

87 TC Meeting
held on 7/4/98



Celebrating 50 years of
India's Independence



दिल्ली विकास प्राधिकरण

अनुभाग Master Plan Section

मिसिल संख्या F. 1C7D 98-M.P.

टिप्पणी

Draft Minutes of the

पत्र-व्यवहार

विषय

Technical Committee Meeting held on
7/4/98

Sub: Change of land use of an area measuring 37.5 HA from 'rural use Zone' to 'Utility' (400/220 KV Grid sub station) in Village Mundka on Rohtak Road West Delhi.

File No.F.6(1)/95/MP

The case was considered by the Tech. Committee in its meeting held on 21.11.1995 and the following decisions were taken:

1. The proposed sub station could also take into account the future load for the proposed urban extension in North of Dwarka sub city project and South of Rohtak Road.
2. No lower order sub station i.e. 66 KV/33 KV/11 KV would be developed by DESU in proposed urban extension and rural area in the vicinity without obtaining permission from DDA.
3. Considering the quantum of land being very large for this sub station, the Tech. Committee recommended to process the change of land use of the area measuring 37.5 HA from 'rural' to 'utility' (sub station) under section 11 A of the DD Act, 1957.

2. The case was further considered by the Authority vide Item No.18/96 dated 19/2/96 and the Authority resolved that the decision of the Tech. Committee be approved. Further Ministry of Urban Affairs and Employment has also permitted DDA to issue public notice for inviting objections/suggestions from the public for the said change of land use.

3. Accordingly, objections/suggestions were examined and it was observed that the some of the objections/suggestions were concerning fire and explosive department, Delhi Tourism & Transporation Development Corporation Ltd., Education Department GNCTD and Delhi Vidut Board. Therefore, the matter was referred to above 4 departments alongwith the plan showing the alternative sites just behind the proposed site for their observations. DTDC Ltd., has observed that Corporation has no

objection for setting up of ESS in the suggested alternative site provided the high tension line does not pass above the Netaji Samarak at Tikri Kalan.

CFO has observed that from fire point of view the earlier proposed site along NH-10 is not suitable and they agreed for the alternative suggested site.

The Delhi Vidut Board stated that the LPG Bottling Plant of Indian Oil Corporation is located far away from the proposed sub station site and on the other side of the road, as such the same cannot be an hinderance to the work of the concerend agency. The Netaji Samarak is located on the other side of Rohtak Road adjoining the LPG bottling plant of IOC, thus, it is far way from proposed sub station site. It has further been stated by the Delhi Vidut Board that they have confirmed from the Patwari of the area that so called Sanskrit Vidhalaya having a few constructed rooms is an unauthorised construction located in the plot of land for the proposed sub station.

They have also observed that the road leading to Village Nilwal would cut across one corner of the proposed ^{alternative} sub station site and thus the required size of land for the sub station would not be available at the alternative location. However, since the site for the sub station was approved by the DDO, it is for the DDO to take a view of the alternative location taking into consideration the fact that the proposed 400/220 KV sub station which is very urgently required for meeting the growing power requirements of vast areas of West Delhi has already been

considerably delayed due to non availability of land for the same.

4. According to the Supreme Court of India order, the non conforming industries located in Delhi are to be relocated and for this purpose 2 sites have been broadly identified i.e. Bawana Narela upto GT Road and land adjoining to PVC market at Tikri Kalan. The 440 ESS site will have to be located in relation to the industrial area^{to be} developed by DSIDC adjoining to PVC market, because the major power share will be taken by these industries.

5. In view of the above the case is placed before the Tech. Committee whether to consider the original site along NH 10 for which the change of land use is already under process i.e. objections/suggestions have already been invited or to switch over to the alternative site for which the comments have been received from Delhi Vidut Board, Fire Department and Tourism Department or ^{at} a new site with reference to the industrial estate being developed adjoining to PVC market at Tikri Kalan is to be considered.


Director (NCR, UE & PPR)

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(7)98-MP

Dated: 07.04.98

Draft minutes of the 87th Technical Committee meeting held on 7.4.98 at 11.30 A.M. in the Conference Hall, Vikas Minar, 5th floor, I.P.Estate, New Delhi are placed opposite.

Agenda of the same is also enclosed.

Submitted for approval.

(A.K.JAIN)
ADDL.COMMR.(DC&B)

Commr.(Plg.)

V.C.

This is in order for approval pl.

Encls 15/1

7.4.98

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उपनिवेश कार्यालय
आन. सं. 3086
दिनांक 13.4.98

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F.1(7)98-MP

Dt. 17.4.98

Minutes of the 87th Technical Committee
meeting held on 7.4.98 at 11.30 A.M. in Conference
Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi.

The following were present:

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4. Sh. Pradeep Behari, Chief Architect
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T.C.P.O.

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M.C.D.

9. Sh. Shamsher Singh, Addl. Town Planner,

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18. Sh. B.S. Khurana, Chief Engineer (Elect.) DDA.
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24. Dr. S.P. Bansal, Dir. (ZF), DDA.
25. Sh. D.K. Saluja, Dir. (A.P-II), DDA.
26. Sh. K.L. Sabharwal, Dir. (Harela), DDA.
27. Sh. Anil Barai, Dir. (WCR&UE), DDA.
28. Sh. R.K. Jain, Joint Director (HCR), DDA.
29. Sh. Sabyasachi Das, DD (Harela), DDA.

J.C. Viter

Miner

1. Item No.17/98

Sub : Finalisation of Development Control norms for 'Public and semi-public facilities' in the Rural Area.
F.3(9)97-MP

The proposal in respect of ground coverage & FAR submitted by Videsh Sanchar Nigam and as given in para '3' of the agenda item may be agreed subject to the observation that an overall campus plan indicating ultimate proposal may be submitted for approval of the Technical Committee.

2. Item No.18/98

Sub : Relaxation in the MPD 2001 for permitting 'Public and semi-public facilities' beyond 0.5 Km from the settlement in Rural Area and deciding development control norms for Nature Cure Centre at Village Jaunapur.

F.3(2)84 -MP

The case may be referred to Rural Deptt., GNCTD requesting for their observations and whether they are preparing the development plan of Jaunapur. Technical Committee desired that the applicants may be invited to present the case before the Technical Committee and justification of locating such an institute within Delhi.

3. Item No.19/98

Sub : Land for installation of small capacity Multi-fuel Power Plant in Dwarka.

F.6(8)98-MP

After detailed discussion, Technical Committee recommended the proposal with the observation that requisite clearances may be obtained by the DVB from concerned agencies.

4. Item No.20/98

Sub : Setting up of Ready Mix Concrete Plant in Dwarka.

F.3(91)97-MP

In principle, Technical Committee agreed with the proposal for setting up a Ready Mix Plant in Dwarka. However, the site will be identified after a joint site inspection. It was observed that the project would continue for a minimum period of 5 years and justification of quantum of land may be given in the form of a brief report.

5. Item No.21/98

Sub : Shifting of mortuary - change of land use of an area measuring about 3 ha. from 'Recreational' to 'Public and Semi-Public facilities' (mortuary).

F.3(98)97-MP

Technical Committee recommended the proposal for change of land use of land measuring 3 ha. for the mortuary.

6. Item No.22/98

Sub : Draft Zonal Development Plan for Zone 'O' and Zone 'P' (Part) (River Yamuna-Area).

F.4(2)98-MP

A presentation of draft zonal plan (River Yamuna) (Zone 'O') and Part zone 'P' was made before the Technical Committee. Keeping in view that this project involves various agencies, copies of draft zonal plan may be circulated to concerned agencies which will include Land & Bldg. Deptt., GRTD, Irrigation & Flood Deptt., CWC; HCRPB; HDB; TCPO; L. & PO and NDMC for obtaining their observations.

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Sub : Draft Zonal Development Plan for Zones H, N & P (Part) (Narela sub-city).

F.4(3)98-MP

A computerised presentation was made before the Technical Committee in respect of draft ZDP for Narela (Part Zones H, N & P). It was decided that at this stage draft ZP may be circulated to concerned depts. for their observations.

8. Item No.24/98

Sub : Change of land use of an area measuring 37.5 ha. from 'Pural use zone' to 'Utility' (400/220 KV grid sub-station) in Mundka on Rohtak Road, Delhi.

F.6(1)95-MP

Technical Committee after detailed discussion recommended the proposed alternate site for 400/220 grid sub-station at Mundka with the following observations:-

- i) As per the provisions of MPB-2001 utilities are permitted in all use zones; hence change of land use neednot be processed.
- ii) Acquisition of land may be done directly by DVB.
- iii) The proposal will require clearances of concerned bodies, including HCRPB.

(A.K.JAIN)
ADDL. COMM. (DC&B)
MEMBER SECRETARY

No.F.1(7)98-MP

Dated: 17.4.98

Copy to:-

1. OSD to VC for information of the latter.
2. Engineer Member, DDA
3. Principal Commissioner, DDA
4. ✓ Commissioner (Planning), DDA → 7.5.21/4/98
5. ✓ Commissioner (LD), DDA
6. ✓ Chief Architect, DDA
7. ✓ Commissioner (LM), DDA → 7.5.21/4
8. ✓ Addl. Commr. (DC&B), DDA → 7.5.21/4
9. ✓ Addl. Commr. (AP), DDA → 7.5.21/4
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14. Secretary, DUAC.
15. Land & Development Officer
16. Sr. Architect (H&TP) CPWD.
17. Deputy Commissioner of Police (T)
18. Chief Engineer (PLg.) DVB
19. ✓ Director (Landscape)
20. Secretary to L.C.

21/4/98

- Director (Z.P.) DDA → 21/4/98
- Director (AP-I) DDA → 21/4/98
- Director (AP-II) DDA → 21/4/98
- Director (AP-III) DDA → 21/4/98
- Director (Mandals) DDA → 21/4/98
- OSD (PC) DDA → 21/4/98
- Director (MCR) DDA → 21/4/98
- Director (T.T.) DDA → 21/4/98

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

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Dr. Vikas
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Jainu
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M.L.
21/4

Specul Duh of DP.

21 Director Building)

22 Director Rahini)

23 Director DWK.) Papankals.

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

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C.P.W.D.

12. Sh. R.S. Kaushal, Sr. Architect

D.V.B.

13. Sh. V.K. Sakhuja, Chief Engineer (Planning)
14. Sh. S.R. Sethi, Addl. Chief Engineer
15. Sh. D.K. Suri, Addl. Chief Engineer

SPECIAL INVITEES

16. Sh. B.S. Hooda S.E. Irrigation & Flood Control, GNCTD.
17. Prof. T.M. Vinod Kumar, School of Plg. & Architecture.
18. Sh. B.S. Khurana, Chief Engineer (Elect.) DDA.
19. Sh. S.C. Karanwal, Addl. Chief Architect, DDA.
20. Sh. N.K. Aggarwal, OSD (PC), DDA.
21. Sh. Prakash Narain, Dir.(TT), DDA.
22. Sh. A.K. Gupta, Dir.(Dwk), DDA.
23. Sh. Ashok Kumar, Dir.(Rohini), DDA.
24. Dr. S.P. Bansal, Dir.(ZP), DDA.
25. Sh. D.K. Saluja, Dir.(A.P-II), DDA.
26. Sh. K.L. Sabharwal, Dir.(Narela), DDA.
27. Sh. Anil Barai, Dir.(NCR&UE), DDA.
28. Sh. R.K. Jain, Joint Director (NCR), DDA.
29. Sh. Sabyasachi Das, DD(Narela), DDA.

1. Item No.17/98

Sub : Finalisation of Development Control norms for 'Public and semi-public facilities' in the Rural Area.

F.3(9)97-MP

The proposal in respect of ground coverage & FAR submitted by Videsh Sanchar Nigam and as given in para '3' of the agenda item may be agreed subject to the observation that an overall campus plan indicating ultimate proposal may be submitted for approval of the Technical Committee.

2. Item No.18/98

Sub : Relaxation in the MPD 2001 for permitting 'Public and semi-public facilities' beyond 0.5 Km from the settlement in Rural Area and deciding development control norms for Nature Cure Centre at Village Jaunapur.

F.3(2)840-MP

The case may be referred to Rural Deptt., GNCTD, requesting for their observations and whether they are preparing the development plan of Jaunapur. Technical Committee desired that the applicants may be invited to present the case before the Technical Committee and justification of locating such an institute within Delhi.

3. Item No.19/98

Sub : Land for installation of small capacity Multi-fuel Power Plant in Dwarka.

F.6(8)98-MP


After detailed discussion, Technical Committee recommended the proposal with the observation that requisite clearances may be obtained by the DVB from concerned agencies.

4. Item No.20/98

Sub : Setting up of Ready Mix Concrete Plant in Dwarka.

F.3(91)97-MP

In principle, Technical Committee agreed with the proposal for setting up a Ready Mix Plant in Dwarka. However, the site will be identified after a joint site inspection. It was observed that the project would continue for a minimum period of 5 years and justification of quantum of land may be given in the form of a brief report.



5. Item No.21/98

Sub : Shifting of mortuary- change of land use of an area measuring about 3 ha. from 'Recreational' to 'Public and Semi-Public facilities' (mortuary).

F.3(98)97-MP

Technical Committee recommended the proposal for change of land use of land measuring 3 ha. for the mortuary.

6. Item No.22/98

Sub : Draft Zonal Development Plan for Zone 'O' and Zone 'P' (Part) (River Yamuna Area).

F.4(2)98-MP

A presentation of draft zonal plan (River Yamuna) (Zone 'O') and Part zone 'P' was made before the Technical Committee. Keeping in view that this project involves various agencies, copies of draft zonal plan may be circulated to concerned agencies which will include Land & Bldg. Deptt., GNCTD. Irrigation & Flood Deptt., CWC; NCRPB; MCD; TCPO; L & DO and NDMC for obtaining their observations.

7. Item No.23/98

Sub : Draft Zonal Development Plan for Zones M,N & P (Parts) (Narela sub-city).

F.4(3)98-MP

A computerised presentation was made before the Technical Committee in respect of draft ZDP for Narela (Part Zones M,N & P). It was decided that at this stage draft ZP may be circulated to concerned deptts. for their observations.

8. Item No.24/98

Sub : Change of land use of an area measuring 37.5 ha. from 'Rural use zone' to 'Utility' (400/220 KV grid sub-station) in Mundka on Rohtak Road, Delhi.

F.6(1)95-MP

Technical Committee after detailed discussion recommended the proposed alternate site for 400/220 grid sub-station at Mundka with the following observations:-

- i) As per the provisions of MPD-2001 utilities are permitted in all use zones ; hence change of land use neednot be processed.
- ii) Acquisition of land may be done directly by DVB.
- iii) The proposal will require clearances of concerned bodies, including NCRPB.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(1)98-MP

Dated 2.4.98

MEETING NOTICE

The 87th Technical Committee meeting of the DDA will be held on 7.4.98 at 11.30 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.



(A.K. JAIN)
Addl. Commr. (DC&B)
Member Secretary

I N D E X

Sl. No.	Item No.	Particulars	Page No.
1.	17/98	Finalisation of Development control norms for 'Public & Semi Public Facilities' in the Rural Area F.3(9)97-MP	1-2
2.	18/98	Relaxation in the MPD 2001. for permitting 'Public & Semi-Public facilities beyond 0.5 Km from the settlement in Rural Area and deciding development control norms for Nature Cure Centre at village Jounapur. F.3(2)84-MP	3-8
3.	19/98	Land for Installation of small capacity multi-Fuel Power Plant in Dwarka F.6(8)98-MP	9
4.	20/98	Setting up of Ready Mix Concrete Plant in Dwarka F.3(91)97-MP	10-11
5.	21/98	Shifting of mortuary - change of land use of an area meas. about 3 ha. from 'Recreational' to 'Public & Semi-public facilities' (mortuary) F.3(98)97-MP	12
6.	22/98	Draft Zonal Development Plan for Zone 'O' and Zone 'P' (Part) (River Yamuna Area) F.4(2)98-MP	13-15
7.	23/98	Draft Zonal Development Plans for Zone M, N & P (Part) (Narela Sub-city) F.4(3)98-MP	16-17
8.	24/98	Change of land use of a area meas. 37.5 ha. from 'Rural Use Zone' to 'Utility' (400/220 KV grid sub-station) in Mundka on Rohtak Road, Delhi F.6(1)95-MP	18-20

Subj: Finalisation of Development Control norms for
'Public & Semi Public Facilities' in the Rural
Area.

File No.F.3(9)/97/MF

The General Manager, Videsh Sanchar Nigam Ltd., has forwarded a copy of the Gazette of India Pt. II of Sec. 3 Sub Section(ii) dated 6th December, 1997 wherein Ministry of Urban Affairs and Employment, Deptt. of Urban Development, Delhi Division has notified Change of Land Use dated 17th November, 1997 for the land measuring 158 acres ^{in Village Chaffarpur} belonging to Videsh Sanchar Nigam Ltd., bounded on the northern side by the road going towards Mandi Village is proposed to be changed from "Rural use" to "public and semi public (institutional) use". The above modification is subject to the following conditions:

- 1) Such change in land use shall not make it obligatory to the Municipal Corporation etc. to provide utilities to the proposed complex on the said land.
- ii) VSNL can avail of such services as and when municipal services and utilities are extended by the local concerned bodies to the general area.
- iii) The development of the area will be guided by the provisions of the development code of the Master Plan of Delhi 2001. However, in view of the general rural areas, development should be low rise and low density blending with the surrounding rural environment.
- iv) Building as and when constructed shall be according to such other regulations of the International Airport Authority etc., which may apply; and
- v) Necessary right of way equivalent from the centre of the approach road (rural road) shall be left while developing the campus.

2. In para (iii) above, it is stated that in view of the general rural areas, development should be low rise and low density blending with the surrounding rural environment.

3. To finalise the development control norms for this area a meeting was taken by Commr. (Plg.) and it was stated that the layout plan which Videsh Sanchar Nigam Ltd., has submitted to MCD and forwarded to this office by MCD have proposed 28800 sq. mt. floor area which includes existing development, first phase and the final phase. This area is proposed on the ground and first floor and the use indicated are residential staff quarters, administration buildings, computer centre etc. The total floor area percentage-wise is about 4 percent of the total area i.e.

SR.NO. 2 / ITEM NO. 1B/98/TC

Sub: Relaxation in the MPD 2001, for permitting 'Public and semi-public facilities' beyond 0.5 km from the settlement ~~area~~ in Rural area and deciding Development control norms for Nature Cure Centre at Village Jaunapur

F.3(2)-84-MP

The case for change of land use and the norms applicable to the proposed site for construction of Din Dyal Research Institute, College of Naturopathy at Jaunapur was put up to Technical Committee vide item No.10/98 on 10.2.98 when the matter was deferred and it was desired to verify affiliation of Vivekanand Vidyapeeth Yoga Cure Centre with Rama Kishan Mission as appeared on the letterhead of the centre, also site report was desired.

Background

A request has been received from Vivekanand Vidyapeeth Yoga Cure Centre for obtaining No Objection Certificate from DDA from Land Use point of view as well as deciding Development Control norms to be made applicable for setting up of Nature Cure Centre (Deen Dayal Research Institute, College of Naturopathy) at Village Jaunapur. The proposed centre is on Gaon Sabha land measuring 56 bighas and 8 biswas at Village Jaunapur allotted for a period of 99 years lease by Lt. Governor, Delhi. (Copy of the letter dated 19th September, 1997 is annexure I).

Vide Resolution No.229 dated 29.10.84, DDA approved Maximum FAR of 20 with height restriction of 20 ft as a case of Special Appeal (copy of Authority decision is Annexure II).

The building plans/layout plans were submitted by the applicant to MCD in 1988 which were forwarded by Town Planner, MCD to DUAC for approval.

DUAC vide letter dt.16.11.88 desired confirmation whether the change of land use had the approval of the Competent Authority. Accordingly necessary clarifications were sent. The scheme was approved by DUAC in 1989 subject to condition that the area in question does not form part of the extended urban area/likely urban extension, As per the land use being envisaged by DDA in the Perspective Development Plan 2001.

OBSERVATIONS

As per the provisions of MPD-2001 on page 155 of the Gazette notification under the heading A (3) "Rural Use Zone" "Public and Semi-Public Facilities" (within 0.5 KM of the settlement area) are allowed. The site under reference is about 1400 mts. away from settlement which does not qualify the provisions of MPD-2001. According to the provisions of NCR Plan, the site under reference falls in the green wedge/green area where institutions such as education and health are permitted.

As per the provisions of MPD-2001, the norms applicable for Nature Cure Centre would be the norms applicable for health centre i.e. 33 1/3% ground coverage and 100 FAR or alternatively general norms for Public and Semi-Public facilities i.e. 25% ground coverage and 100 FAR.

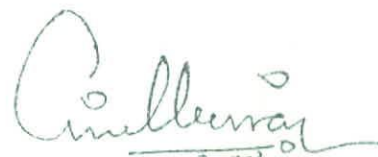
SITE REPORT

The site has been inspected by Addl. Commr. (MPD), Director (NCR) & Jt. Director (NCR) on 10.3.98, the site report is as under:-

On the northern side of site, farm house exist while on the southern side 8 to 10 kutcha or semi pucca hutments exists which seems to be constructed unauthorisedly.

In the site, one temporary store with brick wall and asbestos roof with area about 80-100 sq.ft & one small room for chowkidar are existing.

The case is again put up before the Technical Committee for consideration whether relaxation in the MPD-2001 norms may be permitted for permitting Public and Semi-public facilities beyond 0.5 KM from the settlement area and considering the development control norms to be applicable in this case.


16.3.98
(ANIL BARAI)

VIVEKANANDA VIDYAPEETH-
YOGA NATURE CURE CENTER
"Vivekanandapuram"
Bheem Basti, Janapur Village,
New Delhi-110047



Managed by:

SHRI RAMARPAN NIDHI

(under the guidance of Rama Krishna Mission)

Administrative Office/Mailing Address:

Vivekananda Kendra 16/44, Rajendra Nagar,

New Delhi-110060 Tel. (011)-5746482

Date : 19th Sept., 1997

His Excellency The Lt. Governor,
National Capital Territory of Delhi,
Raj Niwas, Delhi.

1693/mr
24/8/97

11-25/9/97

✓ Subject : Layout Plan for Nature Cure Centre at Village Jaunapur.

Reference : D.D.A. letter no. F.3(2)/84-MP/1726(DC&P) dated 19.12.1988.

Sir,

Your Excellency had been very kind to grant and approve transfer of "Gaon Sabha" Jaunapur land, measuring 56 bighas and 8 biswas, for setting up a Nature Cure Center on perpetual lease basis for a period of 99 years.

As per the Resolution No. 229 dated 29.10.1984, the Delhi Development Authority, duly confirmed the allotment of the said land granting 20 FAR with 20 ft of height restriction, as per their letter No. F.3(2)/84-MP/1990 dated 2.1.1985. The building plans were duly submitted to MCD for layout plan approval which were forwarded to DUAC under TP/MCD letter No. 1/16/88/TP/MCD/1164/88 dated 1.7.1988.

DUAC vide letter No. 23(22)/88-DUAC dated 16.11.1988, desired confirmation from T.P.(MCD), if the change of land use has the approval of the competent authority. A copy of this letter was also sent to Commissioner Planning DDA.

Director (DC&D) DDA conveyed its confirmation to the DUAC that there is no change in land use and that DDA is competent to grant permission for the development of the said land as per norms duly specified by DDA.

DUAC approved the scheme vide their letter No.23(22)/88 DUAC dated 20.1.1989 subject to the condition that the area in question does not form part of the extended urban area/likely urban extension as per the land use then being envisaged by the DDA in the perspective Development Plan 2001. Since then the project has been hanging in the air.

We shall be grateful if your Excellency can order DDA to issue necessary confirmations/clarifications without any further delay, so that the project can be dedicated to the citizens of Delhi.

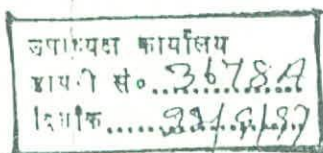
Thanking you,

Yours faithfully,

31/9/97

(ANIL BATRA)

TRUSTEE



C (Plg.)

O.S.D. to V.C.

Copy to:-

- ✓ 1. Shri P.K. Ghosh
Vice-Chairman,
Delhi Development Authority,
Vikas Sadan, Near INA Market,
New Delhi.

2. Commissioner (Plg.),
Delhi Development Authority,
Vikas Minar, I.P. Estate,
New Delhi

AC (DCB)

P. P. P. P.

in the concerned

20/9/97

file

24/9/97

25/9/97

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No. 289 Sub: - Permission to Shri Ramarpan Nidhi Trust for setting up of Nature Cure Home/Centre at Village Jaunapur, (F.3(2)/A4-ME)

4.29.10.84

P R E C I S

The Under Secretary (Dev.) Delhi Administration vide their letter No. F.39(1)/D/78/1443 dated the 14th November 1983 intimated that Shri Ramarpan Nidhi, a Registered Trust has approached the Goan Sabha, Jaunapur, Mehrauli Balock for allotment of a land for setting up a Nature Cure Home/Centre. The Goan Panchayat, Jaunapur has passed a Resolution and agreed to lease out the area comprising of Khastra No. 79/22, 80/22, 92/1, 91/9, 91/10, 92/2, 92/5, 92/6, 92/7, 92/8, and 92/9 measuring 56 Bighas and 08 Biwas to the Nidhi on perpetual lease. The Goan Sabha and Nidhi have approached for the approval of the Administrator for the allotment of the said area on perpetual lease for this purpose. The land is covered by Delhi Land Reforms Act. Therefore the matter was placed before the Lt. Governor who has recorded the following minutes:

OFFICE USE ONLY

"It will be better if the matter is put up to the DDA and its approval obtained from the planning point of view. If the DDA approves, then the formal allotment can be made on the lines suggested above"

2. Copy of a brief report given by the Nidhi (laid on the table) explain the proposal of the Low Cost Nature cure Hospital proposed to be constructed. The Under Secretary (Dev.) Delhi Administration has desired that the necessary clearance of the Authority may be conveyed to the Administration for considering the allotment of land by the Administrator.

3. According to the observations of the planning Deptt. of the Authority, Village Jaunapur falls outside the present urban limits of the Master Plan. The proposal is to develop the land by Trust as a Nature Cure Hospital and Medical Centre. Under the land use category, such activity is covered under 'public and semi-public facilities (Health Facilities)'. The institutional facility of this nature could be allowed as a case of special appeal by the authority in the 'rural use zone' subject to the zoning regulations applicable to 'rural use zone' such as FAR maximum 20, height of the building maximum 20'.

4. The proposal was discussed in the meeting of the Technical Committee held on 30th July, 1984 and after detailed discussion it was recommended that the land under reference measuring

12.5 acres, may be allowed to be utilised for the said project with a maximum 20 FAR and height restriction of 20' as applicable in the 'rural use zone' for the construction of building as a case of special appeal.

5. The proposal placed before the Authority for its consideration and approval for the allotment of land measuring about 12.5 acres in Village Jannapur for the purpose of construction of Nature Cure Home/Centre to Shri Jannapur Health Trust.

RESOLUTION

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

Approved
19/12

Attested

[Signature]

16/12/84

उप सचिव-1
दिल्ली विकास प्राधिकरण
पश्चिम दिल्ली

SR. NO. 3 / ITEM NO. 19 / 98 / TC

Sub: LAND FOR INSTALLATION OF SMALL CAPACITY MULTI-FUEL
POWER PLANT IN DWARKA.

File NO. F.6C8)98-M.P.

Additional General Manager(G) vide letter No.AGM(G)/487 dt. 5.9.97 has desired sites for establishment of small capacity power plants to meet the growing power requirement of NCT of Delhi. 10 such sites have been proposed by DVB in various projects and areas of Delhi. In case of Dwarka, 2 locations have been forwarded viz, one near 400/220KV grid station at Bannoli and the other near 220KV grid station in Dwarka Project.

Proposal was examined and 3 possible sites including 2 forwarded by DVB were identified and DVB was informed. Recently DVB & DDA officers conducted a survey and visited the identified sites in Dwarka. One of the three sites located in Sector-16C adjacent to 66KV grid station in Dwarka, PH.II has been accepted by DVB vide its letter No.ACE(PART)ME/H9/85 dt.6.2.98

PROPOSAL: Based on the information and acceptance given by DVB, a site measuring 200mt x 150mt adjacent to 66KV grid station in Sector-16C, Dwk., Ph.II for installation of 100mw multi-fuel power plant is proposed. The proposed site is indicated on the composite plan of Dwarka, PH.I & II (laid on the table). The land use of the proposed site is recreational as per the approved structure plan of Dwarka Project. As per MPD-2001 provisions, utilities are permissible in recreational use.

The proposed site for 100mw small capacity multi-fuel power plant in sector-16C is submitted for consideration and approval of the Technical Committee.

27/1/98
D.O.(P)/DVK

SR.NO.4 / ITEM NO.20/98/TC

Sub: SETTING UP OF READY MIX CONCRETE PLANT IN DWARKA.

File No. F3(91)97-MP/

BACKGROUND/INTRODUCTION:

A proposal for setting up of a readymix concrete plant in Dwarka has been received from Sh.S.C.Tagal, Dir(MM), DDA. The project is proposed to be a joint venture with 51% participation of DDA in the form of land. The concrete is to be used for the housing project and other engineering projects of DDA. It is also proposed to supply any excess concrete, if and when generated, to the other govt. agencies. The proposal has been agreed to in principle by Hon'ble L.G. of Delhi.

DETAILS:

The readymix concrete plant is proposed to have a capacity of 100 cubic mtr. per hour. Space would be required for storage, parking of trucks and office block. The approximate requirement for space that has been projected for the readymix concrete plant is 18000 sq.mtr.

PROPOSAL:

In Dwarka land for the above mentioned readymix concrete plant is proposed to be provided in acquired area of Sec.21 for temporary use. The land had originally been earmarked for Transportation with specific use as passenger terminal in Dwarka. The change of land use of the plot may not require to be processed as the activity is proposed to be permitted for temporary use.

The plot proposed is measuring 100mx1800m along existing oil pipe line. The approach to the plot is suggested by proposing a 9m wide road connecting 45m road in Sec.22. The proposal is indicated on the composite plan of Dwarka PH.I & II (laid on table). The 9m road and the plot for readymix plant will be for temporary use. Both the areas will be reverted back to original use of transportation (Passenger Terminal) as and when required to be handed over by DDA or after the use for readymix plant on the land is not required which ever occurs earlier.

CONDITIONS:

- 1) Clearance for setting up the project would be taken from Delhi Pollution Control Committee(DPCC) by Engg. Deptt., DDA.

SR.NO. 5/ITEM NO. 21/98/TC

Subject: Shifting of Mortuary - change of land use of an area measuring about 3 hact. from Recreational to Public & Semi-Public (Mortuary)

F. 3 (98)/97/MP

1. Principal Secretary (Health & Family Welfare) GNCTD vide his letter dated 30th Sept., 97 and 24th Nov., 97 has requested for allotment of land for construction of Mortuary along the bank of River Yamuna near Majnoo Ka Tila.

2. DETAILS OF THE EXAMINATION:

1. The case has been examined and it is observed that the land measuring ^{about} 3 hact. at the back of I.P. Thermal Power Station approachable to Bhairon Road Pantoon Bridge has been identified it should be suitable for the purpose.
2. As per MPD-2001 land use Recreational (P-2).
3. The site under reference is away from any kind of habitation and is acceptable to Principal Secretary (Health) also.

3. PROPOSAL

Keeping in view the above, it is proposed that the land measuring 3 hact. could be considered to be utilised for mortuary subject to the change of land use, details are given as under:-

North: Boundary of gas turbine Power Generating Unit

South: Approach Rd. to Bhairon Rd. Pantoon Bridge and boundary of DESU Switching Station.

East: River Yamuna

West: Boundary of CISF Unit and Railway Line, DESU SWITCHING STA.

4. The proposal contained above is placed before the Technical Committee for its consideration.

3080000
373

SUMMARY OF LAND UTILISATION PROPOSALS

Sub Zone	Reach	Approx Area (ha)	Landuses as per MPD	Predominant existing landuse/activity	Proposed Predominant Landuse		Proposed specific uses/activities	use category	Proposed Phase of Dev.
					East	West			
01	Haryana Border - Wazirabad Barrage	3620.0	Rural	Agriculture	Recreation	Recreation		Category 4	4
02	Wazirabad - ISBT Bridge	1100.0	Recreational, Dist Park) rural & Water Body		Recreation, Pondage	Recreation, Pondage		Category 1 & Category 2	2
03	ISBT Bridge - Old Railway Bridge	225.0	Recreational (Dist Park) Transportation & Water Body, Public & Semi Public		Recreation, Pondage	Recreation, Pondage	Museums on City Heritage.		3
04	Old Railway Bridge - IP Barrage	800.0	Transportation, Recreational (Dist. Park) commercial River & Water body	Samadhi, JJ clusters, Gashala, Agriculture	Public & Semi Public Facilities	Public & Semi Public Facilities			3
05	I.P. Barrage - New Railway Bridge	365.0	Electric Power House, Transportation Recreational (Dist Park) River & Water Body	Power House, Gas Power Station, Naurens, (Nurseries)	Recreational Public Semi Public Facilities	Recreational Public Semi Public Facilities	University, Nurseries,	Categories 1 & 3	2
06	New Railway Bridge - NH 24 Bridge	390.0	Recreational (Dist. Park) River & Water Body	Fly ash ponds, Agricultural, Ranney Wells, JJ Clusters	Recreational, Public & Semi Public Facilities Transport	Recreational, Public & Semi Public Facilities Transport	Botanical Garden, Camping Ground, Semi Public, Parking,	Category 1, 2 & 3	1
07	NH 24 Bridge - Okhla Wier	1300.00	Recreational (Dist Park) River & Water Body	Unauthorised colonies Utilities, Smriti Van	Recreation, Public & Semi Public Facilities	Recreation, Public & Semi Public Facilities	Convention (P & S P), Race/Polo Ground, Govt Offices Financial/Districts Aqua sports, Congregational Ground, Hospital.	Categories 2 & 3	Partly 1 (upto IL&FS Bridge) and partly 3 (beyond IL & FS Bridge)
08	Okhla Wier - LP Border	1900.0	River & Water Body	Bottling Plant, Flyash Ponds, unauthorised colonies		Public & Semi Public Facilities, Agriculture & Water Body	Transportation, Public and Semi Public	Category 2 & 3	Partly 2 (outside Bunds) and partly 4 (inside the Bunds)

SR.NO.6/ITEM NO.22/98/TC

Subject : Zonal Development Plan for River Yamuna Area (Zone 'O' and Part Zone 'P')

F. 4(2)/98/MP

1.0 Introduction

1.1 As per MPD-2001 notified on 1.8.90, the National Capital Territory of Delhi has been divided into fifteen zones (Divisions), eight in Urban Delhi (A to H) six in Urban Extension and rural areas (J to N&P) and one, Zone-O (River Yamuna and River Bed Area) which falls under the Land use category of A 4 (Agricultural and Water Body) as per MPD-2001 Landuse Plan.

1.2 The present Zonal Development Plan is for River Yamuna Area (Zone-O and part of Zone - P) which has to be different from that of the other zones due to its special characteristics.

1.3 Based upon the various studies conducted so far the Zonal Development Plan is conceived primarily as policy document and sets out strategies for formulation of action plans for ecofriendly development in the process of city building.

2.0 Background

2.1 MPD-62, MPD-2001, DUAC Conceptual Plan - 2001, NCR Regional Plan - 2001 and the Steering Committee Recommendations on review of MPD-2001 have in no certain terms emphasised the need to make River Yamuna pollution free, develop the river bed and river front as to make it as *a project of special significance* to the population not only of Delhi but of the region as a whole.

2.2 For this purpose various studies in terms of alternative development models, feasibility of channelisation, utilisation of river as a transport corridor etc. have been undertaken from time to time.

2.3 Attempts have also been made in the recent past to set up the sewage treatment plants, development of electric crematoria, development of bathing ghats recreational areas etc. but in the absence of a comprehensive policy document, these isolated efforts have no significant impact on the environment of the city as whole.

3.0 Existing Characteristics

3.1 The following are the predominant characteristics of River Yamuna and its environs.

- i) River Yamuna enters Union Territory of Delhi at Palla, in the Northern and leaves Jaitpur in the South after traversing a distance of about 50kms the Union Territory of Delhi

- ii) Its spread varies from 1.5 kms. to 3.0 kms.
- iii) Nine Road Bridges and two Railway Bridges and three fair weather Pontoon Bridges cross River Yamuna.
- iv) Seventeen major drains are discharging untreated effluents into the river.
- v) The river bed gently slopes from 210 MSL in the North to 199 MSL in the South.
- vi) The area has an assortment of authorised and unauthorised uses like Samadhis, Cremation Grounds, Sports Complexes, Thermal Power Stations, Bathing Ghats, Unauthorised colonies, other unauthorised use and flyash dumping ponds mostly in the south of Wazirabad road, i.e. Zone 'O'.
- vii) Some of the pockets are being used for thick plantation and most of the River Bed area in Zone-O is under agriculture, horticulture and has a wealth of flora & fauna.
- viii) The continued encroachment in the River Bed Area aggravates the pollution in River Yamuna i.e. the land beyond the water course is being gradually filled up to carry out different kinds of construction activities in an unplanned manner.

4.0 Proposal

Keeping in view the various studies undertaken so far and the objects of Water Supply Augmentation, Pollution Abatement, Land Utilisation/Management, and Ecofriendly Development, the broad proposals are as under:

- i) It is proposed that the River Yamuna in Union Territory of Delhi be delineated as Zone 'O' which will require modification in MPD-2001.
- ii) The area is proposed to be divided into eight sub-zones characterised by distinct physical features & attributes and the measures for pollution abatement, land management and suggestive landuses with their possible locations have been given in detail in the report / plan annexed (Annexure-I). The summary of land utilisation proposals are given in Annexure-II.

5. *The proposal contained in para 4.0 above and the Master Plan modification given as under is placed before the Technical Committee for its consideration:*

The area of Zone - 'O' would increase from 6081 Ha. to 9700 Ha and that of Zone 'P' will reduce from 15707 Ha to 12107 Ha. and the northern boundary will extend upto NCTD-Haryana Border.

[Signature]

SR. NO. 7 / ITEM NO. 23/98/TC

SUB:DRAFT ZONAL DEVELOPMENT PLAN FOR PT. ZONES M,N, & P
(NARELA SUB-CITY)

F. 4(3)/98/MP

1.0 INTRODUCTION:

1.1 As per MPD-2001 notified on 1.8.90 the Zonal Development Plan for the Zones J to P shall be prepared as per the development needs. The zonal within divisional plans of the area shall be prepared under section-8 and processed under section-10 and simultaneously the modifications of the land use shall be processed under section 11-A of the Delhi Development Act.

1.2 Zonal Development Plan is for parts of zone M,N & P of the Urban Extension Plan so as to formulate the policy guidelines as per the urban extension plan and the development need of the Narela Sub-city.

1.3 Here and after the Zonal Development Plan will be referred as Zonal Development Plan for Narela Subcity.

2.0 LOCATION, AREA & BOUNDARY:

2.1 The area is located on west of G.T. Karnal Road (NH-1) and its by-pass and has a total area of 9866 hacts. Details are as given below:

Area under pt. Zone M	2257 Hact.)	
Area under Pt. Zone N	2767 Hact.)	(Refer Drg-2, Pg 4 of Report)
Area under Pt. Zone P	4842 Hact.)	

2.2 Its boundaries are as under:

North	-	NCTD Boundary
South	-	Boundaries of Sub-Zone C-1 & H-19.
East	-	G.T.Karnal Road & its by-pass (NG-1).
West	-	Western Yamuna Canal.

3.0 PROPOSAL:

3.1 The area planned for a population of 1.4 million with a work force of about 0.5 millions.

3.2 The approved zonal Plan of Zone I-1 for Narela as per MPD-1962 has been incorporated/retained.

3.3 The recommendations of MPD-2001 to provide sites for oil terminal, freight complex, metropolitan passenger terminal etc. have also been kept in view/provided while working out the land use plan.

3.4 The broad circulation system, land uses, work centres etc as envisaged in the Urban Extension Plan have been retained to the extent found feasible to be adopted.

3.5 The public & semi-public facilities are conceived to be provided in the facility centre sites identified in the plan and similarly the community centres will have the components of service centre which will take care of the uses to be assigned in such service centres.

Keeping in view the above, the following landuse break up emerges:

LANDUSE *	AREA(HACT)	PERCENTAGE
Residential	3029	41.6
Commercial	538	7.4
Public & Semi-public	933	13.0
Manufacturing	380	5.2
Utility	263	3.6
Government	30	0.4
Recreational	953	13.9
Transportation	1045	14.3
Water Bodies/Canals/Drains	111	1.6
Total:	7282	100.0

* The landuse break-up for area proposed to be developed/urbanised.

3.6 The landuse percentage stated above are different than those stipulated in MPD-2001 for Urban Extension Area mainly for the reason that the Master Plan landuses like Integrated Freight Complex, Metropolitan Passenger Terminal and the existing AIR land have been retained in the proposed landuse plan. This has resulted in lower assignment in land for residential and recreational land uses as stipulated in MPD-2001.

4.0 PROPOSAL:

The report of Draft Zonal Development Plan for part of zone M, N, & P (Narela Sub-city) alongwith the landuse plan is placed before the Technical Committee for its consideration. (The draft report and the proposed land use plan shall be laid on table).



Sub: Change of land use of an area measuring 37.5 HA from 'rural use Zone' to 'Utility' (400/220 KV Grid sub station) in Village Mundka on Rohtak Road West Delhi.

File No.F.6(1)/95/MP

The case was considered by the Tech. Committee in its meeting held on 21.11.1995 and the following decisions were taken:

1. The proposed sub station would also take into account the future load for the proposed urban extension in North of Dwarka sub city project and South of Rohtak Road.
2. No lower order sub station i.e. 66 KV/33 KV/11 KV would be developed by DESU in proposed urban extension and rural area in the vicinity without obtaining permission from DDA.
3. Considering the quantum of land being very large for this sub station, the Tech. Committee recommended to process the change of land use of the area measuring 37.5 HA from 'rural' to 'utility' (sub station) under section 11 A of the DD Act, 1957.

2. The case was further considered by the Authority vide Item No.18/96 dated 19/2/96 and the Authority resolved that the decision of the Tech. Committee be approved. Further Ministry of Urban Affairs and Employment has also permitted DDA to issue public notice for inviting objections/suggestions from the public for the said change of land use.

3. Accordingly, objections/suggestions were examined and it was observed that the some of the objections/suggestions were concerning fire and explosive department, Delhi Tourism & Transporation Development Corporation Ltd., Education Department GNCTD and Delhi Vidut Board. Therefore, the matter was referred to above 4 departments alongwith the plan showing the alternative sites just behind the proposed site for their observations.

DTDC Ltd., has observed that Corporation has no

objection for setting up of ESS in the suggested alternative site provided the high tension line does not pass above the Netaji Samarak at Tikri Kalan.

CFD has observed that from fire point of view the earlier proposed site along NH-10 is not suitable and they agreed for the alternative suggested site.


The Delhi Vidut Board stated that the LPG Bottling Plant of Indian Oil Corporation is located far away from the proposed sub station site and on the other side of the road, as such the same cannot be an hinderance to the work of the concerend agency. The Netaji Samarak is located on the other side of Rohtak Road adjoining the LPG bottling plant of IOC, thus, it is far way from proposed sub station site. It has further been stated by the Delhi Vidut Board that they have confirmed from the Patwari of the area that so called Sanskrit Vidhalaya having a few constructed rooms is an unauthorised construction located in the plot of land for the proposed sub station.

They have also observed that the road leading to Village Nilwal would cut across one corner of the proposed ^{alternative} sub station site and thus the required size of land for the sub station would not be available at the alternative location. However, since the site for the sub station was approved by the DDA, it is for the DDA to take a view of the alternative location taking into consideration the fact that the proposed 400/220 KV sub station which is very urgently required for meeting the growing power requirements of vast areas of West Delhi has already been

considerably delayed due to non availability of land for the same.

4. According to the Supreme Court of India order, the non conforming industries located in Delhi are to be relocated and for this purpose 2 sites have been broadly identified i.e. Bawana Narela upto GT Road and land adjoining to PVC market at Tikri Kalan. The 440 ESS site will have to be located in relation to the industrial area^{to be} developed by DSIDC adjoining to PVC market, because the major power share will be taken by these industries.

5. In view of the above the case is placed before the Tech. Committee whether to consider the original site along NH 10 for which the change of land use is already under process i.e. objections/suggestions have already been invited or to switch over to the alternative site for which the comments have been received from Delhi Vidut Board, Fire Department and Tourism Department or a new site with reference to the industrial estate being developed adjoining to PVC market at Tikri Kalan is to be considered.


Director (NCR, UE & PPR)

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Planning), DDA
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
7. Chief Architect, DDA
8. Addl. Commissioner (MPD), DDA
9. Addl. Commissioner (AP), DDA
10. Addl. Commissioner (DC&B), DDA
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, MOUAE
16. Sr. Architect (H&TP) CPWD
17. Chief Engineer (Plg.) DVB
18. Dy. Commissioner of Police (T)
19. Director (Landscape) DDA

Chairman

Member Secretary

SPECIAL INVITEES

1. Chief Engineer (Elect.) DDA
2. Addl. Chief Architect-I, DDA
3. Addl. Chief Architect-II, DDA
4. OSD (Project Coord.) DDA
5. Director (ZP) DDA
6. Director (AP)-I, DDA
7. Director (AP)-II, DDA
8. Director (Narela) DDA
9. Director (NCR & UE) DDA