

DELHI DEVELOPMENT AUTHORITY  
(DEV.CONTROL & BUILDING)

No.F.1(22)96-MP

Dated:12.8.96

Minutes of the 68th meeting of Technical Committee held on 6.8.96 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P.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. S.P.Bansal, Director (UE&PPR)
8. Smt. Savita Bhandari, Joint Director (L.S.)

T.C.P.O.:

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

M.C.D.:

10. Sh. Shamsheer Singh, Addl.Town Planner

N.D.M.C.:

11. Sh. S.V. Kaushal, Architect

D.E.S.U.:

12. Sh.S.C.Chattopadhyay, Suptdg.Engg.(Plg.)I
13. Sh. S.K.Choudhary, Ex.Engg.(Plg.IV)

C.P.W.D.:

14. Sh. L.K.Malik, Dy. Architect

L.&D.O.:

15. Sh. T.S.Bassali, Asstt. Engg.

SPECIAL INVITEES:

16. Sh. R.C.Aggarwal, CRP, NCR Plg.Board for item nos.  
84/96 & 85/96
17. Sh. Tirath Raj, Jt.Director (L&E)II
18. Sh. D.Mukhopadhyay, Director (S.E.)I
19. Sh. K.L.Arora, Er. IX
20. Sh. T. Ahmed, Asstt. Engg.
21. Sh. B.L. Khurana, Chief Engineer (Elect.)DDA
22. Sh. Pradeep Behari, Addl.Chief Architect-I, DDA
23. Sh.Prakash Naryan, Director (DC&MP)DDA
24. Sh. Shameem Ahmed, Joint Director (NL)I
25. Sh. S.P. Pathak, Joint Director (Narela)

Item No.63/96

Sub: Action taken report on the decisions of the 67th Tech. committee meeting held on 16.7.96.  
F.1(28)91-MP

The action taken report on the decisions of the Tech. Committee meeting held on 16.7.96 was noted with the observation that approved minimum size of 220 KV Grid Sub Station in Item No. 79/96 be read 200 x 170 mtr.

Item No. 81/96

Sub: Land distribution and development norms for Tech. Education Centre Polytechnic, ITI, Coaching Centre etc.F9(2)96-MP

The item was deferred with the observation that the proposal be examined comprehensively and brought in the next technical committee meeting.

Item No. 82/96

Sub: Review of change of land use of pocket for city level commercial at Dheerpur.  
F.20(16)95-MP

The proposal as contained in para 3.1.2 of the agenda note was approved.

Item No. 83/96

Sub: Change of land use of an area measuring 0.32 ha. (0.79 acres) from 'recreational (District Park)' to 'manufacturing (Service Centre)' for LPG godown near Sukhdev Vihar, New Delhi.  
F.20(18)95-MP

The proposal of change of land use as contained in the agenda note was recommended to the Authority/Govt. of India for issue of final notification.

Item No. 84/96

Sub: Change of land use of an area measuring about 21 ha. (52 acres) from 'Rural use' to 'Residential Use' in the Narela Scheme, Delhi.  
F20(1)95-MP

The proposal of change of land use as contained in the agenda note, being a part of the approved Urban Extension area of MPD-2001, was recommended to the Authority/Govt. of India for issue of final notification. It was also recommended that simultaneously the NCR Planning Board be requested to consider the amendment in the Regional Plan 2001 for NCR.

Item No. 85/96

Sub: Change of land use of an area measuring about 40.47 (100.00 acres) from 'rural use' to 'public and semi public facilities' (CRPF battalion 6 nos.) in Bawana.  
F.20(2)96-MP



The proposal of change of land use as contained in the agenda note was recommended to the Authority/Govt. of India for issue of a final notification with the observation that simultaneously NCR Planning Board be requested to consider the amendment in the Regional Plan 2001 for NCR.

Item No.86/96

Sub: Identification of new Sanitary land fill sites and location of compost plan in Delhi  
F3(6)91-MP

The Tech. Committee recommended that the proposed sites for sanitary land fill and the compost plant contained in para 2A and 2B of the agenda note be approved from planning point of view with the following observations:

- i) MCD shall initiate land acquisition proceedings directly with L&B Deptt., GNCTD in case of the proposed SLF sites along Bawana Puth Khurd Road.
- ii) MCD may request Development Commissioner, GNCTD for transfer/allotment of the Gaon Sabha land for sanitary land fill and compost plant (about 10 - 15 acres), as proposed.
- iii) For the site of Compost Plant in Dwarka Ph.II CSE Deptt. of MCD to make about 10-15 acres land available out of the land allotted to MCD by DDA for Sewage Treatment Plant.
- iv) MCD to initiate alternative sites for new compost plants in Trans - Yamuna area with the help of their Town Planning Deptt. in North of Wazirabad road; as the proposed sites for compost plants in Gazipur is surrounded by Urban Development Projects.
- v) All the proposed sites for SLF and Compost Plant to be duly incorporated in the Growth Centre Plan being prepared by GNCTD.

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

Memo No.F.1(22)96-MP


Dated 12.8.96

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

Continued...

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)

Sl. No. 7 Item No. 8/96/TC

Sub: Identification of new sanitary land fill sites and location of compost plants in Delhi.

File No. F.3(6)/91-MP

I. BACKGROUND :

1) Master Plan for Delhi 2001 has identified seven sites for land fill, refer page 137 of the Gazette placed at annexure-I. Since some of these sites have been exhausted, MCD, in consultation with DDA, have been working on possibilities for finding new sites for land fill. Two additional sites were considered and approved by the Technical Committee of DDA in its meeting held on 8.3.94. These are indicated in the map laid on the table.

Recently, Hon'ble Supreme Court of India in writ petition (Civil) No. 286 of 1994, has directed MCD to develop sites for new compost plants and land fill in Delhi. Accordingly, joint site inspections were held on 2.5.96, 6.5.96 and 13.6.96 by MCD, DDA, office of Development Commissioner, CPCB, DPCC etc.

2. New Sites as proposed by MCD : Based on the above joint site inspections, following new sites have been proposed by MCD:-

A) New Sanitary Land Fill Sites :

i) Site in North West Delhi along Bawana Pathkhurd Road :

Approx. Area : About 58 ha.

Land Status : Privately owned, would have to be acquired by Govt. of Delhi.

Planning point of view : The site is low lying. The site is indicated for land fill in the Master Plan for Delhi-2001.

Further Action : Acquisition proceedings have to be initiated by MCD through Land & Building Deptt. of GNCTD.

NOTE : A part of this site is also proposed to be used for setting up of a new compost plant.



ii) Site near Badarpur on Jaitpur Tajpur Road :

Approx. Area : 50 ha.

Land Status : Mostly gaonsabha land under control of Development Commissioner, Delhi.

Planning point of view : The low lying site was approved by Technical Committee in its meeting held on 8.3.94, subject to clearance of Land Owning Agency. However, subsequently, in view of the observations raised by INTACH about the possibility of ground water contamination, MCD has been requested to seek the clearance of Central Ground Water Board for using the site for land fill.

Further Action : MCD to take up possession of site for land fill from Development Commissioner, Delhi, and seek the clearance of Central Ground Water Board & CPCB.

iii) Site near Gaushala on Bawana Narela Road :

Approx. Area : About 60 ha.

Land Status : Mostly Gaonsabha land.

Planning point of view : This is a flat saline land. It is in rural use zone and is on the fringe of urban extension. Potential site for North Delhi including Narela Sub-city Project.

Further Action : After consideration of Technical Committee, DDA, MCD may seek clearance of Central Ground Water Board and CPCB for taking possession of the site from office of Development Commissioner for SLF.

NOTE : A part of this site could also be used for setting up of a new compost plant.

iv) Site in the revenue boundary of Sultanpur Dabas along Bawana Khanjawala Road :

Approx. Area : About 40 ha.

Land Status : Gaonsabha land under control of Development Commissioner, Delhi.

Planning point of view : The land is generally flat. The site is in Phase-IV of the proposed Urban Extension and is in rural use zone.

Further Action : After consideration in Technical Committee of DDA, MCD may seek clearance of Central Ground Water Board and CPCB for taking up the site for land fill.

NOTE : A part of this site is also proposed to be used for setting up of a new compost plant.

v) Land in village Kair :

Approx. Area : About 4 ha.

Land Status : Gaonsabha land under the control of Development Commissioner, Delhi. Land is excavated upto depth of about 3 mtr.

Planning point of view : The site is in rural use zone on the boundary of NCT Delhi, suitable for land fill of inert material/compost plant.

Further Action : After consideration of Technical Committee of DDA, MCD may seek approval of CPCB and Central Ground Water Board for taking up the site for development it for land fill/compost plant.

vi) Site near village Debralla :

Approx. Area : About 5 ha.

Land Status : Gaonsabha land under the control of Development Commissioner, Delhi.

Planning point of view : The site is suitable for land fill. It falls in rural use zone.

Further Action : After consideration of Technical Committee, DDA, MCD may seek clearance of Central Ground Water Board and CPCB for developing the site for land fill/compost plant.

\*All the above site i.e. site No. (i) to (vi) are indicated on the Plan laid on table.

B) New Site for Compost Plant :

- i) Site in North West Delhi along Bawana Puthokhard Road: Refer para A(i).
- ii) Site near Gaushtala on Bawana Narela Road : Refer para A(iii).
- iii) Site in the revenue boundary of Sultanpur Dabas along Bawana Khanjwala Road : Refer para A(iv).
- iv) As part of Balaswa Land fill Site : Presently in Balaswa, About 17 ha. of land is being used for sanitary land fill. The land is in rural use zone. It is proposed that about 4 ha. of the land, presently used for land fill, be used for setting up of a Compost Plant. Site is suitable for Compost Plant being close to Azadpur subzimandi.
- v) Site for Compost Plant in East Delhi : The proposal for a Compost Plant as part of Yamuna Vihar Sewage Treatment Plant as well as existing SLF site at Kailash Nagar was examined and not found feasible. Alternative site may have to be examined either as part of existing SLF site Gazipur or area in North of Wazirabad road. The specific alternative site may be indicated by MCD.
- vi) Site as part of Sewage Treatment Plant in sector 16 D of Dwarka Phase-II : It is learnt that about 40 ha. of land is identified and transferred to MCD for setting up of a Sewage Treatment Plant. A part of this land (a maximum of about 4 ha.) could be used for setting up of a Compost Plant.

All the proposed sites, i.e. (i) to (vi), for new Compost Plants are identified on the map laid on the table.

III. RECOMMENDATIONS :

In the Master Plan, SLF sites/compost plants are identified as part of utilities (infrastructure physical). Further, the utilities are permissible in all use zones. In view of this, it is proposed that new sanitary land fill sites as well as sites for Compost Plant as identified in para 2 (A & B) above, be considered by Technical Committee for approval.

*(Signature)*  
2/8/96  
(*SP. B...*)



### Extracts from MPD 2001, Gazette Notification - P 137

#### Solid Waste

Considering the nature of solid waste and the economic aspects of its disposal major part of solid waste has been proposed to be disposed off in sanitary landfills. At appropriate time alternative solutions like Incineration could be considered.

The sites proposed for sanitary landfill are:

Site description	Area in ha
Site near Hasthal Village in West Delhi	26
Site on Ring Road near Village Sarai Kala Khan	120
Site in the North-West	58.5
Site near Gazipur Dairy Farm, Tripathi Yamuna Area	52
Site near Timarpur existing Landfill	40
Site near Gopalpur Village in North Delhi	20
Site near Jahangirpuri	12

The sanitary landfilling on Ring Road is being done satisfactorily, however, it could be further improved by providing water prevention layer at the bottom to avoid water contamination.

At present, there are two compost plants, one each run by the M.C.D. and the N.D.M.C. located near Okhla Sewerage Treatment Plant. Waste from vegetable and fruit markets having higher organic contents could be used in these compost plants. No further sites have been identified for compost plants. The experience of the compost plants should be reviewed in 1992 and if necessary, policy changes could be done.

Special care is required in the disposal of waste from hospitals, slaughter houses, fruit and vegetable markets, dairy farm and congested areas of Old Delhi. Hospital waste which contains harmful microorganisms should be handled separately and be incinerated. To avoid bird menace special care in the form of covered dust bins and quick removal of waste should be taken in the areas within five kilometres of airports.

To work out the requirement of dust bins, chulios, the following norms of solid waste may be adopted:

N.D.M.C. Area 0.67 kg.c.d

M.C.D. Area 0.60 kg.c.d

Kg.c.d—kilograms per capita per day

#### Drainage

Drainage has two aspects, flood protection and storm water discharge, which are inter-related. The storm water

DELHI DEVELOPMENT AUTHORITY  
(DEV. CONTROL & BUILDING)

No.F.1(22)96-MP

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Draft Minutes of the 68th meeting of Technical Committee held on 6.8.96 at 10.00 A.M. in the conference Hall, 5th floor, Vikas Minar, I.P. 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)
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9. Sh. K.T. Gurumukhi, Addl. Chief Planner

M.C.D.

10. Sh. Shamsheer Singh, Addl. Town Planner

N.D.M.C

11. Sh. S.V. Kaushal, Architect

D.E.S.U.

12. Sh. S.C. Chattopadhyay, Suptdg. Engineer(Plg.) I
13. Sh. S.K. Choudhary, Ex. Engg.(Plg.IV)

C.P.W.D.

14. Sh. L.K. Malik, Dy. Architect

L.&D.O

15. Sh. T.S. Bassali, Asstt. Engg.

SPECIAL INVITEES

16. Sh. R.C. Aggarwal, CRP, NCR Plg. Board for item nos. 84/96 & 85/96.
17. Sh. Tirath Raj, Jt. Director (L&E) II
18. Sh. D. Mukhopadhyay, Director (S.E.) I
19. Sh. K.L. Arora, Er. IX
20. Sh. T. Ahmed, Asstt. Engg.
21. Sh. B.L. Khurana, Chief Engineer (Elect.) DDA
22. Sh. Pradeep Behari, Addl. Chief Architect-I, DDA
23. Sh. Prakash Narayan, Director (DC&MP), DDA
24. Sh. Shameem Ahmed, Joint Director (NL) I
25. Sh. S.P. Pathak, Joint Director (Narela)



Item No.63/96

Sub: Action taken report on the decisions of the 67th Technical Committee meeting held on 16.7.96  
(F.1(28)91-MP)

The action taken report on the decisions of the Tech. Committee meeting held on 16.7.96 was noted with the observation that approved minimum size of 220 KV Grid Sub Station in Item No.79/96 be read 200 x 170mtr.

Item No.81 /96

Sub: Land distribution and development norms for Tech. Education Centre Polytechnic , ITI, Coaching Centre etc.  
F9(2)96-MP

The item was deferred with the observation that the proposal be examined comprehensively and brought in the next technical Committee meeting.

Item No.82/96

Sub: Review of change of land use of pocket for city level commercial at Dheerpur  
F20(16)95-MP

~~The Chairman expressed his displeasure for the delay in examination.~~ The proposal as contained in Para 3.1.2 of the agenda note was approved.

Item No.83/96

Sub: Change of land use of an area measuring 0.32 ha. (0.79 acres) deom 'recreational (District Park)' to 'manufacturing (Service Centre)' for LPG godown near Sukhdev Vihar, New Delhi  
F20(18)95-MP

The proposal of change of land use as contained in the agenda note was recommended to the Authority/Govt. of India for issue of final notification.

Item No.84/96

Sub: Change of land use of an area measuring about 21 ha. (52 acres) from 'Rural Use' to 'Residential Use' in the Narela scheme, Delhi  
F20(1)95-MP

The proposal of change of land use as contained in the agenda note, being a part of the approved Urban Extension area of MPD-2001, was recommended to the Authority/Govt. for issue of final notification. It was also recommended that simultaneously the NCR Planning Board be requested to consider the amendment in the Regional Plan 2001 for NCR.

Item No.85/96

Sub: Change of land use of an area measuring about 40.47 (100.00 acres) from 'rural use' to 'public and semi public facilities' (CRPF battalion 6 nos.) in Bawana  
F20(2)96-MP

of India  
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DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )


No.F.1(3)96-MP

Dated: 02.08.96

MEETING NOTICE

The 68th Technical Committee meeting of the DDA will be held on 06.08.96 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

<u>S.No.</u>	<u>Item No.</u>	<u>Particulars</u>	<u>Page No.</u>
1.	63/95	Action taken report on the decisions of the 67th Technical Committee meeting held on 16.7.96.	1-2
2.	81/96	Land distribution and development norms for Technical Education Cedntre Polytechnic, ITI, Coaching Centre etc. F.9(2)96-MP	3-6
3.	82/96	Review of change of land use of pkt. for city level commercial at Dheerpur. F.20(16)95-MP	7-8
4.	83/96	Change of land use of an area measuring 0.32 ha. (0.79 acres) from 'recreational (District Park)' to 'manufacturing (Service Centre)' for LPG godown near Sukhdev Vihar, New Delhi. F.20(18)/95-MP	9-12
5.	84/96	Change of land use of an area measuring about 21 ha. (52 acres) from 'rural use' to 'residential use' in the Narela Scheme, Delhi. F.20(1)95-MP	13-16
6.	85/96	Change of land use of an area measuring about 40.47 ha. (100.00 acres) from 'rural use' to 'public and semi-public facilities' (CRPF battalion 6 Nos) in Bawana. F.20(2)96-MP	17-20

## L A I D O N T A B L E

7. 86/96 Identification of New Sanitary land fill sites and Compost plants in Delhi. F.3(6)/91-MP - 21-25

ACTION TAKEN REPORT ON THE DECISION OF THE 67TH  
TECHNICAL COMMITTEE MEETING HELD ON 15.7.96

SL.NO. ITEM NO. / SUBJECT

SUMMARY OF DECISIONS

PRESENT POSITION  
AND FOLLOW UP ACTION

1. 63/95  
Action taken report on the decisions  
of 67th Tech. committee meeting held  
on 25.6.96. Action taken report was noted.
2. 78/96  
Request for replacement of asbestos  
roof with RCC roof in the WDA built  
industrial sheds of Okhla Indl. Area  
Ph. I & II. P3(14) 95-MF  
The recommendations as contained  
in para 2.5 of the asbestos note  
were approved.  
Decision conveyed to  
the Town Planner MCD  
and B&I BC and Association  
on. 30.7.96
3. 79/96  
220 KV G.M. sub-station at Siri Fort.  
P6(3) 91-MF  
The proposed site near Gargi College  
was recommended for approval of the  
Authority with following observations:  
i) Minimum size of 100 M-X-170 m agreed.  
ii) MU will obtain all necessary  
clearances from concerned agencies /  
agencies.  
iii) Actual demarcation shall be done by  
Director (Hort.) in consultation with  
M.R. (LS)  
iv) MU will plant double the no. of  
trees effected in adjoining area.  
v) Proposal be submitted for approval of  
Authority.  
Agency for Authority  
submitted on 2.8.96
4. 80/96  
Proposal of new petrol pump site  
for allotment to IAF Oil Co. on  
Mehrauli Gurgaon Road.  
P13(5) 94-LAC/BBA  
Proposal of carving out of 45m X 33 m  
site for petrol pump, filling-cum-  
service station was approved subject  
to following:  
i) The allotment of site shall be pre-  
sented as per the guidelines, by  
the Land Department.  
Decision conveyed to  
Commr.(L&I), & CIA for  
taking action for vacation  
of stay order and Adml.  
Commr.(AF) for pre-  
paration of utilisation  
plan of the acquired area.



ii) Lane 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.

It was decided to follow only one set of norms recommended for Golf Course, Type III category with the following observations:

i) Basement, if constructed is to be included in F&A calculations except equivalent to 20% of the ground coverage (below curtilage of the building) for providing services and storage.

ii) Parking shall be provided @ 10.0 m<sup>2</sup> for 100 sq.mtr. of club building floor space.

iii) The matter be further processed for incorporation in the Master Plan as per DA Act.

Agencies for the Authority will be submitted on 5.8.96.

  
P.V. Mahalingam  
JDCMP

1 - 3 -

SUB: Land distribution and development norms for Technical Education Centre, Polytechnic, ITI, Coaching Centre etc.

(F.9(2)96-MP)

BACKGROUND :

1. Reference has been received from C(LD) requesting Plg. Deptt. to formulate the development control norms for Technical Institutes on the pattern in MPD-2001 it is provided in other educational institutes such as Primary School, Sr.Sec.School, College etc.

EXAMINATION :

2. MPD-2001 has provided land area distribution for play area, building area, parking, residential etc. in case of educational institutes like Primary School, Sr.Sec. School, Integrated schools, college and large educational campus. (Refer Annexure.I). Somehow, MPD-2001 has not provided the land distribution in similar manner for technical institutes though, these are also basically educational institutes.
3. In the Master Plan two categories of Technical Education Centres have been provided in both an area of 4 ha. each as per further distribution given under:-

TECHNICAL EDUCATION CENTRE 'A'

(i) Total area per centre	4.00 ha.
(ii) Area for ITI	1.60 ha.
(iii) Area for polytechnic	2.40 ha.

TECHNICAL EDUCATION CENTRE 'B'

(i) Total area per centre	4.00 ha.
(ii) Area for Technical Centre	2.10 ha.
(iii) Area for ITI	1.60 ha.
(iv) Area for Coaching Centre	0.30 ha.

4. In this case, neither land distribution such as play, building, parking, residential etc. has been given nor separate development control norms have been indicated like in other educational institutions. However, for a specific site allotted in Dwarka project, norms for technical centre 'B' measuring 3.5 ha. were considered by the Technical Committee in its meeting held on 25.8.93 under

Contd.....2/-

Item No.85/93 & recommended the following distribution and development controls:

<u>Sl. no.</u>	<u>Component</u>	<u>Area in ha.</u>	<u>%age of plot area</u>
i)	Play field area. This is comparable with area of Sr.Sec. school)	1.0 ha.	28.6%
ii)	Building are technical centre i/c polytechnical & ITI.	2.0 ha.	57.1%
iii)	Residential area including hostel (This is comparable with the area provided for residential use for integrated school with hostel facility).	0.50 ha.	14.3%
TOTAL :		3.5 ha.	100.00%

The development control norms for building area were approved as :

- i) Max. ground coverage 25%
- ii) Max. FAR 100
- iii) Max. height 14 mtr.
- iv) Basement If provided shall be counted in FAR.
- v) The development control for residential building shall be as per MPD-2001 for Group Housing and set backs as per MPD-2001.

PROPOSED RECOMMENDATIONS :

5.. Keeping in view the above land distribution and development controls already approved by the Technical Committee, the following norms and development controls for Technical Education Centre (a) & (B) for the total plot as well as for its other components such as polytechnic, Industrial Training Institute etc. are suggested:

Proposed Land Area Distribution :

- i) Building Area 55% of the plot area.
- ii) Play Field 30% of the plot area.
- iii) Residential (Hostel-cum-15% of the plot area. essential staff qtr.)

contd....3/-




Proposed Development Controls :

- i) Max. ground coverage      25%
- ii) Max. FAR                      100
- iii) Max. height                15mtr.

OTHER CONTROLS :

- i) Basement upto the envelope line and to the maximum extent of 50% of the plot area shall be allowed and if used for parking and services should not be counted in FAR.
- ii) 15% of the plot area may be used for residential/ hostel & essential staff quarters. Regulations of group housing shall be applicable to the area meant for residential/housing.

5. The proposed recommendations are submitted for consideration of Technical Committee.

  
Dr. (MP)

  
AC(DC&B)

school shall be utilised for creche which could be run by public, private or voluntary agencies. Specific areas have been reserved for city level integrated schools to accommodate central schools and public schools.

Planning standards for educational facilities are given below:

#### Upto Senior Secondary Level :

- (a) Pre-primary, Nursery school  
1 for 2500 population  
Area for School 0.08 ha  
Pre primary, Nursery school  
to be located near a park.
- (b) Primary school (Class I to V)  
1 for 5,000 population  
Strength of the school 500 students  
Area per school 0.40 ha  
School building area 0.20 ha  
Play field area with a minimum  
of 18m x 36m to be ensured  
for effective play 0.20 ha
- (c) Senior Secondary School (VI to XII)  
1 for 7,500 population  
Strength of the school 1000 students  
Area per school 1.60 ha  
School Building area 0.60 ha  
Play field area with a minimum  
of 65m x 126m to be ensured  
for effective play 1.60 ha
- (d) Integrated School without hostel facility  
(Class I to XII)  
1 for 90,000 to 1,00,000 population  
Strength of the school 1500 students  
Area per school 3.50 ha  
School building area 0.70 ha  
Play field area 2.50 ha  
Parking area 0.30 ha
- (e) Integrated School with hostel facility  
1 for 90,000 to 1,00,000 population  
Strength of the school 1000 students  
Area per school 3.50 ha  
School building area 0.70 ha  
Play field area 2.50 ha  
Parking area 0.30 ha  
Residential host area 0.40 ha
- (f) School for Handicapped  
1 for 45,000 population  
Strength of the school 400 Students  
Area per school 0.50 ha

School building area	0.20 ha
Play area	0.30 ha

#### Higher Education-General

- (a) College  
1 for 1.25 lakh population  
Student strength of the college 1000 to 1500 students  
Area per college 4 ha  
College building area 1.8 ha  
Play field area 1.8 ha  
Residential including hostel area 0.4 ha
- (b) University Campus  
1 each in Planning Division E, F and G  
1 in the Urban Extension  
Area of the university campus 10 ha
- (c) New University  
1 in the Urban Extension  
Area 60 ha

#### Technical Education

- (a) Technical Education Centre (A)  
1 such centre provided for every  
10 lakh population to include  
one industrial training institute  
and one polytechnic  
Strength of the polytechnic 500 students  
Strength of the ITI 400 trainees  
Area per centre 4.00 ha  
Area for ITI 1.60 ha  
Area for polytechnic 2.40 ha
- (b) Technical Centre (B)  
1 provided for 10 lakh population to include  
1 ITI, 1 technical centre and  
1 coaching centre  
Area per centre 4.00 ha  
Area for technical centre 2.10 ha  
Area for ITI 1.40 ha  
Area for coaching centre 0.50 ha

#### Professional Education

- (a) New Engineering Colleges  
2 colleges to be provided  
and 10 an extension  
Strength of the College 1500 to 1700 students  
Area per college 66.00 ha
- (b) New Medical College  
2 sites of 15 ha each in Urban Extension. This includes  
space for specialised general hospital.

-9-

Sub : Change of land use of an area measuring 0.32 ha. (0.79 acres) from 'recreational (District Park)' to 'manufacturing (Service Centre)' FOR LPG Godown near Sukhdev Vihar, New Delhi.

F.20(18)95-MP

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Reference is invited to the Authority resolution no.119/95 dt.16.10.95 vide which the change of land use of an area measuring 0.32 ha. (0.79 acres) from 'recreational (District Park)' to 'manufacturing (Service Centre)' was approved for LPG godowns at Sukhdev Vihar, New Delhi.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use. The Under Secretary to the Govt. of India, Ministry of Urban Affairs & Employment had conveyed the approval of the Central Govt. vide their letter no.K-13011/36/95-DDIB dt.19.4.96. Accordingly, a public notice was issued on 8.6.96 (ANNEXURE I). Last date for receiving objections/suggestions was 7.7.96.

3. In response to the public notice only one objection/suggestion has been received from Town Planner, MCD dated 18.7.96. Though time barred, this being from the Local Body has been examined and the comments of Plg.Deptt. are at ANNEXURE II.

4. The matter is placed before the Technical Committee for consideration.

*Handwritten:*  
21-07-96  
AC (DCB)



DELHI DEVELOPMENT AUTHORITY

No.F.20(18)95-MP

Dated : 27.5.96

PUBLIC NOTICE

The following modifications which the Central Govt. proposes to make in the Master Plan for Delhi-2001, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of 30 days from the date of issue of this notice. The person making the objections/suggestion should also give his name and address:

MODIFICATIONS:

- ✓ 1. "The land use of an area measuring 0.32 ha. <sup>(0.79 Acre)</sup> falling in sub-zone F-7 (Sukhdev Vihar) bounded by District Park/Cultivated land in the North and East, MCD compost plant/Workshop in the South and NDMC Workshop/existing Road in the West, is proposed to be changed from 'recreational' (District Parks)' to 'manufacturing' (Service Centre)."
2. "The land use of an area, measuring about 21 ha. (52.0 acres) forming part of Narula Sub-city Project Phase-I and bounded by proposed 80 M wide Road in the North, Rural use (Agricultural land) village Tikri Khurd in the South, DDA acquired land developed for resettlement of Slum and JJ in the East and 40M R/W existing road and Recreational (developed green strip) in the West, is proposed to be changed from 'Rural use' to 'Residential use'."
3. "The land use of an area measuring about 39.3 ha. (97.0 acres) and bounded by Western Yamuna Canal in the East, Rural use (Agricultural land) in the North and West and 80M proposed R/W Bawana Narula Road (Urban Extension) in the South is proposed to be changed from 'Rural use' to 'Public & Semi Public facilities' (CRPF Battalion 6 nos. )"

...2/-

Sub : Change of land use of an area measuring 0.32 ha. (0.79 acres) from 'recreational (District Park)' to 'manufacturing (Service Centre)' for LPG godown near Sukhdev Vihar, New Delhi.

F.20(18)95-MP

Summary of objections/suggestions received in response to public notice issued on 8.6.96.

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1. Objection/suggestion received from Town Planner, MCD dated 18.7.96.

"The matter was discussed in LOSC under item no. 11/96 dated 5.7.96 which observe that the land use should not be changed particularly in the light of the instructions ISSUED BY MOUA&E vide letter no.K-13011/11/92-DDIB dated 11.1.96 that the land use of recreational area should not be changed to any other urban use".

PLANNING COMMENTS :

The objection from LOSC, MCD has been noted. The MOUA&E has already sought these clarifications before permitting to invite objections/suggestions for the proposed change of land use. The instructions of the Govt. is to prohibit the actually developed green areas for changing the land use. In this case, there are 2 gas godowns existing and only 2 have been added more. The green area is undeveloped and owned by D.D.A.

13.

Sub : Change of land use of an area measuring about 21 ha. (52 acres) from rural use to residential use in the Narela Scheme, Delhi.

P.20(1)95-MP

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Reference is invited to the Authority resolution no.25/95 dt.17.4.95 vide which change of land use of an area measuring 21 ha. (52 acres) from rural use to residential use in the DDA Narela Scheme had been approved.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use. The Govt. of India, Ministry of Urban Affairs & Employment had conveyed the approval of the Central Govt. vide their letter no.K-13011/24/95-DDIB dt.14.5.96

Accordingly, a public notice was issued on 8.6.96. (ANNEXURE I). Last date for receiving objection/suggestion was 7.7.96.

3. In response to the public notice only one objection/suggestion has been received from Chief Regional Planner, NCR Board dt.9.7.96. Though time barred, this being the Govt. Deptt., the objections/Suggestions has been examined and the comments of Planning Deptt. are at ANNEXURE II.

4. The matter is placed before the Technical Committee for consideration.

31-07-96  
H.C. (3006)



DELHI DEVELOPMENT AUTHORITY

No.F.20(18)95-MP

Dated : 27.5.96

PUBLIC NOTICE

The following modifications which the Central Govt. proposes to make in the Master Plan for Delhi-2001, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of 30 days from the date of issue of this notice. The person making the objections/suggestion should also give his name and address:

MODIFICATIONS:

1. "The land use of an area measuring 0.32 ha. <sup>(0.79 Acre)</sup> falling in sub-zone F-7 (Sukhdev Vihar) bounded by District Park/Cultivated land in the North and East, MCD compost plant/Workshop in the South and NDMC Workshop/existing Road in the West, is proposed to be changed from 'recreational' (District Parks)' to 'manufacturing' (Service Centre)."
- ✓ 2. "The land use of an area, measuring about 21 ha. (52.0 acres) forming part of Narela Sub-city Project Phase-I and bounded by proposed 80 M wide Road in the North, Rural use (Agricultural land)village Tikri Khurd in the South, DDA acquired land developed for resettlement of Slum and JJ in the East and 40M R/W existing road and Recreational (developed green strip) in the West, is proposed to be changed from 'Rural use' to 'Residential use'."
3. "The land use of an area measuring about 39.3 ha. (97.0 acres) and bounded by Western Yamuna Canal in the East, Rural use (Agricultural land) in the North and West and 80M proposed R/W Bawana Narela Road (Urban Extension) in the South is proposed to be changed from 'Rural use' to 'Public & Semi Public facilities' (CRPF Battalion 6 nos. )"

...2/-

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



(V.M. BANSAL)  
COMMISSIONER-CUM-SECRETARY  
DELHI DEVELOPMENT AUTHORITY



NEW DELHI

DATED

8.6.96.

DELHI DEVELOPMENT AUTHORITY

Sub : Change of land use of an area measuring about 21ha. (52 acres) from rural use to residential use in the Narela Scheme, Delhi.

F.20(1)95-MP

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Summary of objection/suggestion received in response to public notice issued on 8.6.96.

1. Objection/suggestion from Chief Regional Planner NCR Board dt.9.7.96.

"The area fall within the green belt/green veg in Regional Plan-2001 NCR. The land use change will be violation of regional plan without getting prior change in the regional land use plan of NCR".

PLANNING COMMENTS :

The proposal is part of approved Urban Extension area 2001 as per Master Plan of Delhi. The details of the proposed urban extension are approximately identified in the Regional Land Use Plan-2001 NCR. The proposal may not require any amendment in the regional land use plan.

Moreover, Proposed Urbanisable Areas shown in the Regional Plan are only approximate and the urbanisable limits are to be governed by the statutory Master Plan in-force.



-17-

Sub :Change of land use of an area measuring about 40.47 ha. (100.00 acres) from 'rural use' to 'public and semi-public facilities' (CRPF Battalion 6 nos.) in Bawana, Delhi.

F.20(2)96-MP

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Reference is invited to the Authority resolution no.38/96 dt.22.3.96 vide which the change of land use of an area measuring 39.3 ha. (97 acres) from 'rural use' to 'public and semi-public facilities' (PS-4 Police Distt. Battalion). The development control norms shall be as applicable in case of Large Educational Campus (more than 8 ha.) as per MPD-2001 with increase of 20% maximum ground coverage to 33.3% without increasing maximum permissible FAR of 80 in the part (a) of the regulations with a view to accommodate single storey barracks for Jawans and the maximum height is 15 mtr. Further decided that the MCD be apprised of this decision for appropriate action pending formal notification by the Govt. of India in view of the urgency in the matter because of Supreme Court orders.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use. The Under Secretary to the Govt. of India, Ministry of Urban Affairs & Employment had conveyed the approval of the Central Govt. vide their letter no.K-13011/9/96-DDIB dt.9.5.96. Accordingly, a public notice was issued on 8.6.96 (ANNEXURE I) Last date for receiving objections/suggestion was 7.7.96.

3. In response to the public notice, only two objections/suggestions have been received, one from Chief Regional Planner, NCR Board dt.9.7.96 and the 2nd from Town Planner, MCD dt.18.7.96. These objections/suggestions have been received in the office on 22.7.96. Though time barred, these being from Govt./Local Body have been examined and the comments of the Plg. Deptt. are at ANNEXURE II.

4. The matter is placed before the Technical Committee for consideration.

31-07-96  
AC (HDB)

DELHI DEVELOPMENT AUTHORITY

No.F.20(18)95-MP

Dated : 27.5.96

PUBLIC NOTICE

The following modifications which the Central Govt. proposes to make in the Master Plan for Delhi-2001, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of 30 days from the date of issue of this notice. The person making the objections/suggestion should also give his name and address:

MODIFICATIONS:

1. "The land use of an area measuring 0.32 ha. <sup>(0.79 Acre)</sup> falling in sub-zone F-7 (Sukhdev Vihar) bounded by District Park/Cultivated land in the North and East, MCD compost plant/Workshop in the South and NDMC Workshop/existing Road in the West, is proposed to be changed from 'recreational' (District Parks) to 'manufacturing' (Service Centre)."
2. "The land use of an area, measuring about 21 ha. (52.0 acres) forming part of Narela Sub-city Project Phase-I and bounded by proposed 80 M wide Road in the North, Rural use (Agricultural land) village Tikri Khurd in the South, DDA acquired land developed for resettlement of Slum and JJ in the East and 40M R/W existing road and Recreational (developed green strip) in the West, is proposed to be changed from 'Rural use' to 'Residential use'."
- ✓ 3. "The land use of an area measuring about 39.3 ha. (97.0 acres) and bounded by Western Yamuna Canal in the East, Rural use (Agricultural land) in the North and West and 80M proposed R/W Bawana Narela Road (Urban Extension) in the South is proposed to be changed from 'Rural use' to 'Public & Semi Public facilities' (CRPF Battalion 6 nos. )"



DELHI DEVELOPMENT AUTHORITY

Sub : Change of land use of an area measuring about 40.47ha. (100 acres) from rural use to public and semi-public facilities (CRPF) Battalion-6 nos. in Bawana.

F.20(2)96-MP

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Summary of objection/suggestion received in response to public notice issued on 8.6.96.

1. Objection/suggestion from Chief Regional Planner, NCR Planning Board dt.9.7.96.

"The area falls within green belt/green veg in Regional Plan-2001 NCR. The land use change will be violation of regional plan without getting prior change in the regional land use plan of NCR".

PLANNING COMMENTS :

It is a case of resitment of six already functioning battalions from Ridge Area as per orders of Supreme Court of India (CWP No.4677/85 M.C.Mehra V/s Union of India & Others. The shifting is being monitored by Ministry of Home in consultation with GNCTD.

Moreover, in the Regional Plan-2001 NCR, the activities compatible with open character of land e.g. social institutions etc. are permitted in the green belt/green veg. In the proposed resitment proposal, low rise development is envisaged.

NCR Planning Board may be requested to process the proposed amendment in the Regional Plan-2001 NCR, if necessary.

2. Objection/suggestion from Town Planner, MCD dt.18.7.96

"The issue was discussed in LOSC of MCD vide item no.91/96 dt.5.7.96 which observe that since CRPF authorities have submitted a layout plan on the area of 108.56 acres, the land use be processed for the entire land under possession of CRPF i.e. 108.56 acres".

PLANNING COMMENTS :

This has been discussed with Senior Architect, CPWD. An area about 8.56 acres could be required for 2 road widenings i.e. 80mtr. right of way proposed Bawana Narela road and the proposed 30 mtr. road connecting gogha air base/village. Therefore, the land use of the scheme would be only for 40.47ha. (100 acres).