational	533.08
vii	Transportation	300.00
		-----
		1996.00

contd... 2/-



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

*1/2/93*  
(RAMBIR SINGH)  
DELHI DEVELOPMENT AUTHORITY.

VIKAS SADAN  
'D' BLOCK INA  
NEW DELHI.

DATED THE 28.8.93 .

SUB: IDENTIFICATION OF ABOUT 100 ACRE(40 HAC.) OF  
LAND FOR THE PROPOSED THERMAL POWER PLANT BY  
APOLLO ENERGY CO. LTD. IN THE NARELA SUB-CITY  
PROJECT

FILE NO: F.20(9)/96/MP

1.0 BACKGROUND:

1.1 Apollo Energy Co. Ltd. has submitted an application for allotment of about 100 acres (40 hac.) of land in the Narela Sub-City Project for Thermal Power Plant of 300 MW capacity. This power plant will supply power only to Delhi through the existing transmission network of DESU. The proposed plant is mainly coal based thermal power plant and for cooling system the plant will be using semi-treated water from the nearby sewerage treatment plants upto the extent of 10 MGD. The fly ash generated will be mixed with sludge brought from the nearby STPs and converted into fertilizer. As per the project report, this will be a zero pollution thermal power project. The project will also have an Energy Visitor Centre for Training & Research for the benefit of technocrats as well as educate general public in energy conservation.

1.2 Director, Apollo Hospitals Group has informed that the proposal has already been discussed in the Ministry of Power and the presentation was also made by the Apollo Energy Company Limited to the Minister of Power and Hon'ble Lt. Governor of Delhi. As per the Project Report, MOU has already been signed between Ministry of Power, Apollo Hospitals Group and International Generating Company, USA.

2.0 PROJECT REQUIREMENT:

2.1 Land (100 acres/40 hact.)

- a) 50 acres (20 hact) of land for the power plant including railway siding.
- b) 25 acre (10 hac) for coal storage.
- c) 25 acres (10 hac) for assembling utilisation.
- d) 5 acres (2 hac) for essential buildings.
- e) 2 acres (0.8 hac) for energy visitor centre.

2.2 Other requirements:

- a) Railway siding: there will be 4500 tons of coal requirement per day i.e. about 4 to 5 rakes per day.
- b) 10 MGD semi-treated water for the boiler and cooling system to be brought from the nearby STPs through pipeline.
- c) Sludge will be transported from the STPs which will be mixed with the fly ash to make fertilizers. About 30 to 40 trucks per day are expected to carry the sludge and fertilizer.

....2.



- d) The generated power will be evacuated through the existing network of 400/220 KV transmission lines connecting 400 KV ESS and proposed Gas Turbine project located near the Western Yamuna Canal in the Narela Project area.

### 3.0 PROJECTIONS AND MPD-2001 PROPOSAL:

3.1 The maximum demand as assessed by CEA in the 14th Power Survey Report is about 3650 MW by the year 2001. The available additional yearly requirement is estimated to be 150 to 200 MW which could be made available either by new power plants to be located in Delhi or from the Northern Grid.

3.2 Based on the present trends, MPD-2001 projects the demand for 2001 AD as 4000 MW. Recognising the problem of water scarcity, coal transportation and air pollution, MPD-2001 indicates that only a limited capacity can be added to the local generating plants. In order to meet the demand gap it suggests enhanced withdrawal from the Northern Grid.

### 4.0 POWER SCENARIO IN DELHI:

4.1 At present the peak power demand in Delhi is about 1900 MW against the availability of 1500 MW from all sources which may reach upto 2200 MW in the extreme situation. This peak demand is almost 10% higher than the demand of last year. The total power available to DESU for distribution from Rajghat, Indraprastha Thermal Power Plant and Gas Turbine and Badarpur Power Station is about 950 MW.

This includes three waste recovery units of 34 MW each commenced by DESU Gas Turbine power Station to produce 102 MW of power. The installed capacity of the existing power stations in Delhi total upto 1300 MW. There is a shortage of nearly 300 MW of power. This shortfall is augmented by additional supply from the Northern Grid.

### 5.0 EXAMINATION:

5.1 As per the Project Report submitted by Apollo Energy Company Ltd, the Project has been approved by the Government of India subject to certain clearances from various authorities and departments. The Govt of National Capital Territory of Delhi has also agreed in principle to locate a site for the proposed 300 MW Thermal Power Station in Delhi, to meet the increasing demand.

5.2 In a preliminary study, 3 alternative sites were identified by Planning Wing, DDA keeping in view the requirement of existing railway line for Coal Transportation and Sewerage Treatment Plants for supply of semi-treated water.

These alternative sites were identified in Narela, near

Dwarka Project and in the vicinity of NH-10, Rohtak Road. Plan indicating these sites is placed at Annexure-I. The proposal was discussed in a meeting taken by Commr. (Plg.) on 18-4-96 wherein the representatives of Apollo Energy Company Ltd were also present. After detailed discussion, it was agreed in principle to identify a suitable site of about 100 acres (40 hact.) in Narela Sub-City. The Apollo Energy Co. Ltd was required to provide the following information:

- i) Technical details about the project.
- ii) Requirement of effluent water.
- iii) Employment within the plant.
- iv) Details of residential and commercial accommodation required within the plant.
- v) Break-up of land under different uses for the plant.
- vi) Utilisation of fly ash and its disposal method.
- vii) Gestation period of project.

5.3 The Apollo Energy Company Ltd., was also required to obtain clearance from the following departments/Agencies:

- i) Delhi Pollution Control Committee.
- ii) Delhi Water Supply & Sewerage Disposal Undertaking for supply of semi-treated water.
- iii) DESU for evacuating the general power through its existing transmission lines.
- iv) Municipal Corporation of Delhi.
- v) PWD, department of Forest, GNCTD.
- vi) Northern Railways etc.

5.4 Summary of various clearances required for the Project submitted by Apollo Energy Company Ltd is placed at Annexure-II.

5.5 The Apollo Energy Co. Ltd has submitted the following:

- i) Project Report.
- ii) Employment - 100 persons.
- iii) Residential accommodation - 60 DU's.
- iv) Copies of the <sup>initial</sup> clearances from DPCC, DSW&SDU, DESU & CEA placed at Annexure-III, IV, V and VI

5.6 About land price, it was decided in the meeting dated 18-4-96 that the land acquisition and its disposal price will be worked out by Commissioner (ID)/Director (IC), DDA. It was emphasised by Commissioner (Plg.) that the Apollo Energy Co. Ltd., will supply power to DDA planned areas on preferential basis.

....4.



6.0 PROPOSAL:

6.1 Criteria for identification of the site:

- i) Land availability of about 100 to 150 acres.
- ii) Proximity to railway line.
- iii) Proximity to sewerage treatment plants.
- iv) Route for laying the water pipeline, from the STPs to the site.
- v) Existing approach roads and the proposed road as per the Urban Extension Plan-2001.
- vi) Village Abadi areas/population.
- vii) Drainage network.
- viii) Wind direction.
- ix) Existing high tension power lines.
- x) 400 KV ESS and the proposed Gas Turbine Project.

6.2 A site of about 100 acres (40 hact.) has been identified on the West of railway line in between the Nangli-Poona-Khera Khurd road and Alipur-Bawana road (Annexure-VII). The land is mainly flat and under cultivation and is privately owned. Approach to the site is available from the Nangli Poona-Khera Khurd road. The site is located adjacent to the existing railway line to facilitate the transportation of coal to the plant site. Water pipeline from the STP-I and STP-II located on east of GT Road has to be laid along the GT Road and then along the Nangli-Poona-Khera Khurd road or along the existing natural drains upto the railway line by-passing the village Abadi areas. A strip of land of about 5 to 10 mtrs. may have to be acquired at some places for laying the pipeline. Possibility of bringing water from the STP at Pithala can also be explored. From the Nangli Poona-Khera Khurd road the site can be made accessible by a temporary 20 mt. wide road for which land could be acquired. However, in future the site will be connected either to the proposed 80 mt. road or 100 mt. express way whichever is feasible/earlier. The proposed site falls in Development Area 175. Gahiba-  
bad/Dau-  
latpur

6.3 The proposed site has been visited alongwith the representatives of the Apollo Energy Company Ltd and the same is agreeable to them.

7.0 RECOMMENDATIONS:

7.1 The proposed Thermal Power Plant, location and the area is submitted for consideration and approval of the Technical Committee subject to following:










- i) The Apollo Energy Company will obtain/clearances prior to land allotment from the various authorities as stated in para 5.3 and 5.4. Lall
- ii) Land acquisition proceedings will be initiated after the clearances are available as stated above.
- iii) Change of land use of an area of about 100 acres (40 Hac.) from "rural use" to "utility" (Power Station).

*[Signature]*  
Dir (Hg).

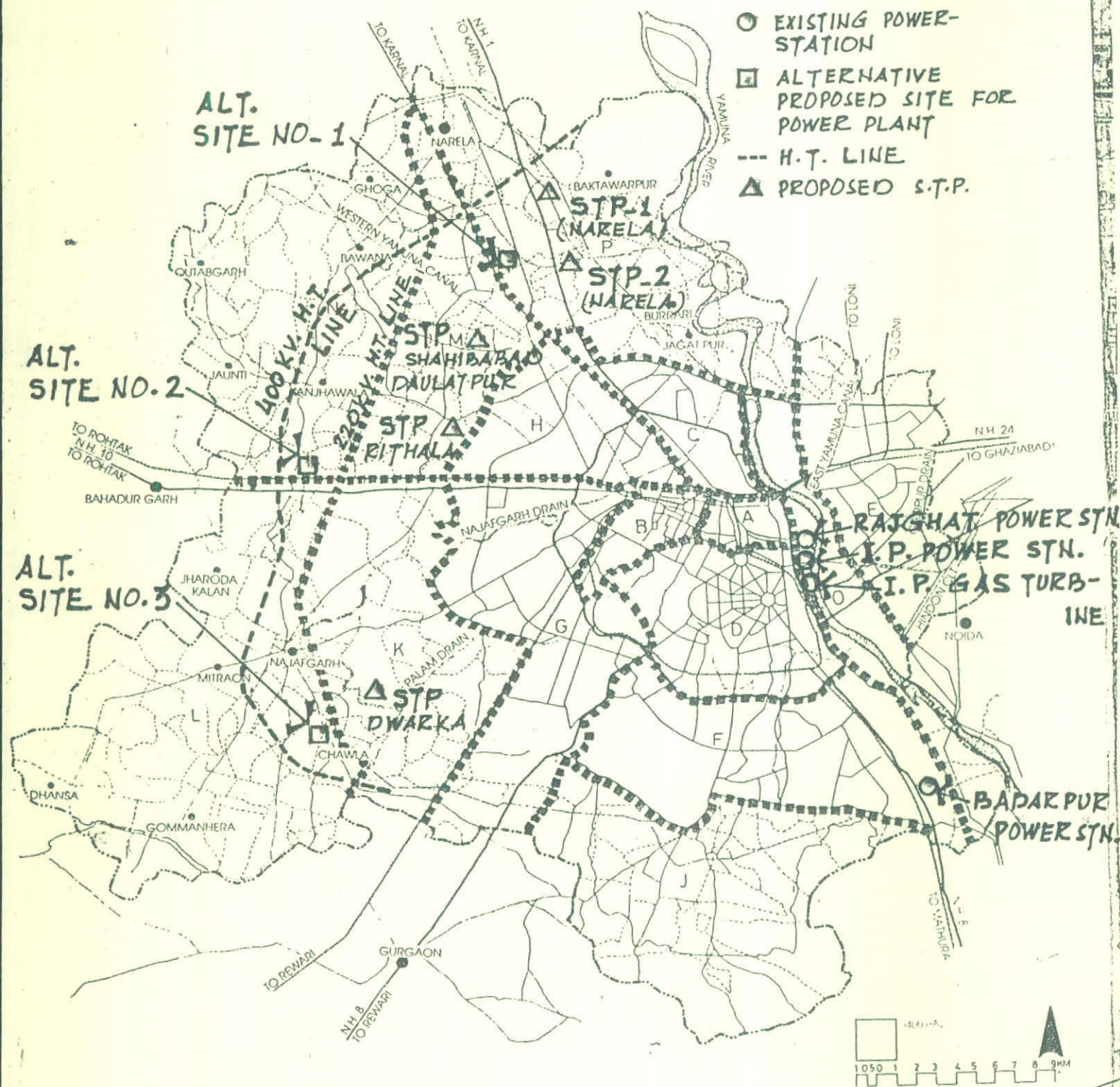
*[Signature]*  
Sabyasachi Das  
Dir (Hg)



2001

- |   |                  |
|---|------------------|
|  | UNION TERRITORY  |
|  | ZONES            |
|  | VILLAGE BOUNDARY |
|  | N.H./MAJOR ROADS |
|  | OTHER ROADS      |
|  | RAILWAYS         |
|  | MAIN POWER LINE  |
|  | RIVER            |
|  | MAJOR DRAIN      |

- EXISTING POWER-STATION
- ALTERNATIVE PROPOSED SITE FOR POWER PLANT
- H.T. LINE
- △ PROPOSED S.T.P.





*Summary of Major Clearances Required*

The following table summarizes the major clearances required for the project

Statutory Clearances	Clearing Authority
1) Cost Estimate - Section 29 (1)	CEA
2) Techno-Economic Clearance	CEA
3) Publication - Section 29 (2)	State Government
4) Water Availability	CWC/State Govt.
5) SEB Clearance	SEB/State Govt.
6) Pollution Clearance (Water & Air)	State/Central Pollution Control Board
7) Forest Clearance	Min. Of E&F/State Govt.
8) Environment & Forest Clearance	Min. Of E&F/State Govt.
9) Civil Aviation Clearance for Chimney Height	National Airports Authority
10) Company Registration	Registrar of Companies
11) Rehabilitation & Resettlement of Displaced Families by Land Acquisition	Min. Of E&F/State Govt.
12) Hydel Projects	Min. Of Water Resources
13) Equipment Procurement	DGTD, CCI&E
Non-Statutory Clearances	Clearing Authority
14) Land Availability	State Govt.
15) Fuel Linkage	Dept. Of Coal, Dept. Of Petroleum & Natural Gas
16) Financing	CEA, DOP, Dept. Of Economic Affairs, Financial Institutions
17) Transportation of Fuel	Dept. Of Coal, Dept. Of Petroleum & Natural Gas, Min. Of Railways, Shipping and Transport

## दिल्ली प्रदूषण नियंत्रण समिति

( पर्यावरण विभाग, राष्ट्रीय राजधानी राज्य क्षेत्र, दिल्ली शासन )

## DELHI POLLUTION CONTROL COMMITTEE

( DEPT. OF ENVIRONMENT GOVT. OF N.C.T. OF DELHI )

No. 7148-56

Date: 26th March, 1996

To

M/s. APOLLO ENERGY COMPANY LIMITED  
C-565, NEW FRIENDS COLONY  
NEW DELHI - 110 065

SUB: PROVISIONAL CLEARANCE FOR SETTING UP 300 MW  
COAL BASED THERMAL POWER PLANT WITH C.F.B.  
TECHNOLOGY AT NARELA, DELHI.

Sir,

With reference to your application for consent to establish under Air Act, 1931 and Water Act, 1974, for setting up 300 MW coal based thermal power plant with CFB technology at Narela, Delhi, you are hereby informed that your proposal has been considered for granting consent to establish as per the provisions of the said acts.

The following documents have been considered:

1. Prefeasibility report submitted alongwith the consent to establish application.
2. Annexure 1 of the prefeasibility report, memorandum of indent between Ministry of Power Government of India and other concerned parties signed on 13th February, 1995.  
Annexure 2 of the prefeasibility report, the letter dated, 26-02-1996 from Commissioner of Land, Delhi Development Authority.  
Annexure 3 of the prefeasibility report, letter from Chief Engineer, Generation, dated 20/22 February, 1996.
3. Letter from General Manager, DESU to Chairman, CEA dated, 15-05-1996 the following perusal of the above documents. Delhi Pollution Control Committee would consider to grant the consent to establish for the afore mentioned plant subject to the following conditions and requirement.

(Contd: 2)



The said project is provisionally acceptable with following conditions/guidelines:

1. The project gets clearance from Ministry of Environment and Forests/Central Pollution Control Board as per the policy of Ministry of Environment and Forests, Government of India/Government of Delhi.
2. The project is cleared from all other statutory authorities as applicable to the present project.
3. No changes are made in the project except such as approved by the Ministry of Environment and Forests, Government of India.
4. The industry shall take up of forestation around effective area so that atleast 30-50% green belt is maintained.
5. The industry shall furnish detailed environment impact assessment report, EMP, proposal with design for air and water pollution control, etc. within 60 days of the receipt of this letter for further consideration of your application.
6. The industry shall furnish details of water balance, material balance, details of design of equipment, etc. for Delhi Pollution Control Committee.
7. The industry shall be set up as per the guidelines laid down for the purpose by the Central Pollution Control Board.
8. The industry shall comply with pollution control standards as laid down under Environmental Provisions Act, 1986/standards fixed by Central Pollution Control Board in the year 1981/Water Act, 1987 whichever had stricter.
9. The unit shall ensure that solid waste including fly ash is disposed off properly and 100% fly ash is utilised.
10. The unit shall be responsible for arranging transportation of raw material and other requirements at the site in environmentally safe manner. Suitable transportation system would be developed by the industry.
11. The unit shall adopt environmentally safe technology and take care of all other necessary engineering aspects to ensure that minimal pollution is created and the resources are conserved to most optimum level.

(Contd: 3)

2. No trees or plants shall be cut except with the consent of appropriate authorities.
13. The project should be of such design, engineering and layout that ecology and environment of the area is not affected.
14. As envisaged in the project report necessary provisions would be made to ensure that all necessary requirements for pollution control and fly ash utilisation are built in the project itself.
15. Only beneficiated coal with ash content less than 30% would be used.
16. The quality of raw water or any other factor would not be considered as a hindrance in compliance with the stipulated standards and conditions herein.
17. The pollution levels would not exceed the limits prescribed in the prefeasibility report wherever those are stricter than those permitted in the standards as mentioned here above.
18. The unit shall dispose hazardous solid waste in accordance with provisions under Environment Provisions Act, 1986.
19. The unit shall ensure maximum credible extent and consequent analysis study carried by competent agencies.
20. The unit shall also install continuous air monitoring system in adequate number with the approval of Delhi Pollution Control Committee.
21. The unit shall discharge its treated effluent fit for discharge into water body and shall not allow any untreated waste water to be discharge directly on land/underground water/surface water source.

(Contd: 4)



This letter may not be construed as consent and the same would be considered only after receipt of specific site details and other requirements as indicated in the letter. Delhi Pollution Control Committee reserves the right to impose additional conditions/requirements or modify the same as per its policy decided from time to time.

Yours faithfully,

(D.S. MAGI)

CHAIRMAN

Delhi Pollution Control Committee

- C.C.To: 1) Chairman, C.P.C.U.  
2) Advisor, Ministry of Environment and Forests, Government of India.  
3) Secretary, L.S.G., Government of Delhi.  
4) Secretary of Industries, Government of Delhi  
5) Jt. Secretary, Ministry of Power Govt, of India  
6) Commissioner, Municipal Corporation of Delhi  
7) General Manager, DESU.  
8) VC, DDA.

(I.K. KAPILA)

Environmental Engineer



Telephone 011 55005 DE 51101  
 Telex 0301801  
 Cable Phone 3310001 3311004  
 Facsimile 3712672  
 Branch Office: 110001  
 Delhi Electric Supply Undertaking  
 and its Subsidiaries, 110002  
 110002, New Delhi-110002

No: CE(G)/CAP/901  
 Dt: 20th February, 1996

22

Mr. Anil Kamineni,  
 Apollo Interger Power Co.,  
 Apollo Hospitals Group,  
 6-565, New Friends Co.,  
 New Delhi.

Dear sir,

Please refer to your letter dated 18th Jan., 1996 on the subject of setting up an integrated power generating facility in New Delhi.

DESU would be willing to evacuate any surplus power from 300 MW Power Station proposed to be set up by you under this facility. This purchase would be effected through a long-term Power Purchase Agreement as shall be mutually agreed upon and after due consultations with Central Electricity Authority and in accordance with the Electricity Supply Act.

You may, therefore, please proceed with preparation of feasibility report for obtaining 'in principle' clearance from CEA. This communication from DESU showing our intention of buying surplus power at mutually agreed terms should expedite this clearance.

Please keep us posted with the stage developments and progress of the project.

Yours faithfully,

(M.K. GUPTA)

CHIEF ENGINEER (GENERATION)



OFFICE OF THE DIRECTOR, DELHI WATER SUPPLY & SEWAGE BOARD  
R-20, ANANDAPUR, DELHI-110 001.

F. No. 111/1-110/001-070

27/3/96

The Director,  
Apollo Energy Co. Ltd.,  
C-505, New Friends Colony,  
DELHI-110 005.

Kind attention : Sh. Anil Kamineni.

Subject : Allotment of 10 MGD of effluent from 10 MGD Effluent  
Sewage Treatment Plant.

Dear Sir,

This is with reference to your letter dated 15.3.96  
addressed to Additional Commissioner (Water),  
Delhi Water Supply & Sewage Disposal Undertaking on the subject  
cited above. Competent authority has approved your request  
in principle for supply of 10 MGD effluent subject to the  
following :

1. The department can't give guarantee for the quality  
and quantity of treated effluent. Also we cannot give  
guarantee for the regular supply of effluent.
  2. During power break down untreated sewage will be  
discharged from the plant.
  3. All the arrangements of constructing sump well, pump  
house and conveyance mains from treatment plant upto  
their power plant will be borne by them including  
running and maintenance cost of pumping station.
  4. Charges of effluent and other terms & conditions will be  
decided as and when same is actually given to the firm  
& firm has to agree to such charges.
- You are hereby informed accordingly.

Thanking you,

Yours faithfully,

(A. K. JAIN)  
EXECUTIVE ENGINEER (Gen) DWSB VII

- 25 - Govt. of India  
Central Electricity Authority  
Sewa Bhawan: R.K. Puram  
New Delhi-110066

No.2/DELHI/13/96-PAC/4274-84

To

Dated 31.3.96

26/4/96

Shri Anil Kamineni,  
Director,  
M/s Apollo Energy Co.Ltd.,  
C-565, New Friends Colony,  
New Delhi-110065

Subject:- Proposal for setting up of 300 MW Coal Based TPS  
with CFB Technology at New Delhi for 'In-Principle  
Clearance'- Regarding.

Sir,

This has the reference to your letter dated 29.3.96 requesting therein to issue 'In-Principle Clearance' for the above project. The above proposal has been examined and it is informed that the scheme is agreed 'In-Principle' to facilitate the company to proceed with various commercial and financial tie-ups/arrangements for the project.

2. This 'In-Principle Clearance' is subject to the condition that MOU signed amongst the company, Energy Management Centre and the Ministry of Power satisfies the requirements of the various notifications and provisions of E(S) Act, 1948 and the directions of Govt. of India.

3. This 'In-Principle Clearance' does not amount to acceptance of the Capital Cost estimates or energy cost estimates made in the proposal.

4. This 'In-Principle Clearance' should in no way be considered as CEA's concurrence to the scheme under the Electricity (Supply) Act, 1948 and CEA shall not be responsible for any liabilities on any account arising out of the above 'In-Principle Clearance'.

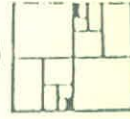
5. The techno-economic clearance would be considered by CEA after M/s Apollo Energy Co. Ltd. comply with the following within six months from the date of issue of this letter.

- i) Tie-up of balance inputs/clearances in favour of M/s Apollo Energy Co. Ltd.
- ii) Submission of reasonable firmed up cost estimates of the scheme alongwith financial package.

Yours faithfully,

(G.V. Singh)  
Secretary, CEA





नरेला परियोजना  
NARELA PROJECT

- 26 -

NARELA  
PRESENTLY UNDER DEVELOPMENT

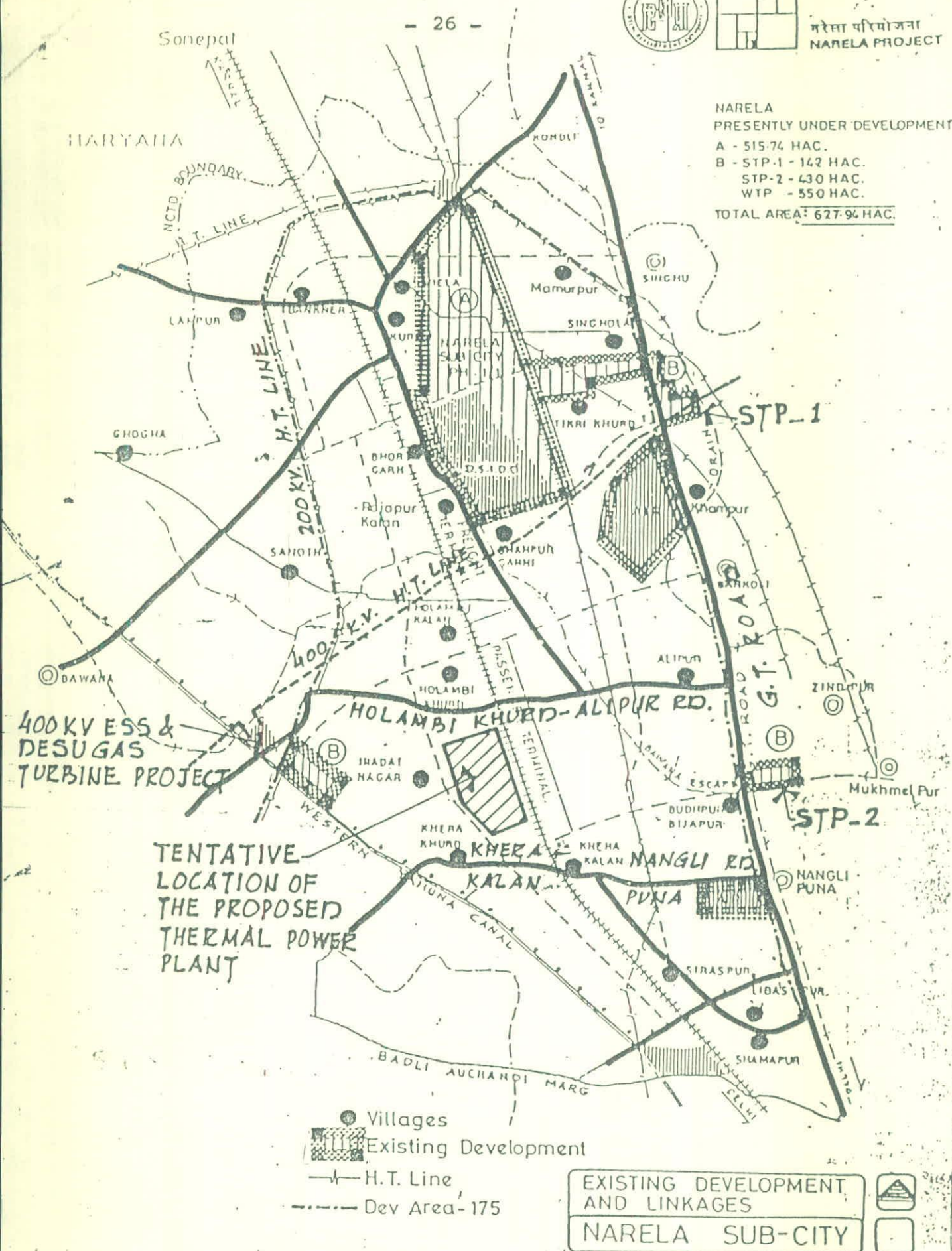
A - 515.74 HAC.

B - STP-1 - 142 HAC.

STP-2 - 430 HAC.

WTP - 550 HAC.

TOTAL AREA: 627.94 HAC.





Sub: Inter-Section Design of Najafgarh Road with 60 m wide Road leading to Dwarka Sub City.

File No.F.10(49)/DD-Plg.II/92/DW% )

1.0 BACKGROUND/INTRODUCTION:

- 1.1 The proposal has been initiated by Dwarka Project Planning Office as the same is a part of approved Structure Plan of Dwarka Sub City.
- 1.2 Earlier the alignment plan of 60 m wide road from Najafgarh Road leading to Dwarka Sub City was discussed in the Technical Committee held on 30.9.92 and the Tech. Committee approved the alignment plan proposed and desired that the inter section at Najafgarh Road be also detailed out.
- 1.3 The proposed inter-section is an important junction from the approach road to Dwarka Sub-City linking Najafgarh Road with Dwarka Sub City thereby catering to North and West part of Delhi.

2.0 DETAILS / EXAMINATION:

- 2.1 The site of Dwarka Sub City has a number of physical constraints with regard to transportation linkages. The problem for making the provisions for inter-city movement is more acute as compared to intra-city movement. This is mainly because of the fact that the entire North and East part of Sub City is already built up comprising of unauthorised/regularised colonies. In order to facilitate proper linkages and the approach on the North and West part of Delhi, the Structure Plan of Dwarka envisages 60 m road along M.G.Oil Pipe line connecting Najafgarh road which forms the inter-section at Najafgarh Road. The R/w of road leading to Dwarka from Najafgarh Road has been fixed on the basis of its location indicated in the approved structure plan of Dwarka.

3.0 RECOMMENDATIONS FOR CONSIDERATION:

- 3.1 The detailed P.T. Survey was conducted and keeping this the T junction design in the scale of 1:500 has been prepared. This will be signalised inter-section and the location of traffic signals have been indicated on the Plan. Zebra crossings for pedestrian movement have also been proposed at the inter-section. The position of the trees will be as per the details of road side landscape plan to be prepared by Land scape Section. The cross section of the road has also been indicated on the plan.

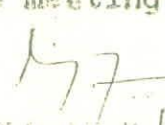
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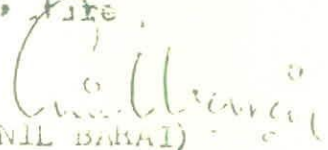


3.2. After the inter-section design is approved by the Technical Committee the alignment plan of 60 m wide road and the inter-section design will be placed before the Authority for approval.

4.0 The case is placed before the Technical Committee for approval of inter-section design as laid on table.

This was discussed in the Monday Co-ordination Committee meeting of C.E.(D&K), Pire.

  
DIRECTOR (PLG.) D&K 17-5-96

  
(ANIL BAHARI)  
Jt. Director (Plg.) D&K 13-5-96

Sub: Misuse of residential and other land  
uses in Delhi - A proposal to contain  
non-conforming activities.

File no.F.10(5)81/MP

.....

1. INTRODUCTION

As per MPD-2001, land use in Delhi is classified in 9 categories, which are divided into 37 use zones. These 37 use zones are further sub-divided into 136 use premises which are indicated by the lay out plans. There are large scale misuse of land use all over Delhi, especially in rehabilitation Colonies (Lajpat Nagar, Gandhi Nagar, Patel Nagar, Tilak Nagar etc.), along major transport arteries (Ring Road, South Extn. Defence Colony, Road No.41, Vikas Marg etc.) and other areas.

A sample survey of Lajpat Nagar (1994-95) indicates that 54% of the properties are being misused. Even in out-lying areas like Paschim Vihar, 33% of the residential premises on road no.41 and 12% premises on Outer Ring Road are having commercial/non-conforming activities, (Report of the Committee on misuse of residential premises in Delhi, 1995). According to a statement dt.6.1.95, the Enforcement Branch during 1989-94 surveyed 1,08,017 major misuse cases while action could be taken only in 3931 cases, which is less than 4%.

2. OBSERVATIONS - There are several reasons for break down of the land use enforcement in Delhi. One of the main reasons is less acceptability in reality of planning provisions. As a result, there are serious problem of parking, social and physical infrastructure, etc. It is also believed that this had led to increase in price/rent of residential properties and generated social problems, including crimes, litigation and corruption. The regulatory machinery is almost ineffective. This phenomenon has led to undue advantage to the law breakers, who contribute nothing to compensate the deficiency of urban infrastructure and parking generated by non conforming commercialisation.



The issues were deliberated upon in the meetings held on 15.1.96, 5.2.96 and 20.5.96 under the chairmanship of VC, DDA. Based on the outcome of these meetings, the following proposals have been framed.

3. PROPOSAL

It is proposed to liberalise the concept of mixed and conforming/non-conforming land uses as prevailing under MPD-2001:

3.1 Mixed use Regulations:

MPD-2001 (P.165 G.) provides for Mixed Use in residential premises in Delhi. Commercial activity in residential premises is allowed only on ground floor to the extent of 25% of the total ground coverage or in 50 sqm. whichever is less, with the condition that the establishment shall be run by the resident of the dwelling unit.

Hazardous and nuisance causing activities (e.g. building materials, repair shops, service shops, nursing homes, guest houses etc.) are not permitted under Mixed use Regulations. It is also linked with the preparation of the layout plan indicating parking, public conveniences, landscaping and road carriage ways. Wherever permission is given the following conditions are to be fulfilled:

- i) the front setback of plot shall be surrendered without compensation, unconditionally, to the local body for use as part of right of way, parking etc.
- ii) conversion fee shall be charged from the beneficiary.

Existing situation

- i) The provisions of max.25% of floor coverage or 50 sqm. of floor area whichever is less, is difficult to enforce. It is well known that commercial activity in residential premises is generally taking place on the entire ground floor which is also spreading vertically.
- ii) The preparation of layout plan is cumbersome and time consuming process. Instead it may be appropriate to prescribe planning guidelines in general.
- iii) The provision that the establishment shall be run by the resident of dwelling unit is difficult to enforce, especially in heavily built up old areas.

### Proposed Amendments

The following amendments are proposed on P-165 under clause 10.0 Mixed Use Regulations:

- i) "The commercial activity shall be allowed only on ground floor."
- ii) Since the provisions of preparation of layout plan of heavily built-up areas may not be realistic, para 3 on P.166 G "A layout plan..... Competent Authority" may be deleted.
- iii) The provision that "the establishment shall be run only by the resident of dwelling unit"(ii-P.165 G) is difficult to enforce and is proposed to be deleted.

It is proposed to replace clauses 10(ii) with the following:

"(ii) Mixed use shall be allowed in residential premises, along the roads of minimum R/W as given below:

- a) Special area - 9.0 m. or so
- b) Rehabilitation colonies - 13.5 m. or so
- c) Other area - 18.0 m. or so

However, Mixed use shall not be permitted in the following areas:

- a) Bungalow Area of New Delhi
- b) Bungalow Area of Civil Lines
- c) C.H.B.S. Layouts."

### 3.2 Guest Houses, Bank & Commercial offices

Guest houses, banks, commercial offices, etc. are presently permitted in commercial use zone and commercial centres in residential and industrial use zones and as per Mixed Use policy (Page 154 G).

### Existing position

In reality, there is large scale existence of Guest houses, commercial offices and banks in residential use zone. These provide facility at local/neighbourhood levels and also the employment. They also help in providing a decentralised pattern of work centres. However, without proper regulations they create problems of parking and social and physical infrastructure.

### Proposed Amendments

It is proposed that these activities may be allowed



under Mixed Use Regulations with the following amendments  
in MPD-2001 (Page 166/C) Clause 10.0 Mixed Use Regulations:

3.2.1.(e) Guest House Boarding House and Lodging House may  
be deleted from the list of not permitted activities.  
Consequently (f),(g) and (h) to shift at (e), (f) & (g)  
as given below:

- e) Storage, godown and warehousing
- f) manufacturing units (excluding household industry)
- g) Junk shop

3.2.2. The following para may be added after the para-

"The front set back .....Parking etc".(Page 166  
G,LHS):

"Guest House, Boarding House and Lodging House <sup>Commercial Office</sup> and  
banks shall be allowed in residential plots of min. size of  
209 sqm. and above and facing a min. 18m wide road (13.5m  
in resettlement colonies and min. 9.0 m in Special Area)  
to the extent of max. two-third of permitted floor area."

3.2.3. The norms for guest house, Boarding House & Lodging  
House consequently require the following amendment (P.160/G)

#### Existing Norms

Guest House, Boarding House & Lodging House (008)

Minimum plot size	500 sqm
Maximum ground coverage	33.33%
Max. FAR	100
Maximum height	26m
Other controls	

- i) Minimum r/w in front 20m
- ii) Basement upto bldg. envelope line.... in FAR

#### PROPOSED NORMS

Minimum plot size	209 sq.m.
Maximum ground coverage	33.33%
Max. FAR	100
Max. height	26m
Other controls	

- i) Minimum r/w in front

Special Area	9.0 m
Rehabilitation Colonies	13.5 m
Other areas	18.0 m

- ii) Basement upto the bldg. env. line ....in FAR.

### 3.3. MANUFACTURING LAND USE

Existing Situation : At present Master Plan does not allow mixed land use/ non industrial activity (except adm. office sales outlet & watch and ward residence upto max. 5% of floor space or 50 sqm. whichever is less) in manufacturing landuse. In actual practice the industrial areas are also having offices, residences and sometimes social, cultural and religious institutions.

#### Proposed Amendments

In view of the prevailing situation, it is proposed to introduce mixed use in manufacturing use zone, which involves the following modifications in MPD-2001,

On page 156 under Light Industrial plot (036), & Extensive industries (037) the following is proposed to replace the use permissibility provisions of MPD-2001.

#### 3.31 Light Industry Plot (036)

Light Industry unit as per list given in Annexure III. Residential flat/public & Semi Public to the extent of and within max. 10% of permissible FAR and commercial offices upto and within max. 20% of permissible FAR as per mixed use regulations.

#### 3.32 Extensive Industry Plot (037)

Extensive industry as per the list in Annexure -III Residential flat/PSP use to the extent and within max. 10% of permissible FAR and commercial offices upto and within max. 20% of permissible FAR as per mixed use regulations.

#### 3.33 Industrial plot Industry Specific Type (039)

Industry specific type, Residential flat/public Semi Public to the extent and within max. 10% of permissible FAR and commercial offices upto and within max. 20% of permissible FAR as per mixed use regulations.

#### Proposed Amendment under Mixed Use Regulations

(Proposal to be added on P.166 after last para of mixed Use Regulations)

#### Non-Industrial Activity on Industrial Plot

The following activities shall be permissible on Industrial plot;

A max. of 20% of permissible FAR may be permitted for



Commercial use and 10% of permissible FAR for residential/public & Semi -public, subject to payment of conversion fee.

### 3.4. Residential Plot Group Housing (002)

#### MPD-2001 Provisions:-

As per Master <sup>plan</sup> following activities are permitted in Resd. Plot (Group Housing):- Residential flat, Retail shop of confectionery, grocery and General Merchandise, Book & Stationery, Chemist, Barber, Laundry, Tailor, Vegetable shop (on ground floor with an area upto 15 sq.m. each) are permissible in Group Housing (002 Page 155 G)

Existing Position: With the passage of time, it is observed that commercial offices/banks, shops, beauty parlours, health clubs, libraries, temples, community halls, etc. have penetrat<sup>ed</sup> in group housing areas.

Proposals:- As allowed in some other cities (eg. Bombay Hyderabad, Madras etc.) it is proposed that in Group Housing a max. of 10% of the permissible FAR may be allowed for commercial use and 5% for public and semi-public facilities.

3.4.1 Proposed Amendment : This will involve the following amendments in MPD-2001 (Page 155 G) uses ( Use Activities permitted in Residential plot group Housing (002): Residential Flat, Commercial use within max. 10% of permissible FAR and Public-Semi Public <sup>use</sup> within max. 5% of permissible FAR as per Mixed Use Regulations

3.4.2. Under Mixed Use Regulation (P.166 G), the following is proposed to be added at the end and before Professional Activity:

Non-residential activity on Residential Plot (Group Housing) : - The following non-residential activity shall be permissible on Residential Plot (Group Housing). subject to payment of conversion fees:

- a) Commercial use within Max. 10% of permissible FAR.
- b) Public, Semi Public use within max. 5% of permissible FAR.

4.0 The proposed amendments in MPD-2001 as given above will require processing under Section 11 A of Delhi Development Act, 1957. These are put up for consideration of the Tech. Committee.

- 3 7 :-

After approval of the Technical Committee, these will be put up to the Authority for its consideration and approval and for further action to process the proposed modifications in MPD-2001.



B.K. Jain

20/6/96

B.K. JAIN.

Dir (SP2)

20.6.96

Addl Com



ACTION TAKEN REPORT ON THE DECISION OF THE  
TECHNICAL COMMITTEE MEETING HELD ON 11.6.96.

SL.NO.	ITEM NO. / SUBJECT	EXTRACT OF DECISION	PRESENT POSITION AND FOLLOW UP ACTION
1.	63/95 Action taken report of the 64th Tech. committee meeting held on 28.5.96.F1(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.	67/96 Policy for carving out Gas Godown sites in Urban Delhi. F7(40)84-MP	<p>Proposal contained in para '5' of the agenda note approved subject to following:</p> <p>a) 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".</p> <p>b) Suitable allocation be made for matching number of shops / show room offices in the nearby services centre/sheeping centre.</p>	Agenda note for Authority will be submitted by 30.6.96
3.	68/96 Carving out of petrol pump sites in Rohini.Pr/K/1061/93(Pt.)	Proposal contained in para '3' of the agenda note approved.	Referred to Director(Rohini) for feasibility/site plans to be sent to Commr.(M)/Neel Officer
4.	69/96 220 KV Grid sub station at Siri Fort. F6(3)91-MP	Deferred with observation that comparative viability statement for alternative sites be worked out and brought before next Tech. committee.	Listed for discussion in Tech. committee meeting on 25.6.96.

5.

70/96  
Policy for building sanction of  
farm houses in JVA Development  
Area.  
PA/DJ/RFC/BLdg./92/282/DR/429/94

Recommendation contained in  
para '4' of the agenda note  
approved. Commr. MCD be  
suitably informed of the  
decision.

D.C. letter from Commr. (Plg.) to  
the Commr. MCD, will be sent by  
27.6.96.

6.

71/96  
Identification of land for Jail  
in Narela Project Area.  
F.20(33)80-MP

It was decided that eastern  
side of GP Road would be  
a better location for the  
proposed jail site. Action  
to identify the site be taken  
early.

Referred to Director  
(Narela) for taking further  
action.

7.

72/96  
Development of industrial zones  
to relocate existing heavy and  
large scale industrial units in  
Delhi Metropolitan Area and  
National Capital Region W/S K.L.  
Ratna Pvt. Ltd. F3(37)85-MP

Deferred in view of the request  
to the effect from Deptt. of  
Industries, GOI/D. Commr. (Plg.)  
may have further discussing with  
the representatives of concerned  
organisations and bring the  
proposal before PC again.

Meeting held on 19.6.96. Record  
note of discussion submitted to  
V.C.

  
P.V. Maheshwari  
JDMRP