

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

F.1(25)96-MP/

dt. 6.9.96

Minutes of the 69th meeting of Technical Committee held on 3.9.96 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. R.K. Bhandari, Engineer Member (Offctg.)
3. Sh. Aurn Mhaisalkar, Commr.(Plg.)
4. Sh. Chandra Ballabh, Addl. Commr.(DC&B)
5. Sh. A.K. Jain, Addl. Commr.(Projects)
6. Sh. K.K. Bandyopadhyay, Addl. Commr.(AP)
7. Sh. M.N. Khullar, Chief Architect
8. Sh. S.P. Bansal, Director (UE&PFR)
9. Sh. Shameem Ahmed, Jt. Director (NL) I

T.C.P.O.

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

N.D.M.C.

11. Sh. Arvind Kansal, Chief Architect

D.E.S.U.

12. Sh. S.K. Mehta, Supdtg. Engineer (Plg.) II

DELHI POLICE

13. Sh. Rajneesh Gupta, ACP (Traffic Engg.)

SPECIAL INVITEE S

14. Sh. B.L. Khurana, C.E.(Elect.), DDA
15. Dr. K.N. Tiwari, Addl. D.H.S., MCD for item no. 89/96.
16. Dr. N.K. Yadav, D.H.O. (PH) MCD for item no. 89/96.
17. Sh. C.L. Aggarwal, Addl. Chief Architect, DDA.
18. Sh. A.K. Gupta, Director (Narela) for item no. 90/96.
19. Sh. R.P. Rastogi, S.E. C.C.XI, DDA for item no. 90/96.
20. Sh. B.K. Jain, Director (SP) DDA.

1. Item No.63/95

Sub : Action taken report on the decisions of the Technical Committee meeting held on 6.8.96.

F.1(20)91-MP

The action taken report on the decisions of the Technical Committee meeting held on 6.8.96 was noted.

2. Item No.87/96

Sub : Permission to construct a memorial of Dr. Ambedkar on property no.26, Alipur Road, Delhi ('C' Divn.)

F.3(18)96-MP

The Technical Committee recommended the proposal as contained in para '7' of the agenda note to the Authority for approval.

3. Item No.88/96

Sub : Addition & alterations in Chelmsford Club Building, Raisina Road, New Delhi.

F.3(24)76-MP Pt.I

Deferred with the observation that the proposal be further examined and brought again before the Technical Committee.

4. Item No.89/96

Sub : i) Change of land use of an area measuring 2.9ha from 'residential use' to 'extensive industries' at Idgah, Delhi.

ii) To amend the list of prohibited industries prescribed in MPD-2001 by omitting 'Abattoirs'.

F.3(143)/82-MP

The position brought out in the agenda note was noted. During discussion the following points emerged:-

a) On various socio-economic considerations, GNCTD has not found it feasible to relocate the existing Abattoir from the present site; decision now is to modernise the present slaughter house to the acceptable standard from the pollution control angle.

b) The present proposal of the MCD is to replace the existing Abattoir with a modern one, based on foreign technology; GNCTD has submitted this proposal to Central Govt. for approval. The modernised Abattoir would not be hazardous or causing any pollution. Letter of consent to install the modernised Abattoir from the Central Pollution Control Board is expected shortly.

- c) The proposed modernised slaughter house being non-hazardous & pollution free (in terms of letter of consent to be secured from Central Pollution Control Board), it was felt that MCD/GNCTD to seek a review of the court orders enabling them to continue with the modernised slaughter house at the existing location.

In the light of the above discussion, the Technical Committee decided to recommend to the Authority the proposed change of land use and the deletion of this 'Abattoir' from the list of prohibited industries in MPD-2001 subject to the following:-

- i) Issue of letter of consent for installation ~~From~~ Central Pollution Control Board for the proposed project, expressly mentioning that the said project of modernised Abattoir is not hazardous in nature.
- ii) Processing of the proposed amendment under section 11A of D.D.Act, 1957 would be undertaken only after requisite clearance from the Supreme Court has been secured by MCD/GNCTD.

5. **Item No.90/96**

Sub : Proposed residential area near PVC Bazar Tikri Kalan, Rohtak Road.
No.Dir./NP/95/247

The Technical Committee recommended the proposal as contained in para '4.0' of the agenda note for approval of the Authority with the following observation:

- i) Simultaneously NCR Planning Board be requested to consider & approve the amendment in the Regional Plan 2001 for NCR.

LAI D ON TABLE

6. **Item No.91/96**

Sub : Route alignment for T-off Naraina Rewari Railway line existing tower line from Tower No.1 to proposed 33/11/KV S/Stn. at Saraswati Garden by laying 2 nos. 33 KV 3x300 sqm. XLPE cable.
F.6(17)96-MP

The Technical Committee approved the route proposal as contained in the agenda note.

7. Item No.92/96

Sub : Route alignment of 66 KV double circuit tower line from 220 KV S/Stn. South of Wazirabad Road to 66 KV S/Stn. at Ghonda.

F.6(6)95-MP

The Technical Committee approved the route proposal as contained in the agenda note.

8. Item No.93/96

Sub : Route alignment for :

a) Laying of 2 Nos. KV 3/00 sqm. XLPE cable from existing Okhla 220/33 KV S/Stn. to proposed 33 KV S/Stn at Alaknanda.

T-off from point 'Q' of Okhla-Masjid Moth 33KV O/H feeder to proposed 33 KV S/Stn at Alaknanda by laying 1 no. 33 KV 3x300 sqm. XLPE cable.

F.6(16)96-MP

The Technical Committee approved the route proposal as contained in the agenda note.


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

Memo No.F.1(25)96-MP

Dated : 06.09.96

Copy to:-

1. OSD to VC for 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),DDA
9. Addl.Commr.(AP),DDA
10. Chief Planner, TCPO.
11. Chief Architect, NDMC.
12. Town Planner, MCD

contd.....4/-

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 (Landscape)
20. Secretary to L.G.
21. Director(PPR).



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

1. Item No.63/95

Sub : Action taken report on the decisions of the 68th Technical Committee meeting held on 6.8.96.

F.1(20)91-MP

The action taken report on the decision of the Technical Committee meeting held on 6.8.96 was noted.

2. Item No.87/96

Sub : Permission to construct a memorial of Dr.Ambedkar on the property no.26, Alipur Road, Delhi. ('C'Divn)

F.3(18)96-MP

The Technical Committee recommended the proposal as contained in para '7' of the agenda note to the Authority for approval.

3. Item No.88/96

Sub : Addition & alternations in Chelmsford Club Building, Raisina Road, New Delhi.

F.3(24)76-MP Pt.I

Deferred with the observation that the proposal be further examined and brought ^{again} before the ~~next~~ Technical Committee.

4. Item No.89/96

Sub : i) Change of land use of an area measuring 2.9 ha from 'residential use' to 'extensive industries' at Idgah, Delhi.

ii) To amend the list of prohibited industries prescribed in MPD-2001 by omitting 'Abattoirs'.

F.3(143)/82-MP

The position brought out in the agenda note was noted. During discussion the following points emerged:-

a) On various socio-economic considerations, GNCTD has not found it feasible to relocate the existing Abattoir from the present site; ~~However, it has been decided~~ ^{decision now is,} to modernise the present slaughter house to the acceptable standard from the pollution control angle.

b) The present proposal of the MCD is to replace the existing Abattoir with a modern one, based on foreign technology; GNCTD has submitted this proposal to Central Govt. for approval. The modernised Abattoir would not be hazardous or causing any pollution. ^{Letting of} Consent to install from the Central Pollution Control Board is expected shortly.

The modernised Abattoir
or

contd.....2/-

or

- c) ~~With~~ the proposed modernised slaughter house being non-hazardous and pollution free (in terms of letter of consent to be secured from Central Pollution Control Board), it was felt that MCD/GNCTD should be able to move Hon'ble Supreme Court to seek a review of the court orders enabling them to continue with the modernised slaughter house at the existing location.

In the light of the above discussion, the Technical Committee ^{decided to} recommended ^{to the Authority} the proposed change of land use and the deletion of ^{this} 'Abattoir' from the list of prohibited industries in MPD-2001 subject to ^{the} following:-

- i) ^{done by} Letter of consent ^{for installation} from Central Pollution Control Board for the proposed project, expressly mentioning that the ^{said} proposed project ^{of modernised Abattoir} is not hazardous in nature.
- ii) ~~In the light of the above, the proposal may be recommended to the Authority for approval; however,~~ processing of the proposed amendment under section 11A of D.D. Act, 1957 would be undertaken only after requisite clearance from the Supreme Court has been secured by MCD/GNCTD.

5. Item No.90/96

Sub : Proposed residential area near PVC Bazar Tikri Kalan, Rohtak Road.

No.Dir./NP/95/247

The Technical Committee recommended the proposal as contained in para '4.0' of the agenda note for approval of the Authority with the following observation:

- y) Simultaneously NCR Planning Board be requested to consider & approve the amendment in the Regional Plan 2001 for NCR.

LAI D ON TABLE :

6. Item No.91/96

Sub : Route alignment for T-off Naraina Rewari Railway line existing tower line from Tower no.1 to proposed 33/11/KV S/stn. at Saraswati Garden by laying 2 nos. 33 KV 3x300 sqm. XLPE cable.

F.6(17)96-MP

The Technical Committee approved the route proposal as contained in the agenda note.

contd.....3/-

7. Item No.92/96

Sub : Route alignment of 66 KV double circuit tower line from 220 KV S/Stn. Wouth of Wazirabad Raod to 66 KV S/Stn. at Ghonda.

F.6(6)95-MP

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Sub : Route alignment for:

a) Laying of 2 nos. KV 3/300 sqm. XLPE cable from existing Okhla 220/33 KV S/Stn. to proposed 33 KV S/Stn. at Alaknanda.

b) T-off from point Q of Okhla-Masjid Moth 33KV O/H feeder to proposed 33 KV S/Stn. at Alaknanda by laying 1 no. 33 KV 3x300 sqm. XLPE cable.

F.6(16)96-MP

The Technical Committee approved the route proposal as contained in the agenda note.

copy

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)


No.F.1(3)96-MP

Dated: 30.8.96

MEETING NOTICE

The 69th Technical Committee meeting of the DDA will be held on 03.09.96 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

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)


No.F.1(3)96-MP

Dated: 30.8.96

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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

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6.	91/96	Route approval for T-Off Naraina-Rewari Rly. line existing tower line from Tower No. 1 to proposed 33/11 KV s/stn at Saraswati Garden by laying 2 nos. 33 KV 3X300 sq.mm. XLPE Cable. F.6(17)/96-MP	25- 26
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8.	93/96	Route Alignment for:- (A) Laying of 2 Nos. 33 KV 3/300 sq.mm. XLPE cables from existing ekhla 220/33 KV S/Stn. to proposed 33 KV S/Stn. to proposed 33 KV S/Stn. at Alaknanda. (B) T-off from point Q of ekhla-Masjid Moth 33 KV O/H feeder to proposed 33 KV S/Stn. at Alaknanda by laying 1 No. 33 KV 3X300 sq. mm. XLPE Cable. F.6(16)/96-MP.	29-30

**ACTION TAKEN REPORT ON THE DECISION OF THE 68TH
TECHNICAL COMMITTEE MEETING HELD ON 6.8.96.**

SR.NO. 1/ITEM NO. 63/95/TC

SL.NO. ITEM NO. / SUBJECT

EXTRACT OF DECISIONS

**PRESENT POSITION AND
FOLLOW UP ACTION**

<p>1. 63/95 Action taken report on the decisions of the 67th Tech. committee meeting held on 16.7.96 F.1(28)91-MP</p>	<p>Action taken report on the decision of the Tech. committee meeting held on 16.7.96 was noted.</p>	<p>The decision of the Tech. Committee vide item no. 81/96 dated 16.7.96, regarding petrol pump site on Mehrauli Gurgaon Road was reviewed. On review the proposal found to fall within the Ridge area, and approval therefore was rescinded.</p>
<p>2. 81/96 Land distribution and development norms for Tech. Education Centre Polytechnic, ITI, Coaching Centre etc.F9(2)96-MP</p>	<p>Deferred with the observations that the proposal be examined comprehensively and brought in the next Tech. committee meeting.</p>	<p>Detailed information on various technical and other education Centres/Institutes is being obtained from Dir. (TE) GNCTD. Item will be brought in next T.C. meeting.</p>
<p>3. 82/96 Review of change of land use of pocket/for city level commercial at Dheerpur. F20(16)95-MP</p>	<p>The proposal as contained in para 3.1.2 of the agenda note was approved.</p>	<p>The decision has been conveyed to the Under Secretary MCA&E on 23.8.96</p>
<p>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 LFG godown near Sukhdev Vihar, New Delhi. F.20(18)95-MP</p>	<p>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.</p>	<p>Discussed in the Authority in its meeting held on 27.8.96.</p>
<p>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</p>	<p>The proposal of change of land use as 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.</p>	<p>Discussed in the Authority in its meeting held on 27.8.96.</p>

6. 85/96
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


Discussed in the Authority in its meeting held on 27.8.96

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 observations that simultaneously NCR Planning Board be requested to consider the amendment in the Regional Plan 2001 for NCR.

7. 86/96
Identification of new sanitary land fill sites and location of compost plant in Delhi.
F.3(6)91-MP

The Technical committee approved the proposed sites for Sanitary land fill and compost plant as contained in para 2A and 2B of the agenda note from the planning point of view with certain observations.

The decision has been conveyed to the Director CSE MCD on 20.8.96.


P.V. Narasimha Reddy,
JDC(MP)

-3-

SUBJECT: Permission to construct a Memorial of Dr.Ambedkar on the property No.26, Alipur Road, Delhi (C-Divn.)
F.3(18)96-MF

BACKGROUND

1. Under Secretary(DD), MOUAE vide his letter no. F7(Misc.) 81-L&B3LA/9662 dt. 5.12.95 has requested to inform the land use and development control norms of the plot No.26, Alipur Road for the construction of a Memorial in memory of Dr.B.R. Ambedkar who had resided for a long time at bungalow and attained 'Parinirvana' there on 6th December 1956. This land is under private ownership of M/s Jindal Papers Pvt.Ltd. Govt. of India has taken this decision considering the public demand.

EXAMINATION

2. According to MPD-2001 and Draft Zonal Plan for 'C' Division, the land use of said plot is "Residential". The site falls in Bungalow zone of 'C' Division and measures about 7374 sq.mtr.

3. As per the schedule to the Development Code under the definition of use premises in MPD-2001 'Memorial' is not included. However, it is assumed that use activities will be similar to a 'Museum' which is permitted under sub-clause 8(2)A i.e. as a case of special permission from the Authority in the Residential use zone.

4. In MPD-2001, no separate development control norms have been proposed for museum. However, Development Control Norms for 'Public & Semi Public Premises' (for which specific regulations have not been given) are as under:-

- | | | |
|------|--|---------|
| i) | Maximum Ground coverage | 25% |
| ii) | Maximum floor area ratio | 100 |
| iii) | Maximum height | 26 mtr. |
| v) | Other controls: | |
| | a) 15% of the total floor area shall be allowed for residential purpose. | |
| | b) Basement upto 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. | |

5. Authority vide its resolution no.38/93 dt.23.3.93 approved the proposal related with Civil Lines Bungalow Area for inviting public objections/suggestions. According to the draft zonal plan the development control norms for residential plots have been recommended which is reproduced as follows:

Bungalow plot (4000 sq.m. and above)/Group Housing

i)	Ground Coverage	25%
ii)	FAR	75
iii)	Height	11m (35 ft.)
iv)	Density	62-75ppa or 15 DUs/Acre (38 DUs/Hect.)

Other Controls

- a) Basement if any, shall be counted in FAR if not used for parking/services where applicable.
- b) Parking and tree plantation/landscape shall be governed as per MPD 2001 norms.

PROPOSED RECOMMENDATIONS

6. It is recommended, therefore, that with a view to keep the existing character of the Bungalow area in the 'C' Division i.e. low intensity development, the development control norms should be as described below:

i)	Max. ground coverage	25%
ii)	Max. FAR	75
iii)	Max. height	11m (35 ft.)

Other Controls

- a) 15% of the total area shall be allowed for 'Residential' purpose.
- b) Basement area shall not exceed the ground floor coverage and shall be within the 'Building Curtilage' and if used for parking and services shall not be counted in FAR.

7. The matter is placed before the Tech.Committee for its consideration on the following issues:

- i) Under sub-clause 8(2)A of MPD-2001 (Permission of use premises in use zone) special permission for 'Memorial' in memory of Dr. Ambedkar in the residential use zone is recommended to Authority for approval.
- ii) The development control norms will be as for residential bungalow plot proposed in para '6' above.

Chandra G

Dy. Dir. (Map)

Dyan

Director (MP)

AC (D & B)

OK

Sb : Addition & alterations in Chelmsford Club building,
Raisina Road, New Delhi.

F.3(24)76-MP Pt.I

BACKGROUND :

Reference is invited to NDMC's letter of June, 1990 forwarding the proposal received from the Secretary, Chelmsford Club, Raisina Road, New Delhi for examination relating to mainly construction of six storey residential block between Swimming Pool and the Club. The proposal is given in the tabular statement below:

Sl. No.	Particulars	Existing	Proposed	Total
1.	Ground Coverage	3566 sqm.	423 sq.m.	3989 sqm.
2.	Total floor area/ FAR	5645 sqm.	2092 Sq.m.	7737 sqm.
3.	Height	11 mtr.	18 mtr.	18 mtr.
4.	Instl./Club Area	5023 sqm.	423 sqm.	5446 sqm.
5.	Resdl. Area	622	1669 Sqm	2291 sqm.
6.	Basement	739	423 sqm.	1162 sqm.

The salient points of the proposal are as under:-

- a) There is no proposal to increase the institutional part excepting the ground floor of the proposed residential block, measuring about 423 sqm. to be used for canteen/mess/restaurent.
- b) The remaining 5 floors and the proposed residential block are used for guest suits/rooms, in addition to existing double storeyed servant quarter block measuring 622 sqm. floor area. By adding these two together the total proposed residential component is about 2300 sqm. i.e. 29.6% of the proposed total FAR. This definitely appears to be very much on higher side.
- c) Statement has also been prepared for existing & proposed floor wise use as submitted by the Architect. (Appendix...I.....)

2. The matter was examined and since the plot under reference is shown for 'public and semi-public facility' in MPD-2001, the norms for the PSP premises (for which specific regulations have not been given) were communicated to Chief Architect, NDMC by DDA's letter dt.4.10.90 which is reproduced below:-

- a) Maximum ground coverage - 25% of the net plot area.
- b) Basement - Below the ground floor and, if used, for parking & servicing may not be counted into FAR.
- c) Maximum FAR - 100
- d) Maximum height as proposed i.e. 60'.
- e) Parking norms - 1.33 ECS per 100 sqm. of floor area within the complex.
- f) 15% of the total floor space may be used for residential component including watch & ward.
- g) Minimum 50% of the open area is to be kept for landscaping and compulsory open and remaining for parking/circulation.

3. Reference to the letter conveyed to NDMC and the submission of the project in DUAC, Secretary, DUAC vide letter no.24(14)90-DUAC dt.21.8.91 sought clarifications from the DDA on the following issues contained in the letter:

- i) Whether the component of residential accommodation is to be limited to 15%?
- ii) Whether the ground coverage & FAR are permitted on the whole of the plot area since, it is a club building project wherein lot of area is required to be left out for out door games/activities etc.?

4. Chelmsford Club is an old club functioning since the year 1930 and was having an area about 622 sqm. in the existing two storey servant quarter block. There was no other guest room etc. The present proposal is mainly to increase the residential component by 1669 sqm. in the newly proposed six storey block making total residential component to about 2300 sqm. i.e. 29.6% of the total proposed club floor area. DUAC in their letter dt.21.8.91 had also raised queries for the required residential component, low intensity development in a club premises and also requirement of sufficient open spaces to be left out for the outdoor games/activities.

EXAMINATION :

The land use as per MPD-2001 of this land is 'public and semi-public facilities' and the use premises is 'club' (existing). It falls within LBZ boundary. According to this in institutional areas within the LBZ in public and semi-public facilities, norms will be the same as those for these respective areas outside the zone as per MPD-2001. The Authority while deliberating on LBZ boundary, it was further recommended that in 'PSP' premises MPD-2001 norms may be applied subject to clearance of DUAC & Central Vista Committee, as the case may be, for low intensity development. In the zonal plan also, this has been shown as social cultural institute (existing club).

6. The Master Plan for Delhi 2001 has identified 'Recreational Club' as a separate use premises but have not provided any development control norms except 'watch & ward' residence (20 sqm.). Therefore, the reference received from NDMC & DUAC was put up to Technical Committee, in its meeting held on 29.7.93. The Technical Committee made the following recommendations:-

"Norms for club building in various size plots and land use to be formulated as there are no specific norms given in MPD-2001. There is a provision in MPD-2001 that the use premises for which development control norms are not prescribed, norms can be made by the Authority. It is, therefore, decided to constitute a sub-committee to formulate such norms on priority basis".

NOTE : In the light of this decision, the case was kept pending for finalisation of these norms by the Technical Committee/Authority.

7. The sub-committee appointed by the Technical Committee, after detailed studies of the existing clubs, prepared draft development control norms and the same were discussed in the Technical Committee and subsequently Authority in its meeting held on 22.3.96 under item no.40/96 approved these development control norms (Appendix.. II.....)

In the following table comparison has been given in terms of permissible (Authority Resolution and Proposed Areas):

Sl. No.	Use	Permissible (for 1000 sqm. plot)		As proposed Area	
		%age	Sqm.	%age	Sqm.
i)	Ground coverage				
	a)Instl. Area + Resdl.	20%	2,000	19.9%	3502.00
	b)for open sports	5%	400	2.78%	487.00
ii)	FAR	50	5,400	43.75%	7209.00
iii)	Resdl. Area	15% of FAR	750	29.6% of FAR	2291.00
					622 sqm. is already existing.
iv)	Height	12.5 m (3 storey)		18 m (6 storey)	
v)	Basement (for services only)	2000 sqm.		6.5%	1150.00
vi)	Parking @ 2ECS per (surface only)	100 ECS 100 sqm. floor area.		120 ECS	

PROPOSED RECOMMENDATIONS:

8. From the above table, it is noticed that considering the approved norms for the club by the Authority, there is no scope for any further addition & alteration in the existing club building. However, this club being an old existing club which is functioning since the year 1930, it is recommended that the development controls as approved by the Authority be applied on the actual plot area i.e.. 1.7591 ha, relaxing the upper limit of the plot size of 10ha and permitting on the actual size. This would enable the club to add floor area both in the club building as well as the proportionate residential area @ 15% of the proposed ground coverage. With this relaxation the area required for outdoor games/activities and parking can also be suitably taken care of. The residential component be strictly restricted to 15% of the total FAR proposed. The club, if utilises the total FAR of 50, will be able to add another 700 sqm. residential area (in addition to 622 sqm. under servant quarter), which incidently almost equal to the maximum residential area being permitted in the new club buildings of this size.

9. The matter is placed for consideration of Technical Committee.

CPM
18-4-53

Sub : Floor wise use at Chemsford Club -
(Existing & Proposed)

Sl. No.	Floor	Existing in sqm.			Proposed in sqm.			Total in sqm.		
		Instn.	Resdl.	Total	Instn.	Resdl.	Total	Instn.	Resdl.	Total
1	2	3	4	5	6	7	8	9	10	11
1.	Ground Floor	3255.00	311.00	3566.00	423.00	-	423.00	3678	311	3989.00
2.	Mezzanine floor	41.00	-	41.00	-	-	-	41.00	-	41.00
3.	First floor	1386	311	1697	-	418	418	1386	729	2115
4.	Second floor	341.00	-	341.00	-	417	417	341.00	417	758
5.	Third floor	-	-	-	-	417	417	-	417	417
6.	Fourth floor	-	-	-	-	417	417	-	417	417
Total :		5023	622	5645	423	1669	2092	5446	2291	7737
Basement:				739	-	-	418	-	-	1157

ITEM Sub : Formulation of Development Control Norms for
NQ Recreational Club Buildings in Delhi.

40/96 F.3(44)94-MP

A-22.03.1996

P R E C I S

In MPD-2001 under Social & Cultural Facilities 1ha. (10,000 sqm.) area has been prescribed for one recreational club for one lac population. Social & Cultural Facilities for such use premises, no specific development regulations have been prescribed, are to be governed by controls applicable to public and semi-public facilities i.e. max. ground coverage of 25%, FAR of 100 and height of 26 mtr. JCD has been sanctioning building bye-laws accordingly.

2. As per MPD-2001, recreational clubs are permitted in use zones of residential (RD), Commercial (C-1 and C.2), Industrial (M-1 and M-2), Foreign Mission (RDF), Distt. Park (P-3), Hospital (PS-1), education & research (PS-2), Social and Cultural (PS-3), Police Headquarters/Police Line (PS-4) & Fire Station/Headquarter (PS-5). The residential component permitted is only 20 sqm. for 'watch & ward', and does not provide for other residential requirements such as Guest Rooms, quarters for maintenance staff etc.

3. The recommendations of sub-committee constituted for this purpose were discussed in the Technical Committee meeting held on 11.7.95 and 6.2.96 under item no.46/95 and 19/96 respectively. The Technical Committee recommendations are as under:

a) Categories :

- i) Category 'A' above 10,000 sqm. size (1.0ha.)
- ii) Category 'B' 5000 to 10,000sqm. size (0.5 to 1.0 ha.)
- iii) Category 'C' Upto 5000 sqm. size (0.5 ha.)

b) Development Controls:

- | | |
|---------------------------|---|
| i) Max. Ground Coverage | 20% |
| ii) Max. FAR | 50 |
| iii) Max. height | 12.5 mtr. |
| iv) Basement | Equal to ground coverage and, if used, services will not be counted in FAR. |
| v) Parking (Surface) | 2.0 ECS per 100 sqm. floor area. |
| vi) Residential component | 15% of the total floor area for guest rooms and staff quarters for maintenance. |

Contd.../-

vii) Set back

As per MPD-2001
(Min. 6 mtr.)

- c) For category 'A' (above 10000 sqm. (1.0Ha.) these controls should be restricted to the areas as applicable in case of 10,000 sqm. (1ha.) plot only. Surplus area over 1 ha. should be used for open air activities, landscaping and parking only.

4. The proposal contained in para '3' above is submitted for consideration and approval of the Authority.

FOR OFFICE USE

R E S O L U T I O N

Resolved that proposals contained in para 3 of the agenda item be approved. In addition, single storey ground coverage, to the maximum extent of 5% of the open area, be permitted for the outdoor sports.

Compared with original
Dm
4/7/86

Attested

[Signature]

4/7/86

M. R. BABBAR

Assistant Secretary

Deli Development A

- Sub: 1. Change of landuse of an area measuring 2.9 ha from "Residential use" to "extensive industries" at Idgah, Delhi
2. To amend the list of prohibited industries prescribed in MPD 2001 by omitting "Abattoirs"
- File No.F3(143)/82-MP

BACKGROUND

1. Reference is invited to the Hon'ble Supreme Court's orders dated 8.7.96 in IA No.22-WP/4677 of 85 where it has been held that 168 H-Group industries listed in the order (Annexure I) operating in the city of Delhi shall be closed down/stopped functioning, operating w.e.f. 30.11.96. Idgah Slaughter House figures at sl.No.99 of this list. Reference is also invited to the letter dated 1.8.96 from Municipal Health Officer (MHO), MCD requesting DDA to expedite the change of land use and also deletion of "Abattoir" from the list of prohibited industries in the Master Plan. N.O.C. dated 5.6.90 issued by CPCB for the ^{proposed} Modernised Slaughter House has also been forwarded with the said letter.
2. The matter was also discussed in a meeting on 5.8.96 under the chairmanship of Chief Secretary, where also emphasis was given that DDA should expedite action on these two issues.

OTHER RELATED DECISIONS

3. Prior to Hon'ble Supreme Court orders dated 8.7.96:-
In accordance with Authority's decision vide item no.125/92 dated 8.9.1992 on approval of Central Govt., a public notice was issued on 30.4.94 under Section 11A of D.D.Act, 1957 for inviting objections/suggestions from the public on the following:
 - i) Change of landuse of an area measuring 24 hect. (59.3 acres) from "Agricultural and water body (rural use zone)" to "Manufacturing" (extensive industry) - slaughter house in village Tikri and Khampur in Narela Block, Delhi.
 - ii) To amend the list of prohibited industries prescribed in MPD 2001 by omitting 'Abattoirs'.

4. Only two objections/suggestions were received in response to the notice and the matter was placed before the Tech.Committee alongwith planning comments in its meeting held on 26.10.94. The Tech.Committee desired that the matter may be brought again before the Tech.Committee with specific recommendations of the Planning Deptt. of DDA after getting the latest status from MCD in view of the court's orders.
5. A reference was accordingly made to MCD, who in response, in Feb.1995 informed that Delhi High Court in its recent judgement has directed MCD to close down Idgah Slaughter House by 31.12.95 and the position at present is fluid. As regards the change of land use at sl.No.(i) of the subject in the public notice, due to strong resistance by the neighbouring residents, the matter could not be processed further.
6. It is submitted here that one of the Authority's decision vide its Resolution dated 8.9.1992 regarding change of land use of the existing slaughter house presently functioning at Idgah from 'residential' to 'extensive industries(Abattoir)' could not be processed further in view of the decision of the Authority, while considering the draft Zonal Plan of Zone 'A' (Other than Walled City) in its resolution no.166/93 dated 16.12.93. The Authority resolved that keeping in view of the directions of the Hon'ble High Court, it is proposed to delete the change of land use in Sub-Zone 'A-6' from 'residential' to 'manufacturing', both from the plan as well as text.
7. DDA conveyed its willingness in a note dated 7.8.96 submitted to L.G. to process this case of change of land use for establishment of the slaughter house, after the site is identified and is acceptable to the public and also has the clearance from the Delhi Pollution Control Board. Subsequently on a reference from Principal Secy.(UD) GNCTD,

it was again conveyed that for seeking administrative solution to the problem of the existing slaughter house at Idgah, the proposal for change of land use will be reconsidered and placed before the Authority after the views of the Ministry of Environment and Central Pollution Control Board, which may be necessary are forwarded for the consideration of the Authority/Central Govt. (Annexure II)


8. Consequent upon the orders of the Supreme Court dated 8.7.96 and other desired actions from DDA, the matter was examined in the Planning Deptt. It was decided to obtain the legal opinion before processing the case further and accordingly a reference was made to CLA. The legal opinion received is reproduced below:

"There is no alternative but to shift the Slaughter House in view of the directions given by Hon'ble Supreme Court. If MCD wants the slaughter house to be modernised at the existing site then they should be asked to file necessary application before the Court. If no order is obtained from Supreme Court then closure has to process".

PROPOSED RECOMMENDATIONS

9. In view of the decision of the Hon'ble Supreme Court and the legal opinion in the matter we may inform MCD and GNCTD and request them to file an application before the Hon'ble Supreme Court for seeking relief and permission for consequent actions by the concerned departments including DDA.

10. The matter is submitted for the consideration of the Technical Committee.


Dir (MP)


AC (D&D)



DELHI POLLUTION CONTROL COMMITTEE

DEPARTMENT OF ENVIRONMENT, GOVT. OF DELHI
5/9, UNDER HILL ROAD, DELHI - 110054

PUBLIC NOTICE

The Hon'ble Supreme Court in its orders dated 8.7.96 in I.A. No. 22 in Writ Petition (Civil) No. 4677 of 1985; M.C. Mehta Vs. Union of India and others, has held that the 168 industries, listed below shall stop functioning and operating in the city of Delhi w.e.f. **NOVEMBER 30, 1996**. These industries shall close down w.e.f. the said date as they are 'H' group of industries, as per the provisions of Master Plan of Delhi-2001 and they cannot be permitted to operate and function in Delhi.

S.NO. NAME & ADDRESS OF THE INDUSTRIES

1. Krishna Chemicals, 3481, Gali No. 1, Narang Colony, Tri Nagar, Delhi-35.
2. Delhi Stone Crushing Co. Rajokari, N.D.-38.
3. New Kalkaji Stone Crushing, K. No. 1229, Rajokari, N.D.-38.
4. T.R. Selhi & Sons, Rajokari, N.D.-38.
5. Ahjua Stone Crushing Co. 1234/9, Rajokari, N.D.-38.
6. Raj Stone Crushing Co. K.No. 1249, Rajokari, N.D.-38.
7. Lucky Stone Enterprises, Plot No. 1, Luthia Farms, Rajokari, N.D.-38.
8. Laxmi Stone Crushing Co. K.No. 1620, V.P. Rajokari, N.D.-38.
9. P.S. Sachdeva & Co. K. No. 1237, Rajokari, N.D.-38.
10. Raj Grill Udyog, K. No. 1249, Rajokari, N.D.-38.
11. D.P. Sharma & Co. K.No. 1238 Rajokari, N.D.-38.
12. Jagdish Stone, Rajokari, N.D.-38.
13. Neelam Stone Crushing Co., K. No. 1161, 1162, V & P.O. Rajokari, New Delhi-38.
14. Bhagirathi Stone Co. K.No. 1234/9, Rajokari, N.D.-38.
15. Asha Stone Crushing Co. K.N. 1251, Rajokari, N.D.-38.
16. Glaxi Paints, Shahabad Daulatpur, Delhi-42.
17. Amba Potteries & Refractories, P.O. Gurgaon Road, N.D.-37.
18. Daulat Ceramic Ind., P.O. Gurgaon Road, Nangal Dairy, N. Delhi-110037.
19. Delhi Colour of Chemical Inds., 466/6, Aggarwal Gali, Pandara Road, Mahabir Block, Shahadra Delhi-32.
20. Anup Gupta, Alipur Garh, Narela Road, N.D.-36.
21. Pawan Stone Crushing Co., Rajokari, N.D.-38.
22. Century Colour Inds., 29, Netram Marg, Begampur, Delhi-41.
23. Thermal Coating P. Ltd., RZ-718, Prem Ngr. Uttam Ngr., N.D.-59.
24. Gunjan Gupta, Gupta Stone, Rajokari, N.D.-38.
25. Kulbir Singh, Rattan Singh & Co., Rajokari, Delhi-38.
26. Yadav Bros. Kh. No. 1234/7, Vill., Rajokari, Delhi-38.
27. Guru Nanak Stone Crushing, Kh. No. 1234/6, Vill. Rajokari, Delhi-38.
28. Apex Chemi Colours, 232, Karawal Ngr. Delhi-94.
29. K.C. Dyers, 649/2, Devli Village, Delhi-62.
30. Monark Paints, 678/2, Nai Basti, Devli, N.D.-62.
31. New Metal Co. 1/22/1, Kirari Road, Nangloi, Delhi-41.
32. Manoj Batteries, 1/59, 6A, Jauharipur Road, Karawal Ngr. Delhi-94.
33. Gupta Metal Works, H. No. 459 Alipurgarh, Alipur, Delhi-36.
34. Best Metal, Kh. No. 39, GTK Rd. Budhpur, Alipur, Delhi-36.
35. Gulshan Metal, Kh. No. 38/18, Alipur, Budhpur, Delhi-36.
36. Dinash Metal Inds. Kh. No. 1/59, Fact No.3, Water Works Road, P.O. Gokulpuri, Shahadra, Delhi-94.
37. Organo Dyestuffs, Gali No. 1-A, Chowk Samapur, Delhi-42.
38. Hindustan Insecticides Ltd., Guru Gobind Singh Marg, Delhi-15.
39. Swatantra Bharat Mills, Shivaji Marg, Delhi-15.
40. DCM Silk Mills, Shivaji Marg, Delhi-15.
41. Birla Textile Mill, Birla Lane, Subji Mandi, Delhi-7.
42. Sri Ram Foods & Fertilizers, 15, Shivaji Marg, P.O.B. 6219, Delhi-15.
43. Mahabir-steel Rolling Mills, 658, Kabeel Nagar, G.T. Road, Shahadra, Delhi-110032.
44. Lalpat Potteries, Gali No.1 Friends Colony, Indl. Area, G.T. Road, Shahadra, Delhi-95.
45. Alpha Industries, Gurgaon Road, Mahipalpur, Delhi-37.
46. Daya Ram & Sons, B. 325/2, Nihal Vihar, Nangloi, Delhi-41.
47. Sunchem Pvt.Ltd., F-2 D1 Bldg. Indl. Complex, Rohtak Road, Nangloi, Delhi-41.
48. Narankari Crushing Co. 22/7, Kafa Pahar, New Rohtak Road, Delhi-5.
49. Pratap Stone Crushing Co. Gali No. 12, New Rohtak, Road, Delhi-5.
50. Alpha Pigments, S-19/A, Badli Indl. Estate, Delhi-42.
51. M/S. Ashoka Colours, 5/14/2, Karawal Nagar, Delhi-94.
52. Bholi Ram & Sons Pottery, 254, Indl. Estate, Nangli Sakrawati, Delhi-43.
53. Ambion Industries, WZ-10, Todapur, Delhi-42.
54. U.K. Paint Ltd., 365 Malland, Gurgaon Road, Delhi-30.
55. Guru Nanak Stone Mills, Khassra No. 1234/6, Rajouri Garden Road, New Delhi-110038.
56. Sardar Singh Chudha, 7249, Arun Nagar, Qutab Road, New Delhi-35.
57. Sai Chem, Kh. No. 461, Sahibabad, Daulatpur, Delhi-42.
58. Gian Singh Pratap Singh, 7249, Arun Nagar, Qutab Road, New Delhi-35.
59. Laxmi Planter & Chemicals, 490/1-2-3, N. Pipal Wala Kiron, Mal-Orband Badarpur, New Delhi-44.
60. Bharat Dyes & Pigment Pvt. Ltd. Radharpuri, Delhi-51.
61. Tarun Trading Co., Nihal Vihar, Delhi-41.
62. D.M. Leather, Nihal Vihar, Delhi-41.
63. Modern Leather, Jwalpuri, Delhi-41.
64. Northern India Paints, M.I.A. Ph-II, New Delhi.
65. Friends Chemicals, Munka Village, Rohtak Road, Delhi-41.
66. Ramesh Oil Co., Munka Village, Rohtak Road, Delhi-41.
67. Saini Lubricants, Munka Village, Rohtak Road, Delhi-41.
68. Friends Chemicals, Mayapuri, Indl. Area, Ph-II, Delhi-64.
69. Delhi Paints Corporation, M.I.A., Ph-I, Delhi-64.
70. J.J. Foams, Pvt. Ltd., Okhla Indl. Estate, Delhi.
71. Techno Plast India, Karampura, Delhi-15.
72. Bhatia Chemicals Inds., G.T. Rd., Shahdara, Delhi.
73. Bhatia Rasayan Udyog, G.T. Road, Shahdara.
74. Ashoka Udyog, Loni Road, Shahdara, Delhi.
75. Tex Dyes, Industries, G.T. Road, Shahdara, Delhi.
76. Osra Engg. Pvt. Ltd., Hastal Village, Uttam Ngr., Delhi.
77. Novex Pigments, Madipur, Village, Delhi-63.
78. Hindustan Petrochemicals, Vilt. Mithapur, Badarpur, Delhi.
79. BOC Gases, Shivaji Marg, N.D.-15.
80. M/s. Hans Paints, Colour & Varnish Works, Okhla Indl. Area, Ph-II, New Delhi.
81. M/S. Essel Paints, Gadhaipur, Mehrauli, Delhi.
82. Metropaint Inds., M.I.A., Ph-I, N.D.-64.
83. Lala Ram & Sons, Nehal Vihar, N.D.-41.
84. Hari Mohan & Co. Motia Khan, N.D.-55.
85. Fishi Leathers, Nehal Vihar, N.D.-41.
86. Swastik Enterprises, (formerly Samir Enterprises), Samapur, Indl. Area, Delhi-32.
87. N.K. Leather, Hasthal road, Rehnella, Delhi-41.
88. Mahalakshmi Chemical, Inds., Bhargah, Narela, Delhi-40.
89. Arora International, Jwalaheri Mkt, Pashim Vihar, New Delhi-63.
90. Uma Shankar, Kharielwal & Co., Okhla Indl. Area, Ph-II, New Delhi-20.
91. PMC Tyres & Tubes, Indl. Area Karawal Nagar, Delhi-94.
92. Punjab Potteries, Gurgaon Road, N.D.-37.
93. Puneet International, Nangloi, N.D.-41.
94. Commercial Union Research Lab., Najafgarh Road, New Delhi-15.
95. Bindal Industries, Narela, Alipur Rd, Delhi-40.
96. Ashoka Pulp & Paper, Jawahar Nagar, Loni road, Delhi-94.
97. Dhawan Engg. Works, Tahirpur Ind. Area, Shahdara, Delhi-95.
98. Super King, Mfg (Tyres) Pvt.Ltd., Jhimil Indl. Area, Shahdara, Delhi.
99. Idgah Slaughter House, Idgah Sadar Bazar, Delhi.
100. Associated Paints, Libaspur, Delhi-42.
101. Prem Metal Works, A.P.I. A., Delhi-5.
102. Bajaj Tyres, Badli Indl. Area, Ph-II, Delhi-42.
103. Delhi Resin & Allied Products, Prahladpur, (Near Samipur), Delhi-42.
104. Nav Bharat Glue Mfg. Co., Alipur, Narela Road, New Delhi-36.
105. Bhagwati Oxides & Chemicals, Jhimil I.A., Shahadra, Delhi.
106. The Gulf paint Corp. Gurudwara Bala Sahib Road, New Delhi.
107. Bhagsons Paint Inds., (India), Badli Indl. Estate, Delhi-42.
108. Associated Dychem, Badli, Indl. Estate Delhi-42.
109. Vital Chemical Pvt. Ltd. Najafgarh Road, Indl. Area, New Delhi-15.
110. Punjab Metal Woks Pvt. Ltd., Nangloi, Delhi-41.
111. Janta Paint Mart, Jhimil Indl. Area, Shahdara, Delhi-95.
112. New India Paint Inds., Jhimil Tahirpur, Shahdara, Delhi-32.
113. German Dyes & Chemicals, Jhimil Indl. Area, Shahdara, Delhi.
114. Sawhney Rubber Inds., Indl. Estate, G.T. Rd., Shahadra, Delhi-95.
115. Swiss Coatings (India), Karawal Ngr., Delhi-94.
116. K.L. Rathi, Steel Ltd. Shahadra, Delhi-32.
117. Gordhan Das Rathi Steels Ltd, Loni Rd. Shahadra Delhi-32.
118. Nova Steels (India) Ltd, Loni Rd., Shahadra, Delhi-32.
119. Delhi Steel Rolling Mills, Loni Rd., Shahadra, Delhi-32.
120. Krishchem Inds., Okhla, N.D.-20.
121. Continental Leathers, DLF Indl. Area, Delhi-15.
122. Monark Enterprises, DLF Indl. Area, Delhi-15.
123. Jindal Plasticizers Pvt. Ltd., G.T.K. Road, Delhi-33.
124. Bharat Insecticides Ltd., DSIDC Indl. Complex, Nangloi, Delhi-41.
125. Pesto Chem. India Ltd., Ansal Dilkush Indl. Complex, GTK Rd., Delhi.
126. Hindustan Pulverising Mill, GTK Road, Bakoli, Delhi-36.
127. Durga Polymers, Kirari Rd., Nangloi, Delhi-41.
128. Akay Polymers Pvt. Ltd., Samapur Badli, Delhi-42.
129. Orinda Polymers Pvt. Ltd., Samapur, Delhi-42.
130. Super Leathers, Najafgarh Road, Nangloi, Delhi-41.
131. R.A. Leathers, Fishal Garden, Najafgarh Rd., Nangloi, N.D.
132. MDR Leathers, Jwalpuri, Phase-II, Delhi-41.
133. Dhinra Plastic & Plasticisers Pvt. Ltd., Okhla I A, Ph-II, N. Delhi.
134. Sudershan Metal Co., New Rohtak Rd., N.D.-5.

135. Sunil Metal Works, 39, Allpur, Budhpur, GTK Road, Delhi-35.
136. K.K. Metal Works, Mayapuri, Ph-II, N.D.-63.
137. Vikas Chemicals, Nangloi, Delhi-41.
138. Arun Chemicals Udyog, 125, DSIDC, Okhla Indl. Area, Delhi.
139. Shinde Kit Products, S-92, Badli Indl. Area, (S.S. Katiwaria), Delhi.
140. S. Paul & Co. K. No. 1221, Rajokari, N.D.
141. Dal Chand Jajoria, A-24, Keshopur, Tannery Area, New Delhi-18.
142. Dal Chand Maurya, 249, Keshopur, Tannery Area, New Delhi-18.
143. Salish Kumar, 447, A-16, Keshopur, Tannery Area, N.D.-18.
144. Khimlar, Sh. Bhagwan Dass, A-31, Keshopur, Tannery Area, N.D.-18.
145. Chetram Dal Chand, A-6, Keshopur, Tannery Area, N.D.-18.
146. Khauji Lal, A-12, Keshopur, Indl. Area, N. Delhi-18.
147. Prabhu Dayal, A-16, Keshopur, Tannery Area, Delhi-18.
148. Rauram, S/o Sh. Gaja Ram, A-30, Keshopur, Tannery Area, N.D.-18.
149. Lata Devi, W/o Sh. Dal Chand, A/33, Keshopur, Tannery Area, New Delhi-18.
150. Ramdhan, A-25, Keshopur, Tannery Area N.D.-18.
151. Sanjay Bright Works, 31, DLF Indl. Area, Kirti Nagar, N.D.
152. Satpal & Sons, 1/59/7, Johi Pur Rd., Gokul Puri, Shahdara, Delhi.
153. Om Prakash Puri & Sons, Johi Pur Rd., Shahdara, Delhi.
154. Al-Ahad Leathers Pvt. Ltd, K-52/2, Nihal Vihar, Nangloi Jat, Delhi.
155. Hindustan Vegetable Oils, Corpn. Ltd., Subzi Mandi, Delhi-7.
156. Hindustan General Industries, Nangloi, Delhi.
157. Kumar Engg & Allied Works, B-24, Okhla Indl. Area, Ph-I, N.D.
158. S. Paul & Co., 25/1/C Anand Parbat, New Delhi-5.
159. Balco Paint, 16-A, DLF Indl. Area, Delhi.
160. Balsons Paint Industry, A-93, Okhla Indl. Area Ph II, New Delhi.
161. Vikas Rubber Oil & Chemicals Mundka, Delhi-41.
162. C.R. Leather, Rasal Garden, Nangloi, Delhi.
163. Varun Dychem, 309, Naya Katra, Chandni Chowk, Delhi.
164. Pritam Singh Hari Singh, 31/1A, Street No 2, Anand Parbat Industrial Area, New Delhi-5.
165. Bansal Plywood Industry (P) Ltd., 37, Small Scale Co-operative Industrial Estates Ltd., G.T. Karnal Road, Delhi-33.
166. Gupta Industries, 150, G-1, Opp. Police Station, Rest House, Badarpur, New Delhi-44.
167. Philips Rubber Industries, 299 Gokulpur, Delhi-94.
168. Philips Rubber Industries, 626-627, Loni Road, East Gokulpur, Delhi-94.

The operative part of the said orders of the Hon'ble Supreme Court, is reproduced below for the benefit of all concerned. Quote:-

- "1. The above listed 168 industries can not be permitted to operate and function in Delhi. These industries may relocate/shift themselves to any other industrial estate in the NCR. We direct that the 168 industries listed above shall stop functioning and operating in the city of Delhi with effect from November 30, 1996. These industries shall close down and stop functioning in Delhi with effect from the said date.
2. The concerned Deputy Commissioner of Police shall, as directed by us, effect the closure of the above industrial units with effect from November 30, 1996 and file compliance report in this Court within 15 days thereafter.
3. The National Capital Region Planning Board shall render all assistance to the industries in the process of relocation. This direction shall go to the Board through its secretary. The National Capital Territory, Delhi Administration, through its Chief Secretary and secretary, Industries, State of Haryana through its Chief Secretary and Secretary, Industries, State of Rajasthan through its Chief Secretary and Secretary Industries and the State of Uttar Pradesh through its Chief Secretary and Secretary, Industries shall provide all assistance, help and necessary facilities to the industries which intend to relocate themselves in the industrial estates situated in their respective territories.
4. The allotment of plots, construction of factory buildings, etc. and issuance of any licences/permissions etc. shall be expedited and granted on priority basis.

5. In order to facilitate shifting of industries from Delhi, all the four States constituting the NCR shall set up unified single agency consisting of all the participating States to act as a nodal agency to sort out all the problems of such industries. The single window facility shall be set up by the four States within one month from today. This direction to the four States is through the Chief Secretaries of the concerned States. The registry shall convey this direction separately to the Chief Secretaries along with a copy of this judgment. We make it clear that no further time shall be allowed to set up the single window facility.
6. The use of the land which would become available on account of shifting/relocation of the industries shall be permitted in terms of the orders of this court dated May 10, 1996 in I.A. No.22 in writ petition (C) 4677/85.
7. The shifting industries on their relocation in the new industrial estates shall be given incentives in terms of the provisions of the master Plan and also the incentives which are normally extended to new industries in new industrial estates.
8. The closure order with effect from November 30, 1996 shall be unconditional. Even if the relocation of industries is not complete they shall stop functioning in Delhi with effect from November 30, 1996.
9. The workmen employed in the above mentioned 168 industries shall be entitled to the rights and benefits as indicated hereunder:-
 - a. The workmen shall have continuity of employment at the new town and place where the industry is shifted. The terms and conditions of their employment shall not be altered to their detriment;
 - b. The period between the closure of the industry in Delhi and its restart at the place of relocation shall be treated as active employment and the workmen shall be paid their full wages with continuity of service;
 - c. All those workmen who agree to shift with the industry shall be given one year's wages as "shifting bonus" to help them settle at the new location.
 - d. The workmen employed in the industries which fail to relocate and the workmen who are not willing to shift along with the relocated industries, shall be deemed to have been retrenched with effect from November 30, 1996 provided they have been in continuous service (as defined in Section 25 B of the Industrial Disputes Act, 1947) for not less than one year in the industries concerned before the said date. They shall be paid compensation in terms of Section 25 F (b) of the Industrial Disputes Act, 1947. These workmen shall also be paid, in addition, one year's wages as additional compensation;
 - e. The "shifting bonus" and the compensation payable to the workmen in terms of this judgment shall be paid by the management before December 31, 1996.
 - f. The gratuity amount payable to any workmen shall be paid in addition."

Unquote.

(D.S. NEGI)

Chairman

Delhi Pollution Control Committee

POLLUTE PERISH CONSERVE & FLOURISH

297
F.3(143)82-MP
May 10, 1988

Dear Shri Sagar,

Please refer to your D.O. No.F.12/72/88/LSG/UD/6932 dated 16.4.96, regarding the Notification of the proposed changes as in the Resolution no.125/92, dated 8.9.92 of the Delhi Development Authority to amend the list of the prohibited industries in MPD-2001 by omitting abattoir and changing the land use of existing Slaughter House site at Idgah to 'extensive industry' for abattoir.

2. The proposal to change the land use of the slaughter House at Idgah was deleted by the Authority, while considering the draft Zonal Plan of Zone 'A' (other than Walled City Area) in its meeting held on 16.12.93, keeping in view the directions of the Hon'ble High Court in its judgement dated 1.10.92 in CWP No.2267/90 and 830/92. However, Authority decided that the existing slaughter House may be considered for remodelling as per the latest modern standards and location for a new Slaughter House, in or around Delhi, be simultaneously explored.

3. As regards DDA's decision vide resolution dated 8.9.92 to amend the list of prohibited industries in MPD-2001, after the approval received from Govt. of India, a public notice was issued on 30.4.94 inviting objections/suggestions from the public under Section 11-A of the DD Act, 1957. The matter was not processed further in view of the judgement of Delhi High Court directing MCD to close the Idgah Slaughter House by 31.12.95.

4. However, in view of the recent meetings held under the Chairmanship of Chief Secretary, GNCTD, for seeking Administrative Solution to the problem of the existing Slaughter House at Idgah the proposal for change of land use will be reconsidered and placed before the Delhi Development Authority. However, views of the Ministry of Environment and Central Pollution Control Board may be necessary for the consideration of the Authority/Central Government which may please be expeditiously obtained and forwarded.

With regards,

Yours sincerely,

Anil Kumar

(Anil Kumar)

Shri Jagdish Sagar,
Principal Secretary,
Urban Development,
Govt. of NCTD,
New Delhi- 110002.

SUB:PROPOSED RESIDENTIAL AREA NEAR PVC BAZAR,
TIKRI KALAN, ROHTAK ROAD.

F.NO. Dir/NP/95/247

1.0 BACKGROUND:

1.1 In the meeting held on 26.9.95, the Technical Committee suggested identification of residential component for the PVC Bazar at Tikri Kalan. Accordingly, an area for residential development along Rohtak Road near PVC Bazar at Tikri Kalan was identified and the proposal was discussed on 9-1-1996 by the T.C. The proposal was deferred with the observation that in the first instance, the details of the proposal be discussed in the Project meeting.

1.2 The proposal was discussed in the Project meeting taken by EM, DDA and it was desired that the modalities for disposal of plots/flats be worked-out. The matter was again discussed in the meeting taken by VC, DDA at PVC Bazar site office on 21.6.96 wherein it was desired that in the first instance, views/commitments for the services may be obtained from the concerned department. VC also opined that the mode of disposal of the plots/flats may also be worked out and the proposal be again put up to the Technical Committee.

2.0 EXAMINATION:

2.1 Proposed Residential Complex

2.2 PVC Bazar is expected to generate an employment of about 30,000 persons. Thus, a population of about 1,00,000 shall be depending on various activities of the PVC Bazar. In order to accommodate this population, approximately 20,000 DU's of different categories shall be required.

2.3 Residential complex comprising of various categories of housing needs is proposed to be planned at a walking distance from the PVC Bazar. Initially, about 3000 DUs of different categories could be planned (Refer Annexure-1). This will be of a neighbourhood size for a population of about 15,000. This neighbourhood shall have all the required social and physical infrastructural facilities as stipulated in the MPD-2001. The total land required shall be about 25 hac.

2.4 The location of the proposed residential complex has been identified after a survey and in consultation with Land Management Branch. The same has been shown on Survey of India Plan as well as the part Shajra Plan of Tikri Kalan Village. This site of about 25 hect. is located along Rohtak Road and Tikri Kalan-Nilwal Road (Refer Annexure 2 & 3). Following are the criteria for the selection of proposed site:

- The site falls in the proposed development area.
- Approachable from Rohtak Road and connected to the PVC Bazar.
- This residential colony will be outside the 500 mtr. - 'No habitation zone' stipulated by the Technical Committee and Authority.
- The land is flat, vacant and privately owned.
- It is outside the proposed urban extension, MPD-2001.
- The site will be connected to the PVC Bazar by a proposed 30 mtr. road. Land for this shall be acquired alongwith this scheme.
- The newly built community hall and stadium of welfare department, GNCTD and the existing cremation ground has been proposed to be left from acquisition.
- The present land use of the site is "rural use".

2.5 Provision of services.

2.6 Electricity:

SE(Elect)-2, DDA has informed that DESU will be in a position to release the electric connection for the proposed housing. For this purpose, number of ESS and grid station required by DESU will be indicated in the scheme while preparing the layout plan.

2.7 Water supply:

SE(Plg.) DWS&SDU, MCD has informed that due to acute shortage of water it will not be possible for MCD to provide water to the proposed residential complex as this area falls beyond urban limit as well as urban extension. He also explained that it may be possible to provide water from Nangloi Water Treatment Plant provided Delhi gets additional share of water from the neighbouring states. However, he stated that the

water supply scheme of the proposed residential complex will be approved with the condition that DDA has to make its own arrangements of water through tubewells.

The water supply scheme of the PVC Bazar, Tikri Kalan was also approved by MCD on the above lines.

2.8 Storm water drainage:

There will be no problem in providing storm water drainage as the storm water will be discharged into the existing Mungeshwar Drain.

2.9 Disposal of sewerage:

DDA will make its own interim arrangement for the disposal of sewerage through mini sewerage treatment plant/oxidation pond.

3.0 MODE OF DISPOSAL:

3.1 Following mode of disposal of plots/flats has been suggested:

i) Site & Service Scheme:

Initially 50% of the land/plot proposed for 26 sqm. may be allotted under the Site & Service Scheme. The same will be reviewed subsequently and the remaining plots could be disposed of accordingly.

ii) Allotment:

The plots in the category of 45 sqm. and 60 sqm. may be allotted through draw.

iii) Auction:

The plots in the category of 90 sqm. may be disposed of through auction only.

iv) Industrial tenements:

Some land could be reserved for development and construction of industrial tenements by DDA/DSIDC/private developers.

v) Cooperative Society:

Cooperative Group Housing Societies could be formed by the people engaged/employed in PVC Bazar for allotment of land.

3.2 It is proposed that for the disposal of plots/flats in all the categories mentioned above (except para 3.1(iii)), a condition that the registrant/applicant has to be employed/engaged in PVC Bazar, Tikri Kalan, may be made, besides, all other

DETAILS OF AREA CALCULATION RESIDENTIAL COMPLEX,
NEAR PVC BAZAR, TIKRI KALAN.

1. Area of the PVC Bazar, Tikri Kalan. 101 Hact.
2. Estimated employment. 30,000 persons
@ 300 persons/Hac.gross
3. Estimated population 1,00,000
4. No. of DU's 20,000
5. Proposed development 3000 DUs for a neighbourhood
of 15000 population.

Category	Plot size in sq.mt.	No. of DU's	No. of plots (Approx)	Total net area
Janta/EWS:	26	2000(66.7%)	2000	5.2
LIG	45	650(21.7%)	325	2.16
MIG	60	250(8.3%)	85	1.78
HIG	90	100(3.3%)	35	0.45
TOTAL:		3000(100%)		7.5

Area Calculation: Net Residential area - 7.5 hac.
 Net P&P/Com.Area - 12.092 hac.
 Circulation/Open Spaces. - 5.00 Hac.
 - 24.592
 Say 25 Hacs.

DELHI DEVELOPMENT
AUTHORITY
TICKET NO. 15418 MUMBAI

ROHTAK ROAD (NH10) TO DELHI

TO RAHADUR

GARI

TIKRI KALAN

N.C.T.D. BOUNDARY

NCTD BOUNDARY

P.V.C. BAZAR
TIKRI KALAN
ROHTAK ROAD

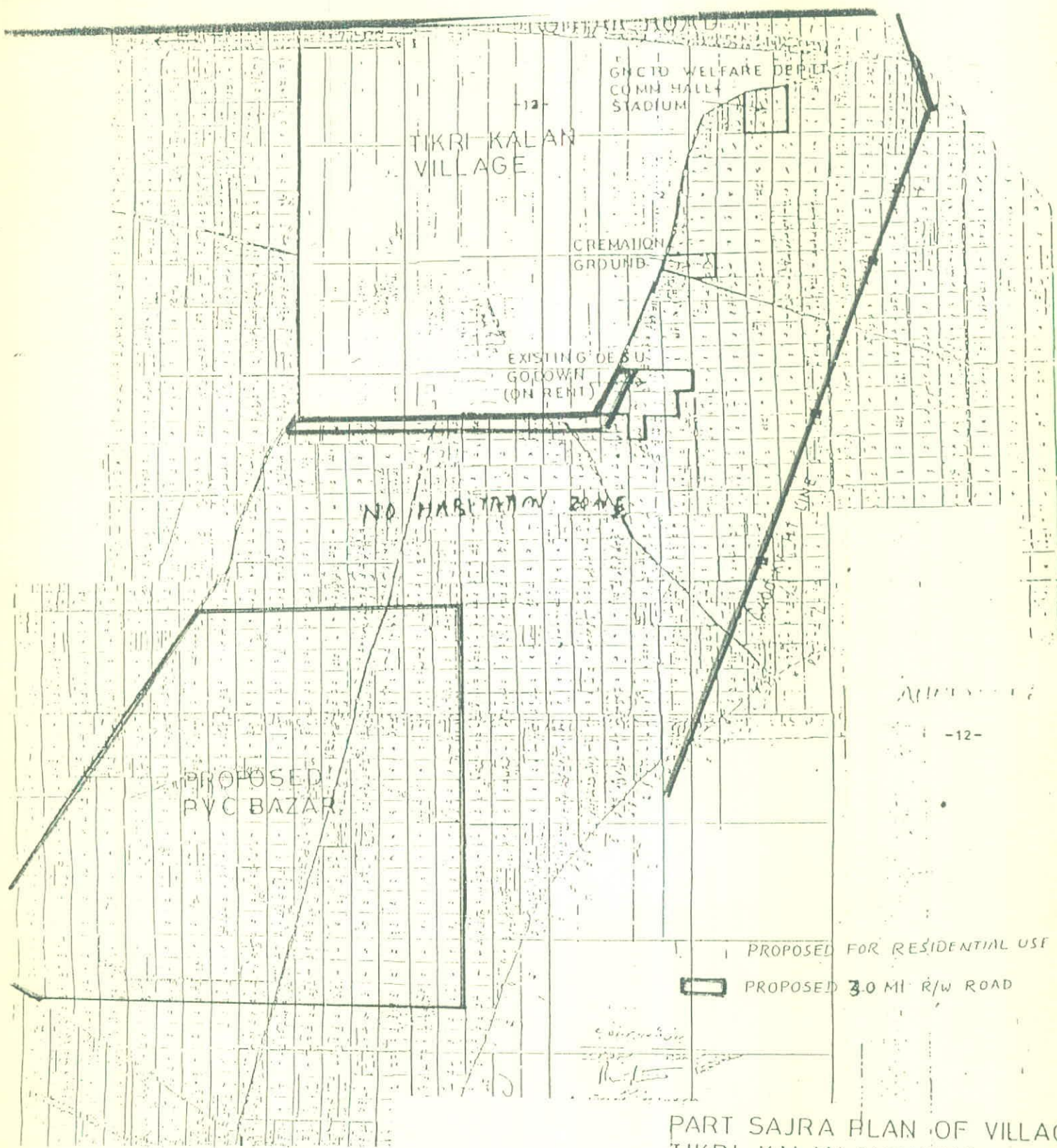
NO HABITATION ZONE
500M.
CULTURED LAND

AREA - 101 HECTARES
150 ACES

PROPOSED DEV. AREA BOUNDARY
NO HABITATION ZONE
PROPOSED RESIDENTIAL AREA

Scale	1:1000
North Arrow	
Legend	
Proposed Dev. Area Boundary	
No Habitation Zone	
Proposed Residential Area	

MUNGASPUR DRAIN



PART SAJRA PLAN OF VILLAGE
TIKRI KALAN SHOWING
LOCATION OF TIKRI KALAN VIL
PROPOSED PVC BAZAR 400 K
HT. ROUTE ETC

AGENDA FOR THE TECHNICAL COMMITTEE

Sub : Route approval for T-off Naraina-Rewari Rly. line existing tower line from Tower No.1 to proposed 33/11 KV S/Stn. at Saraswati Garden by laying 2 Nos. 33 KV 3X300 Sq.mm. XLPE Cable

File No. F.6(17)/96-MP :

1.0 INTRODUCTION :

1.1 Executive Engineer (Plg.)-I, DESU has submitted the route proposal to meet the growing power demand of Saraswati Garden, Kirti Nagar, Ramesh Nagar, Lakkar Mandi etc. The 33/11 KV Sub Stn. at Saraswati Garden has been proposed by DDA and handed over to DESU. The route proposal is shown in DESU's Drawing No.13-4481.

2.0 ROUTE DETAILS :

2.1 The route starts from existing Naraina-Rewari Railway Tower Line from Tower No.1. It is then taken along existing 29 to 32M R/W of Rama Road (Road No.36) upto the proposed 33/11 KV Sub Stn. at Saraswati Garden. The route is taken/adjusted along 1.5 M to 3.5 M from the property line below the footpath. R/W of this road as per the approved alignment plan varies between 36-39M. The cable is proposed to be laid below the footpath on the northern side of this road. Length of the route is 1.40 Km.

3.0 FEASIBILITY

3.1 As per the feasibility report given by DESU no tree/structure is affected in the proposal.

3.2 OTHER CONDITIONS

3.2.1 DESU shall co-ordinate with other local bodies

for footpath/road cutting and ensure that the cable route does not foul with existing services.

3.2.2 DESU shall provide light/power connections only to buildings with approved plans and are meant for conforming use as per Zonal Master Plan.

3.2.2 Cable route be laid ^{only} below footpath ~~only~~ even if minor adjustments are required to be made during execution.

4.0 RECOMMENDATIONS

4.1 The route proposal submitted by DESU & explained in para-^{3.2}~~3~~ above is put-up to Technical Committee for consideration.

D. K. Saluja

(D.K. SALUJA)
DIRECTOR (TT) | PLANNING

: AGENDA FOR THE TECHNICAL COMMITTEE :

Subject : Route alignment of 66 KV double circuit tower line from 220 KV S/Stn. south of Wazirabad Road to 66 KV S/Stn. at Ghonda.

File No. : F.6(6)95 MP.

.-.-.-.

1.0 Introduction.

- 1.1 Ex.Engineer(Plg.OV, DESU has submitted the above said route proposal to energise the 66 KV S/Stn. under construction at Bhagirathi Water Treatment and to strengthen the existing 66 KV S/Stn.at Ghonda. The entire line is to be taken overhead. Length of the route is 4 KM. The route proposal is shown in DESU's drawing no.PL-V-124.

2.0 Route Details.

- 2.1 The route starts from the existing 220 KV S/Stn. south of Wazirabad Road, from here, it is taken through the Zonal green to the north of Wazirabad Road. Along Wazirabad Road, the route is taken in the road R/W in inner footpath taking base width of the tower as 3 to 3.80M. The tower line is taken to Bhagirathi Water Treatment Plant S/Stn. From here it is continued in the inner footpath of the R/W to meet the Ghonda S/Stn.. There is an existing 66 KV tower line on the southern side in the inner footpath in the road R/W.. The H.T.route alignment proposal is within the road R/W with shortest length. A total of 19 towers shall be erected in the total route proposal.
- 2.2 As per the information supplied by DESU, the cost of overhead line is Rs.90 lakhs and that of underground line is Rs.900 lakhs. The route does not pass in front of any Community/District Centre/Historical monuments.

3.0 Feasibility.

3.1 No tree & structure is affected in the route alignment proposal as per the information supplied by DESU.

3.2 Other conditions.

DESU shall co-ordinate with other local bodies to ensure that the existing underground/overhead services are not affected in the route alignment proposal.

4.0 Recommendations.

4.1 X The route proposal submitted by DESU is submitted for consideration of Technical Committee subject to condition mentioned in para (3) above.



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

AGENDA FOR THE TECHNICAL COMMITTEE

Sub : Route Alignment for :-

- (A) Laying of 2 Nos. 33 KV 3/300 Sq.mm. XLPE cables from existing Okhla 220/33 KV S/Stn. to proposed 33 KV S/Stn. at Alaknanda.
- (B) T-off from point Q of Okhla-Masjid Moth 33 KV O/H feeder to proposed 33 KV S/Stn. at Alaknanda by laying 1 No. 33 KV 3X300 Sq.mm. XLPE Cable.

File No. F.6(16)/96-MP :

1.0 INTRODUCTION:

- 1.1 Executive Engineer (Plg.)-I, DESU has submitted the above said proposal to meet the growing power demand of Greater Kailash Part-II and DDA Group Housing in Alaknanda area. Length of the above said cable routes are 3.20 KM and 1.70 KM respectively. Okhla 220 KV S/Stn. is existing and for Alaknanda S/Stn. the land has been allotted by DDA. The route plans are shown in DESU's Drawing No. 13-4483.

2.0 Route Details :

2.1 A. Okhla to Alaknanda

- 2.1.1 The route starts from Okhla 220/33 KV Sub/Stn. It is taken along road No. 13 with an existing R/W between 29M to 36M below the footpath portion upto Tughlakabad Extension. R/W of this road as per the Zonal/Master Plan is 45 M. Southern side of the road abutts the ridge and on the northern side there is residential development. Along Tughlakabad Extension on 30 Mtr. R/W road the route is taken upto 24 Mtr. road between Tara Apartments and Govindpuri Extension. From here it is taken along this road below the footpath portion leaving 1.50 Mtr. from the edge of the road. The route is then taken along 24 Mtr. R/W road of Chittaranjan Park upto the Alaknanda Sub Station.

below the footpath portion on the eastern side.
(passing along the Community Centre, Eastern side
of the Property route).

2.2 B. 'T' off Masjid Moth Feeder to Alaknanda.

2.2.1 The cable route starts from Okhla-Masjid Moth overhead line 'T' off. It is taken along the existing 24 Mtr./25 Mtr. R/W roads below the footpath portion on the western side upto the Alaknanda S/Stn.

3.0 Feasibility :

3.1 No structure or tree is affected in both the proposals. The route alignment suggested is the most feasible route and the shortest path.


3.2 Other conditions:

3.2.1 DESU shall provide light/power supply only to these buildings/structures with approved plans and have conforming use as per Zonal/Master Plan.

3.2.2 DESU shall coordinate with local bodies for road/footpath cutting and ensure that the existing services are not affected.

4.0 RECOMMENDATIONS:

4.1 The route proposal suggested in para-3 above may be put-up to Technical Committee for consideration.


(D.K. SALUJA)
DIRECTOR (TT) | PLANNING

1. OSD to VC for 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), DDA
9. Addl. Commr. (AP), DDA
10. Chief Planner, TCPO.
11. Chief Architect, NDMC.
12. Town Planner, MCD.
13. Secretary, DUAC
14. Land & Development Officer
15. Sr. Architect (H&TP) CPWD
16. Deputy Commissioner of Police (T)
17. Chief Engineer (Plg.) DESU.
18. Director (Landscape), DDA
19. Commissioner (LM), DDA
20. Director (PPR)

SPECIAL INVITESES :

1. Addl. Chief Architect-I, DDA
2. Addl. Chief Architect-II, DDA
3. Chief Engineer (Elect.) DDA
4. Director (SP), DDA
5. Director (Narela), DDA
6. Director (DC&MP), DDA