

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(21)96-MP

Dated: 22.7.96.

Minutes of the 67th meeting of Technical Committee held on 16.7.96 at 10.00 A.M. in the Conference Hall, 5th floor, 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. Chandra Ballabh, Addl. Commr. (DC&B)
5. Sh. A.K. Jain, Addl. Commr. (Projects)
6. Sh. M.N. Khullar, Chief Architect
7. Sh. R.K. Jhingan, Director (LS)
8. Sh. S.P. Bansal, Director (UE&PPR)

M.C.D.

9. Sh. Shamsher Singh, Addl. Town Planner

T.C.P.O.

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

D.E.S.U.

11. Sh. V.K. Sakhuja, Addl. Chief Engineer (Plg.&SLDC)
12. Sh. S.C. Chattopadhyay, Supdtg. Engineer (Plg.)I
13. Sh. S.K. Choudhary, Executive Engineer

N.D.M.C.

14. Sh. P. C. Dixit, Architect

C.P.W.D.

15. Sh. R. S. Kaushal, Senior Architect

SPECIAL INVITEES:

16. Sh. B. L. Khurana, Chief Engineer (Elect.)DDA
17. Sh. Pradeep Behari, Addl. Chief Architect-I, DDA
18. S. C.L. Aggarwal, Addl. Chief Architect-II DDA
19. Sh. Prakash Naryan, Director (DC&MP) DDA
20. Sh. Surendra Srivastava, Director (AP) I for item no. 78/96 & 79/96
21. Sh. D.K. Saluja, Director (TT)DDA for item no. 80/96
22. Sh. B.K.Jain, Director (SP)DDA
23. Sh. Shameem Ahmed, Joint Director (NL)I
24. Sh. A.K. Gupta, Director (Narela) DDA.

Item No. 63/95

Sub: Action taken report on the decisions of 67th Tech. Committee meeting held on 25.6.96.

Action taken report was noted.

Item No.78/96

Sub: Request for replacement of asbestos roof with RCC roof in the DDA built industrial sheds of Okhla Indl. Area Ph. I & II.
F3(14)95-MP

After discussion the Tech. committee approved the recommendations as contained in para 2.5 of the agenda note.

Item No. 79/96

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

The total discussion in the Tech. committee meetings is summarised as under:

- i) Number of alternative sites were examined in the area as per technical requirements of DESU.
- ii) Possibility of underground grid sub station with modern technology was also deliberated upon and was not found feasible.
- iii) There was no other option except to recommend Siri Fort site (to the east of Gargi College) by sacrificing the developed green.
- iv) The case will not require change of land use since as per MPD-2001 "utilities" (ESS) are permitted in all use zones.
- v) Ministry's letter no. K-13011/11/92-DDIB dt. 11.1.96 regarding conversion of developed green areas was also discussed.

After discussion the proposed site near Gargi College was recommended for approval of the Authority with the following observations:

- a) Minimum size, measuring 200 M x 170 M was agreed.
- b) DESU will obtain all necessary clearances from concerned agencies/ departments.
- c) Actual demarcation of site shall be done by Director (Hort.) in consultation with Director (LS), DDA so as to effect minimum number of trees as well as archaeological and environmental considerations.
- d) DESU will plant double the number of trees effected, in the adjoining area.
- e) The proposal be submitted for approval of the Authority.

[Handwritten signature]

Item No. 80/96

Sub: Proposal of new petrol pump site for allotment to IBP Oil Company on Mehrauli Gurgaon Road. F.13 (9) 94-CRC/DDA

The proposal of carving out 45 M x 33 M site for petrol pump filling - cum - service station was approved subject to following:

- i) The allotment of site shall be processed as per the guidelines, by the Lands Department.
- ii) Land and Law Deptt. may move for vacation of stay order.
- iii) A utilisation plan for the remaining acquired area be accordingly undertaken by Area Planning Wing for re-locating the automobile workshops effected in Ridge area/ road right-of-ways.

Item No. 81/96

Sub: Formulation of area and development control norms for Golf Course sites in Delhi.
F3(25)96-MP

After discussion it was decided to follow only one set of norms recommended for Golf Course 'Type III' Category with the following observations:

- a) Basement, if constructed is to be included in FAR calculations except equivalent to 20% of the ground coverage (below curtilage of the building) for providing services and storage.
- b) Parking shall be provided @ 10.0 ECS for 100 sq.mtr. of club building floor space.
- c) The matter be further processed for incorporation in the Master Plan as per DD Act.


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

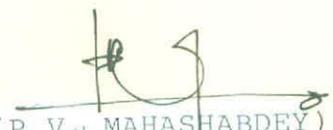
Memo No.F1(21)96-MP

Dated: 22.7.96

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 Police (T)
17. Chief Engineer (Plg.) DESU
18. Commissioner (LM)
19. Director (Land Scape)
20. Secretary to L.G.
21. Director (PPR)


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

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(3)96-MP

Dated : 11.7.96

MEETING NOTICE

The 67th Technical Committee meeting of the DDA will be held on 16.7.96 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.	63/95	Action taken report on the decisions of the 66th. Technical Committee Meeting held on 25.6.95.	1 - 2
2.	78/96	Request for replacement of asbestos reef with RCC reef in the DDA built -Industrial sheds at Okhla Indl. Area, Phase - I & II. F.3(14)/95-MP	3 - 6
3.	79/96	220 KV grid sub-station at Siri Fort. F.6(3)/91-MP	7 - 17
4.	80/96	Proposal of new Petrol Pump site for allotment to IBP Oil Company on Meh-rauli-Gurgaon Road. F.13(1)/94-CRC/DDA	18 - 20

1,
ACTION TAKEN REPORT ON THE DECISIONS OF THE 66TH
TECH. COMMITTEE MEETING HELD ON 25.6.96.

SR. NO. / ITEM NO. 63/95/TC

SL. NO. / ITEM NO. / SUBJECT

EXTRACT OF DECISIONS

PRESENT POSITION AND
FOLLOW UP ACTION

1. 63/95

Action taken report of the 65th
Technical Committee meeting held
on 11.6.96.
F1(28)91-MP

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

2. 73/96

Change of land use of about 26.3 ha.
(6 acres) from rural use to
'residential' for resettlement of
J.C. Clusters near Village Jaunapur,
South Delhi. F3(49)95-MP

Proposal contained in para 3.1 was
approved subject to following:

- i) Clearance be obtained by Slum &
JJ Deptt., MCD from Deptt. of
Forest & Deptt. of Environment
UMCTD with reference to the
Supreme Court of India's orders
in IA No. 18.

Decision conveyed to
i) Dir. Slum & JJ MCD,
ii) Development Commissioner,
GNCTD.
Agency for Authority will
be submitted by 15.7.96.

- ii) Scheme to be integrated in dev.
plan of Village Jaunapur and
incorporated in Zonal Plan of the
area and Mini Master Plan proposal
of GNCTD.

- iii) Arrangement of services to be made
by the Deptt. independently till
regular municipal services are
extended.

iv) Change of land use to be processed.

3. 69/96
220 KV Grid sub station at
Siri Fort.
F6(3)91-MP

Tech. Committee reached following
conclusions:
i) Chirag Delhi site found un-
suitable to be ruled out.

- ii) No option available except Siri
Fort site and no provision in the
area as per MPD-2001/Zonal Plan.

Listed for discussion in Tech.
committee meeting on 16.7.96.

iii) siri port site being part of developed green area having large no. of trees should be the last option after weighing all costs involved in sacrificing green.
iv) To explore possibility for up-gradation of existing 33 KV sub stn. at Outer Ring Road, and be brought before TC.

Proposal of change of land use recommended to the Authority/ Govt. for issue of final notification.

Agency for the Authority will be submitted by 12.7.96.

4. 74/96
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 Dwaraka Phase II, Delhi.

5. 75/96
Identification of about 100 acre (40 ha.) of land for the proposed Thermal Power Plan by Apollo Energy Co.Ltd. in the Narela sub city project.F2(9)96-MP

The following observations were made:
i) Views of Power Deptt.GNCTD and DSU be obtained w.r.to proposed location.
ii) Requirement of land be justified, with exact break up of land utilisation components to decide the land use changes.
iii) Modalities for land acquisition and allotment price to be worked out by lands deptt. with finance.
iv) Proposal be processed further and brought before TC in due course.

Decision of T.C. conveyed to following:
1. Power Deptt. GNCTD
2. CE (Plg.) DSU
3. Apollo Energy Co. Ltd.
4. Lands Deptt. DWA

6. 76/96
Intersection Design of Najafgarh Road with 60m. wide road leading to Dwaraka Sub City.
F10(49)DD|Plg.II|92/DWK

Proposal was approved with the observation that, comments of PWD/Implementing agency be obtained and matter be put up to the Authority.

Referred to Director (Plg.) Dwaraka for obtaining comments from PWD for placing before Authority for approval.

7. 77/96
Misuse of residential and other land uses in Delhi and proposal to contain non-conforming activities.

Deferred.

Referred to the (Proj) for Agenda for Tech. Committee.

P.V. Maheshwari
JDC(MP)

Sub:- Request for replacement of asbestos roof with RCC roof in the DDA built industrial sheds at Okhla Industrial Area, Phase-I&II.
No. F.3(14)/95-MP.

1.0 BACKGROUND

- 1.1 The Association of the entrepreneurs of DDA sheds Okhla, Phase-I and II (Regd.) made a request to examine the possibility of replacement of existing asbestos sheet roof with RCC flat slab roof in industrial shed built and sold by the DDA in Okhla Industrial Area, Phase-I&II.
- 1.2 DDA constructed three sizes of sheds in Okhla Phase-I and II, Type 'A' with 1300 sq.ft. (20'X65'), Type 'B' 300 sq.ft.(20'X40') and Type 'C' 1000 sq.ft. (20'X50'). These sheds are having North light roof truss with AC sheets. The clear height of the shed from floor upto the bottom of the truss is 14 feet and total height is 20 feet.
- 1.3 The request for replacement of asbestos sheet roofing with RCC flat roof was earlier considered in the Technical Committee meeting held on 10.5.95. The decision of the Technical Committee is reproduced below :-
" The proposal was explained by Dir.(AP). The Technical Committee recommended the provision of sloping reinforcement concrete roofs replacing ACC sheds blockwise which should have uniformity, aesthetically pleasant, structurally sound and also to have a written concurrence from all the allottees of the block since the scheme was earlier prepared for group construction."
- 1.4 The Association again represented for reconsideration of the decision for the replacement of the roofs which was considered in the Technical Committee meeting held on 26.9.95. The Technical Committee decided

as under:-

" After discussing in detail, the Technical Committee observed that a scheme be prepared by the Area Planning Wing after having dialogue with the plot holders association of the area considering the proposal as a group scheme; the proposal so formulated be brought before the Technical Committee in due course."

2.0 DETAILS/ EXAMINATION

2.1 As per the decision of the Technical Committee meeting sheds under reference were inspected by the AC(AP) accompanied by Director(AP) Sh. H. S. Sikka. During the inspection it was observed that most of the owners of the sheds have encroached upon the public land in front and rear by way of construction of rooms and other activities/installations. In some sheds constructions in the form of mezzanine was observed.

Further in pursuance to the decision of the Technical Committee, the subject matter of replacement of the roof and their proposal was discussed by AC(AP) with the members/representatives of the Association. During the discussion, the representatives of the Association stressed for their demand of RCC flat roof on the basis that the existing ACC roof has already outlived their lives.

2.2 They have also stated in the representation dt.9.10.95 that the cost of providing any other shape or type of RCC roof than flat roof will cost more. In addition the flat RCC would facilitate use of modern technology by way of provision of necessary gadgets/equipments on roof top.

2.3 With the provision of RCC flat roof at a height as prescribed in the building bye-laws (4.5 mtr.), with no increase in FAR from the existing FAR may be envisaged. It has been examined that it is possible to have required light and ventilation as provided in the building bye-laws with the construction of

a flat slab roof with a floor to ceiling height of 4.5 mtr. and an indicative drawing for three types of sheds has also been prepared(plan laid on the table). It may further be observed that once the decision with regard to provision of a flat slab RCC roof is taken, the individual owners of the industrial shed would have to submit their building plans for approval to the concerned local body. It may also be pointed out that all industrial shed owners may not take up replacement of roof simultaneously. The provision of a flat roof may also encourage construction of upper floors as a derivated unauthorised construction/encroachments on public land in front and rear of sheds. The sanctioning authority would ensure the removal of unauthorised construction and encroachment on public land.

- 2.4 Keeping in view the discussions held with the representatives of the Association and the various points given by them in support of their contention, the suggestion/recommendation as contained in para No.2.3 was submitted before the Technical Committee for its consideration.

The Technical Committee in its meeting held on 28.5.96 observed as under:

"A coordinated proposal in consultation with DSIDC & MCD be formulated for its consideration,"

- 2.5 In keeping with the above decision of the Technical Committee dated 28.5.96, a meeting was taken by Addl. Commissioner(Area Planning) on 26.6.96 with representatives of MCD etc., and the following observations/recommendations were formulated:-

.....4/-

'In view of the initially conceived comprehensive scheme by LDA providing for north light to facilitate industrial functioning, the provision of existing services etc. as well as encroachments on public land, it was felt that provision of RCC flat slab roof may not be advisable. It was also felt that the existing north light trussed roof is ideal. However, the individual shed owners, because of structural considerations, could opt for RCC sloping roof within the existing profile of the building maintaining the same elevation and other controls with the approval of concerned local body.

3.0 RECOMMENDATIONS|SUGGESTIONS

The observations/recommendations of the meeting as given in para 2.5 above are placed before the Technical Committee for its consideration and approval.


26/6/96
DM (AP) I
26/6/96
K.K.
(K.K. Bando & Acharya)

Subject: 220 KV grid sub-station at Siri Fort.

BACK GROUND

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 meeting 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 90mtr. (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)

..2....

DETAILS/EXAMINATION

2. 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 (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 dt. 14.6.96 are reproduced below:-

1) 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, 220 KV tower-line has to be erected in the Nallah itself for which DDA has to accord permission. As regards, 33 KV 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/Stn. 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 in cost of 220 KV 9 bays GIS vis-a-vis conventional 220 KV switchyard is about 30 crores. GIS being an important item involving foreign exchange, its delivery 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 200 mtr.x170 mtr.

iv) The site proposed by DESU 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.

3- Addl. Chief Engineer(Plg.&SLDC), DESU 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 proposed 220 KV Sub-Stn.

..3...

4. Regarding locating the 220 KV grid Sub/Stn. in Siri Fort/ Asian Games Villages 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.

5. 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 .

6. 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 as per the crow flight the distance is around 2 KM.

7- The matter was discussed in the Tech. Committee meeting held on 25.6.96 and the following decision was taken:-

- 1) The site at Chirag Delhi was not found suitable on technical ground 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'.
- iii) The Siri Fort site was part of developed green having 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.

8. In accordance with the Technical Committee Decision as stated above, the possibility of providing additional area around existing 33 KV sub-station at Majid Moth (Panchsheel Enclave) on outer Ring Road have been studied. A physical survey of the land available around existing sub-station has also been carried out (laid on table). The emerging scenerio of the two sites i.e. a) site adjacent to Gargi College ii) site around existing 33 KV sub-station on outer Ring road is given below:-

- i) As per the report (Annexure-'B') and discussion with Dir. (Land Scape) the site adjacent to Gargi College is a part of a large developed green area and is also having remains of the historic Siri Fort wall in the form of a continuous Mound. The juxtaposition of a large grid sub-station at this location would also adversely affect the environment of the surroundings. It is not advisable to use this site for grid sub-station measuring 200 mtr. x 170 mtr which will involve cutting of a considerable number of trees. The Min. letter dt. 11.1.96 also states that in future the area 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. (Annexure 'C').
- ii. As per the survey and site report the size of the existing 33KV sub-stn. is 33.60 m X 50.70 m i.e. 0.18 Hac. The total area available including the existing 33 KV electric sub-stn. along the Nullah upto the pedestrian bridge is 0.74 Hac. approx. The side facing the Outer Ring Road is 66 mt. including the existing 33 KV electric sub-stn. As per the report of Jt. Dir. (Hort.)-VI the area under reference around the existing electric sub-stn. is developed as green and is being maintained as woodland. The area has more than 200 grown up trees (Annexure-'D').
- iii. In case the site adjacent to Gargi College is to be considered as the last option for location of proposed 220 KV sub-stn., keeping in view para 4 and 5 of the Agenda, the exact demarcation of the site measuring 200 mtr. X 170 mtr. may be carried out by Director (Hort) South in consultation with Director (Landscape) which would take care of affecting minimum number of trees as well as due consideration for archeological factor connecting with the site.

Reconndation/Suggestions

In view of the appraisal of the 2 sites given in para 8 above, the matter is placed before the Technical Committee for its consideration.


3/2/96
DUR (AP) b
3/2/96
(AC AP)
(K. K. Bandopadhyay)

DELHI DEVELOPMENT AUTHORITY
LANDSCAPE UNIT (H.U.P.W.)

No. Dir(LD)/HUPW/96/ 420

Dt. 4-7-96

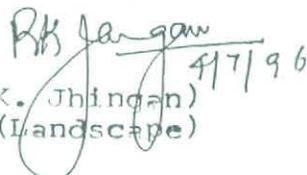
Sub: Location of 220 KV Grid Station near
Siri Fort Recreational Area.

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A proposal sent by Dir(AP)-I regarding proposing a site for 220 KV Grid Station adjacent to Gargi College has been received vide letter No.PA/Dir(AP)I/96/42 dated 25.6.96 in the Landscape Unit. The proposed location has been identified upon the landscape plan of Siri Fort Recreational area. The observations related to proposal are placed below :-

1. The site in question was under unauthorised use of Shahpur Jat villagers and got vacated in 1978 and afforestation was done at that time.
2. Siri Fort wall is existing in the form of earthen mound and dabbies. As per the proposal, boundary wall has to be made and this protected wall will form for dabbies 220 KV grid station. Siri Fort wall is a protected monument and is the property of A.S.I. As such part of the boundary wall neither can be disturbed nor can be allotted.
3. On two side of the proposed site Siri Fort Divisional Sports Complex has already been developed and the proposal not only effect to the spoil the natural environment in the surrounding of the Swimming Pool which ~~protects~~ attracts thousands of the people and will result in severe criticism.

In addition to this, it is mentioned that there are hundreds of existing trees planted at the site during Asiad'82 and the same is strenthened by the report of Hort. Deptt.


 (R.K. Jhingran)
 Director (Landscape)

DIRECTOR (AP)-I

M-15
17/1/96

No.K-13011/11/92-DDIE
Government of India
Ministry of Urban Affairs & Employment
(Delhi Division)

New Delhi, dated the 11th January, 1996

To

The Vice Chairman
Delhi Development Authority
Vikas Sadan, INA
New Delhi.

Sub: Change of land use in respect of areas in Delhi developed as 'Green' in recreational zones, etc.

Sir,

I am directed to say that the proposal for change of land use in respect of land in INA near office of DDA was considered by this Ministry and it was noted that DDA had recommended change of land use from 'Recreational' to 'Residential' in respect of pockets of land earmarked and developed as District Park. The Minister of Urban Development has directed 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. It is, therefore, requested that DDA may keep in view the aforesaid directions while planning and finalising the proposals for change of land use.

Yours faithfully,

(R.Viswanathan)
Under Secretary (DD)

145 B
15-158

C/P/196

15/1

REC'D BY
H. W. A. for 1/3

Please circulate to
Adm. Comm.
Director
CA

18/1/96
17/1/96

16/1/96

ANNEXURE 'D'
BY HAND
THROUGH SPL. MESSENGER

HORTICULTURE DIVISION NO. VI/EDA

No.F. 5(9)95-96/Hort VI/EDA/260

Dt. 2-7-96

To

✓ The Director (A.F.) I,
Area Planning Wing,
Vikas Minar, EDA,
New Delhi.

Pr. No 272
Dt - 3.7.96

Sub:- Upgradation of existing 33/66 K.V.
grid station on outer ring road
adjoining Panchsheel enclave/Masjid Moth.

Refer to your letter No.PA/Dir.(AP)I/96/44 dated 26 th June, 1996 regarding above cited subject . In this connection, it is stated that the total area of the existing grid sub-station is 1750 Sqmtr. which is also indicated in rough sketch plan with red colour at Annexure 'X' . The dimension of existing grid sub-station is 50m x 35m. The information regarding the affected trees upto 400 mtr. length along nalha is also enclosed at Annexure 'y'. It is a developed green and maintained as a woodland area.

for *Top M Sharma*
28/6/96
JT.EIR.(H)/6/EDA
-12

JD.
[Signature]
3/7/96

दिल्ली विकास प्राधिकरण

क्रम संख्या.....

दिनांक.....19

Abstract

Part I Total Plants = 204 Nos

Part II Total Plants = 239 Nos

Total Nos of Plants: Part-I (+) Part II =

$$204 + 239 = \underline{443 \text{ Nos}}$$

Part II
28/11/96

70971-Phoms
28/11/96

Sub: Proposal of new Petrol Pump site for allotment to IBP Oil Company on Mehrauli-Gurgaon Road : (File No. F.13(9)/94-CRC+1 File

1.0 INTRODUCTION/BACKGROUND :

1.1 Mehrauli-Gurgaon Road from Lado Sarai to Gurgaon Border in a length of about 16 km does not have any Petrol Pump on either side. IBP co. had advertised a site on this road under OSB category. The site has since been allotted to one Sh.Rajinder Kumar Sharma, Dy.General Manager, IBP vide letter dated 28.12.93 had requested for allotment of a site of Petrol Pump measuring 150X120 ft. near Jaildar Green Farm on Mehrauli-Gurgaon road. In this letter, reference of three Khasra No. 1651, 76/27; 75/21 in the above location on Mehrauli-Gurgaon Road (which were acquired by DDA and on which the petrol pump could be located) were given.

2.0 DETAILS/EXAMINATION

2.1 Land owner-ship Status

Land of three Khasra Nos. falls on the western side of Mehrauli-Gurgaon Road between the 'T' junction of Chattarpur Road near Jaildar Green Farm to the Mango Groove adjoining Pyramid Restaurant. From the land ownership status, it is seen that the land has since been acquired but the possession of the site does not vests with DDA, due to court stay order.

2.2 The feasibility of locations of Petrol Pump site was studied in relation to the distance from the existing 'T' junction of 30 mtrs.R/W Chattarpur Road and the 'Y' junction of the road leading to Manglapuri Nagar Village. Twosites were studied. Site No.1 was very near to the 'T' junction of 30 Mtr. R/W road leading to Chattarpur Temple. Site No.2 is very near to Pyramid Restaurant (adjoining Mango Groove).

The site was inspected & it was seen that the site No.2 adjoining to Mango Groove falling on Khasra No.76/26 could be considered for locating a Petrol Pump site by suitable adjustments with regard to an existing 'Y' junction.The distance of the proposed Petrol Pump site from the 'T' junction of 30 Mtr. R/W Chattarpur Road about 305 mtrs. and about 60 Mtr.

from the 'Y' junction leading to Mongolpuri/Aaya Nagar Village. The Chattarpur 'T' junction is operated by traffic signals. 'Y' junction is operated by blinkers. Inner footpath/verge is proposed to be extended from the 'Y' junction so that a clear 60 Mtr. distance is available for the outgoing traffic from the Petrol Pump. Petrol Pump would thus have ingress/egress from the service road. Landuse of the site is rural use zone and is not forming part of the South Central Ridge as per the report given by Director (Landscape).

2.3 The case was discussed in the meeting in the chamber of AC(DC&B) & on 1.7.1996 in which the following observations were made :-

2.3.1 Alternative site NO.1 opposite to 'T' junction of road leading to Chattarpur Temple was not considered technically feasible for a Petrol Pump.

2.3.2 Alternative site No.2 near Pyramid Restaurant falls under Khasra No.76/26 and is part of village Mehrauli. There about 6 acres of acquired land but physical possession could not be handed over to DDA due to court stay orders as per information given by Jt.Director(NL) in the meeting.

2.3.3 Landuse of site No.2 was again checked & established to be forming part of rural use zone.

2.3.4 The right-of-way of Mehrauli-Gurgaon Road be retained as 80 Mtr. as per Technical Committee Meeting decision. The Petrol Pump site therefore can be carved-out showing a green buffer of 19 Mtr. after leaving 61 Mtr. R/W as per MPD-2001 so that the area is not encroached.

2.3.5 The road leading to Manglapuri-Ayanagar is not a major road, therefore, the Petrol Pump site as suggested by giving an entry/exit through the service road could be considered.

2.3.6 Considering the location and nature of vehicles on this road the size of the Petrol Pump was recommended as 45 Mtr. X 33 Mtr. (page 162 of MPD-2001) to accommodate entry/exit of all types of vehicles. As also the area around the site be made available for the scheme to be planned in future.

2.3.7 A utilisation for the total land of about 6 acre around the site (which has been acquired by DDA) be prepared and could be used for re-locating workshops from ridge area after processing the change of landuse. A conceptual plan of the area be prepared by Area Planning Wing incorporating the Petrol Pump site.

2.3.8 Lands Department may move for vacation stay orders and process this site in-relation specific allotment with due consideration for Petrol Pump affected by ridge as per Supreme Court Orders etc.

2.3.9 With the said observations listed above the case may be put-up to Technical Committee for consideration of allotment to the IBP Oil Company in the instant case.

3.0 RECOMMENDATIONS FOR CONSIDERATION

3.1 The case is put up to the Technical Committee for the consideration of site as suggested in para 2.3 above.

W. K. Kishore
11.7.96
(R.S. YADAV)
DEPUTY DIR. (TT)/PLNG.

D. K. Saluja

(D.K.SALUJA)
DIRECTOR (PLG.) TT UNIT

Sub : Formulation of area and development control norms for Golf Course sites in Delhi.

F.3(25)96-MP

BACKGROUND :

A reference has been received from Director(LD) requesting the planning deptt. to communicate the development control norms for the Golf Course site for Bhalswa Lake complex, since there are no such provisions in MPD-2001.

EXAMINATION :

2. In MPD-2001, neither specific area has been mentioned nor any development controls have been prescribed. However, this activity is predominantly an open air activity where play areas range between 20 to 50 ha. MPD-2001 only provides norms for 'sports and cultural activities' as a part of large educational research centres having an area more than 8 ha. i.e. maximum ground coverage at 10% and maximum FAR 50.
3. There are normally three types of golf courses which can be categorised as under:-
 - i) Type-I : Pay & Play concept where golf course is run by govt./local body.
 - ii) Type-II : Where the golf course is run by a club duly registered under the society's act.
 - iii) Type-III : Golf course run by a private developer.
4. The facilities in the above category of golf course have been studied and are prescribed below:-

Type-I (Public golf course on 'pay and play' basis).

 - a) Snack bar & sitting area.
 - b) Toilet facilities for both sex.
 - c) Office.
 - d) Proshop and storage for 100 kits.
 - e) Change room facilities for both sex.
 - f) Storage for furniture and electric.

Type-II

- a) to f) covered in type-I golf course
- g) Dining Hall
- h) Bar Room
- i) Card Room
- j) Committee Room
- k) Indoor Games

Type-III

- (a) to (k) of Type-I & Type-II golf course.
- l) Storage facilities
- m) Restaurant
- n) Conference Hall
- o) Health club facilities
- p) Swimming pool

PROPOSED RECOMMENDATIONS :

5. a) Required Area : Rough calculations under various facilities have been worked out and according to this type-I can be accommodated in 500 sqm. plot area, type-II in 2000sqm. & type-III in 3000 sqm. plot area.

- b) The development controls are accommodated as under:-

Type-I

Max. ground coverage	500 sqm.
Max. floor area	500 sqm.
Max. height	8 mtrs.
Parking	100 cars ECS.

Type-II

Max. ground coverage	2000 sqm.
Max. floor area	2000 sqm.
Max. height	8 mtr.
Parking	200 ECS

Type-III

Max. ground coverage	3000 sqm.
Max. floor area	3000 sqm.
Max. height	8 mtr.
Parking	300 ECS

As regards basement, it is not recommended and if constructed will be counted in FAR.

- 6) The proposal contained above is submitted for consideration of Technical Committee.

CP
AC (Del)