

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(3)99-MP

Jan.25th, 1999

The 93rd Technical Committee meeting held on 13.1.99 at 11.30 am in Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.P.K.Ghosh, Vice Chairman (In chair)
2. Sh.Vijay Risbud, Commr.(Plg.)
3. Sh.Pradip Behari, Chief Architect
4. Sh.A.K.Jain, Addl.Commr.(UDP)
5. Sh.Chandra Ballabh, Addl.Commr.(AP)
6. Sh.K.K.Bandyopadhyay, Addl.Commr.(DC&B) Member secy.

T.C.P.O.

7. Sh.T.D.Bhatia, T.C.P.

MCD

8. Sh.Shamsher Singh, Addl.T.P.

LAND & DEVELOPMENT OFFICE

9. Sh.L.D.Ganotra, Eng.Officer

DELHI TRAFFIC POLICE

10. Sh.Sanjay Bhatia, ACP(Traffic)

DELHI VIDYUT BOARD

11. Sh.D.K.Suri, ACE(Plg. & SLDC)

SPECIAL INVITEES

12. Sh.R.K.Gupta, Chief Engineer, DSIDC
13. Sh.U.S.Govil, Asstt.Executive Engineer, DSIDC
14. Sh.R.K.Mathur, E.D.,DSO Indian Oil Corporation
15. Sh.Ramesh Sharma, DSO, Indian Oil Corporation
16. Sh.Jagdish Chandra, S.E(Plg.-I) DVB
17. Sh.P.S.N Raju, A.E.(Plg.-V) DVB
18. Sh.S.K.Jain, XEN(Plg.) DVB
19. Sh.S.K.Dua, S.E.(W)II, Delhi Jal Board
20. Sh.Chandu Bhutia, Associate Country Planner, L&B
21. Sh.Ravinder Singh, Inspector, Delhi traffic Police
22. Sh.C.L.Aggarwal, ACA-II, DDA
23. Sh.A.K.Gupta, Director(Dwarka), DDA
24. Sh.N.K.Aggarwal, OSD(Plg.), DDA
25. Sh.I.Mohan, Director(Plg.), DDA
26. Sh.K.L.Sabharwal, Director(AP-III), DDA
27. Dr.S.P.Bansal, Director(DC), DDA
28. Sh.S.Srivastava, Director(AP) I, DDA
29. Sh.Anil Barai, Director(NCR/Plg.), DDA
30. Sh.S.K.Bajaj, Director(W), DDA

31. Sh.B.L.Khurana, C.E.(Electrical),DDA
32. Sh.Y.L.Banka, C.E.(NZ), DDA
33. Sh.S.C.Anand, Joint Director(AP-I),DDA
34. Sh.P.V.Mahashabdey, Jt.Director(Rohini/Plg.),DDA
35. Smt.Archana Mahapatra, Jt.Director(DC),DDA
36. Sh.Vinod Sakle, Jt.Director(Plg.),Dwarka, DDA
37. Sh.K.P.Singh, Jt.Director(Hort.), DDA
38. Smt.Punam A.Dewan, Dy.Director(Land scape),DDA
39. Smt.Manju Aggarwal, A.D.(Plg.)Narela, DDA
40. Sh.Ashok Kumar, Director(Rohini),DDA
41. Sh.R.K.Jain, Jt.Director(MP),DDA
42. Sh.S.Dass, Dy.Director(Narela),DDA

DELHI DEVELOPMENT AUTHORITY
(DEVELOPMENT CONTROL & BUILDING)

NO.F.1(3)/99-MP

Dt. 25.1.99

Sub : Minutes of the 93rd Technical Committee meeting held on 13.1.99 at 11.30 AM in the Conference Hall, 5th Floor, Vikas Minar, I.P. Estate, New Delhi - under the Chairmanship of VC,DDA.

1. Item No. 1/99

Sub : 66 KV and 220 KV additional grid sub-station sites in Dwarka Project.

File No. F.6(10)98-MP

After detailed discussion Technical Committee approved the locations of additional 4 number 66 KV sub-stns. And 1 number 220 KV sub-stn. with the condition that plot size of 66 KV sub-stn. be reduced to 90 Mt. X 60 Mt. considering the scarcity of land and also such facility should be accommodated in the reduced size of plot using modern technological appliances. Technical Committee also observed that all future requirements of Dwarka sub-city as well as adjoining areas should be met by these grid sub-stns. as well as by earlier approved sub-stns. and no request for additional sub-stn. in future would be considered.

2. Item No. 2/99

Sub : Draft Zonal Development Plan for part zones M, N & P (Narela sub-city)

File No. F.4(3)98-MP

The observations received from Yamuna Action Committee, Land and Building Deptt. (Plg. Cell), GNCTD and Commissioner of Industries, GNCTD were discussed in detail in relation to development plans of Narela sub-city and part zone M, N & P and Technical Committee recommended that the matter be processed further for putting up to the Authority for necessary change of land use since broad land uses of Narela sub-city already approved as part of the urban extension plan of MPD-2001.

3. Item No. 3/99

Sub : Development of Oil Storage Terminal Complex at Holambi Kalan, Narela Project.
File No. F.20(8)96-MP

Since the proposal of Oil Storage Terminal Complex was part of Master Plan for Delhi-2001, the matter be processed for further change of land use and in the meantime NCR Planning Board may be requested to reconsider the request made earlier in this regard.

4. Item No. 4/99

Sub : Change of land use for alternative cremation ground in Sector-5, Rohini Phase-I.
File No. F.3(37)93-MP

The proposal of incorporating 30 mt. R/W road in the east of the site in place of 18 mt. R/W/ road in the east as was mentioned in the public notice was accepted by the Technical Committee and suggested for further processing of change of land use accordingly..

5. Item No. 5/99

Sub : Change of land use of an area measuring 11.61 Ha. (28.67 Acre) from 'Industrial' to 'Commercial' (6.07 Ha.) and 'Residential' (5.54 Ha.) at Hindustan Prefab Ltd., Jangpura, New Delhi.
File No. F.20(8)88-MP


The matter is postponed since VC, DDA desired to visit the site.

6. Item No. 6/99

Sub : Structure Plan for relocation of non-conforming industries in Bawana-Narela Areas.
File No. F.20(5)97-MP

After detailed discussion the Technical Committee approved the proposed structure plan with the advice that integrated scheme consisting of different land uses be processed for change of land use with the provision of adequate disposal of waste generated from the industries to be located here as well as necessary clearance from the point of view of environmental impact be ensured. Since town planning scheme with private participation to be given due importance, involvement of private developers in the module of 10 to 15 Acres of area be examined in detail

with respect to Khasra Nos. and land uses proposed therein making use of GIS which would facilitate the purpose of deciding development charges and the compensation aspect. This detailed scheme to be kept ready for deliberation in the first week of Feb. 1999.


(K.K.BANDOPADHAYAY)
ADDL.COMMR.(DC&B)
MEMBER SECRETARY

No.F.1(3)99-MP

Dated 25.1.99

Copy to:

1. OSD to VC for information of the latter.
2. Engineer Member
3. Principal Commissioner
4. Commissioner(Planning),DDA
5. Commissioner(LD),DDA
6. Commissioner(LM),DDA
7. Chief Architect, DDA
8. Addl.Commissioner(MPD)
9. Addl.Commissioner(AP),DDA
10. Chief Planner, TCPO
11. Chief Architect, NDMC
12. Town Planner, MCD
13. Secretary, DUAC
14. Land & Development Officer, MOUA&E
15. Sr.Architect(H&TP) CPWD
16. Dy.Commissioner of Police(T)
17. Chief Engineer(Plg.) DVB
13. Director(Landscape)
19. Secretary to Lt.Governor


(R.K.JAIN)
JOINT DIRECTOR(MP)

DELHI DEVELOPMENT AUTHORITY
(DEVELOPMENT CONTROL & BUILDING)

Draft minutes of the meeting of the 93rd Technical Committee held on 13.1.99 at 11.30 a.m. in the Conference Hall, 5th Floor, Vikas Minar, is placed below along with agenda notes.

Submitted for approval please.

(K. K. Bandyopadhyay)
Addl. Commr. (Plg.)/DC&B
15.1.1999

Commissioner (Plg.)

Vice Chairman, DDA

C (Plg.)

AC (DC&B)

Dir (DC)

JD (MP)

Asst. MP

25/1/99

JD (MP)

Dir (DC)

AC (DC&B)

JD (MP)

25/1/99

25/1

25/1/99

15/1/99

18/1/99

DDA, Dy No. 71-1A
Dated 22-1-99

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(3)99-MP

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30. Sh.S.K.Bajaj, Director(W), DDA

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Vikas Minar

31. Sh. B. L. Khurana, C.E. (Electrical), DDA
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ADDL. COMM. (DC&B)
MEMBER SECRETARY

No.F.1(3)99-MP

Dated 25.1.99

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- ✓ 4. Commissioner (Planning), DDA *28/1/99*
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
- ✓ 7. Chief Architect, DDA *UDF 28/1/99*
- ✓ 8. Addl. Commissioner (M&D) *28/1/99*
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- ✓ 18. Director (Landscape) *28/1/99*
19. Secretary to Lt. Governor

Special Invitees

- ✓ 20. Dir. (AP-I) *28/1/99*
- ✓ 21. Dir. (AP-II) *28/1/99*
- ✓ 22. Dir. (AP-III) *28/1/99*
- ✓ 23. Dir. (DC) *28/1/99*
- ✓ 24. Dir. (M&D) *28/1/99*
- ✓ 25. Dir. (T.I) — by hand to V.K.
- ✓ 26. Dir. (M&D 2021) by hand
- ✓ 27. Dir. (M&D) by hand
- ✓ 28. OSD (P.C) By hand

(R.K.JAIN)
JOINT DIRECTOR (MP)

15

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No. F.1(3)99-MP

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Contd...2/-

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33. Sh. S.C. Anand, Joint Director (AP-1), DDA
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DELHI DEVELOPMENT AUTHORITY
(DEVELOPMENT CONTROL & BUILDING)

No. F.1(2)99-MP

Dt. 15.1.99

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The list of the officers present in the meeting is at Annexure - I.

1. Item No. 1/99

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[Handwritten signature]

DELHI DEVELOPMENT AUTHORITY
(DEVELOPMENT CONTROL & BUILDING)


NO.F.1(2)99-MP

Dated: 11.1.99

MEETING NOTICE

The 93rd Technical Committee meeting of the Delhi Development Authority will be held on 13.1.99 at 11.30 A.M. in the Conference Hall, 5th floor, Vikas Minar, IP Estate, New Delhi.

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


(K.K. BANDYOPADHYAY)
ADDL. COMM. (DC&B)
MEMBER SECRETARY
Ph. 3311416 off.
Res. 5720946

I N D E X

SL.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	1/99	66 KV and 220 KV additional grid sub-station sties in Dwarka Project. F6(10)98-MP	1-3
2.	2/99	Draft Zonal Development Plan for part Zones MN&P (Narela sub city F.4(3)98-MP	4-7
3	3/99	Development of Oil Storage Terminal Complex at Holambi Kalan Narela Project. F.20(8)96-MP	8-13
4.	4/99	Change of land use for alternative Cremation Ground in Sector 5 Rohini Phase I. F3(37)93-MP	14-15
5.	5/99	Change of land use of an area measuring 15.36 ha. (38.0 acres) from "Industrial" to "Commercial Use" (6.06 ha.) and "Residential Use" (5.54 ha.) at Hindustan Prefab Ltd. Jungpura New Delhi. F.20(8)88-MP	16-17
6.	6/99	Structure Plan for Relocation of Non-Conforming industries in Bawana Narela Area. F.20(5)97-MP	18-24

-1- SRNo. 1/ITEM No. 1/99/T.C.

SUB: 66 KV & 220 KV ADDITIONAL GRID SUB-STATION SITES IN
DWARKA PROJECT.

(FILE No. F.6(10)98-MP.)

BACKGROUND/INTRODUCTION.

In the approved power plan (Sub-station and route alignment plan) of Dwarka, there are two(2) sub-stations of 220 KV and eleven (11) sub-stations of 66 KV. Besides these DVB has requested for four (4) additional 66 KV sub-stations and one(1) 220 KV substation for meeting the load requirement of SPS and Command Tank. The decision to hand-over five(5) additional sites to DVB was taken in a meeting held between VC, DDA & Chairman, DVB held on 11.7.97. Request has also been made by DVB for shifting of one (1) 66KV (G-8) sub-station from sector 19, phase-I which has already ear-marked/ handed over to DVB to sector-11, phase-I.

DETAIL EXAMINATION.

1. 66 KV ADDITIONAL GRID SUB-STATION SITES.

The case for allotment of 66 KV sub-station sites to DVB was put-up to Technical Committee as item No.31/98/T.C. in its meeting held on 26.5.98. The decision of the Technical Committee is as follows :

"Site at Sl.No.5 (sector-11) for 66 KV grid sub-station in Dwarka is approved. For remaining 4 sites land requirement may be reviewed by DVB so as to minimise loss of recreational area/ commercial land use. Technical Committee also desired that the size of grid sub-station may also be reviewed in general."

After the Technical Committee decision DVB was requested to furnish details on 9.7.98 for justification of areas for additional four(4) 66KV & one(1) 220KV E.S.S. sites along with clarifications regarding route alignments in view of location of sub-stations. The desired information was sent by DVB vide letters dated 31.7.98, 8.9.98, 30.10.98, 5.11.98, 9.11.98 and 20.11.98 (received on 7.12.98). The justification for areas of sub-stations given by DVB is as under.

"The requirement of land measuring 120mx90m for establishing a 66KV grid sub-station is not sufficient to meet DVB's

.....2/-

requirements and it may not be possible to reduce the same. This requirement has been worked out keeping in view the provision of 4 no. power transformers, 4 nos 66KV lines, 2 nos 66KV Capacitor Banks and keeping provision for 2 nos bays for future extension commensurate with the growth of power requirements of the concerned area."

2. 220KV ADDITIONAL GRID SUB-STATION SITE.

DVB has also conveyed its acceptance for 220KV additional grid-station for a site measuring 1.78 hac. (app.) in the recreational use (M.P. green area) in sector-19, phase-II.

3. ADDITIONAL ROUTE-66KV.

DVB has also given the tower line routes for the additional 66KV sub-stations keeping in view the location of additional 220KV sub-station.

PROPOSAL :

1. 66KV ADDITIONAL GRID SUB-STATION SITES.

The additional four(4) 66KV sub-stations required by DVB have been numbered and proposed as G-12, G-13, G-14 & G-15. The location of additional 66 KV sub-station sites are as follows :

<u>Sl.No.</u>	<u>Sub-station No.</u>	<u>Location in Dwarka</u>	<u>Land use/premises.</u>
1.	G- 12	Sector-13, Phase-II	Commercial (District Centre)
2.	G- 13	Sector-5, Phase-I	Recreational (M.P. Green area)
3.	G-14	Sector-23, Phase-I	-do-
4.	G-15	Sector-12, Phase-I	Commercial (District Centre)

The size of 66KV sub-station sites shall be 120mx90m as required by DVB.

2. 220 KV ADDITIONAL GRID SUB-STATION SITE;

1.78 ha (approx.) plot in sector-19, phase-II in recreational use (M.P. Green area) is proposed for additional 220KV sub-station (3rd) for DVB in Dwarka.

3. ADDITIONAL ROUTE OF 66KV.

The additional route for new 66KV sub-stations linking them with 220 KV sub-station is proposed as recommended by DVB. Pylons position are shown on the route at a distance of 200m to 250m. The actual location of pylons will be in accordance with the road cross section. These will be separately submitted by DVB to Director (Plg.) Dwarka for approval before execution.

All the above mentioned 3 proposals are indicated in composite plan, Dwarka, Phase-I & II and same will be laid on table.

RECOMMENDATION FOR CONSIDERATION.

The location of four(4) additional 66 KV sub-stations, one(1) location of 220 KV sub-station and additional route as stated in proposal above are placed before the Technical Committee for consideration and approval.



Vinod Sakle 22/12/98.
(Vinod Sakle)
Jt. Director (Plg.) DWK & IHC-VV.

Subject:- Draft Zonal Development Plan for part Zones M, N & P (Narela subcity).

F.4(3)/98/MP.

1.0 BACKGROUND:

The Draft Zonal Development Plan for part zones of M, N & P (Narela subcity) was considered in the Technical Committee, DDA in its meeting held on 7.4.98. The Technical Committee resolved as below:

" The Draft Zonal Plan may be circulated to concerned departments for their observations".

Accordingly the draft Zonal Development Plan (text and the Plan) were circulated to all of the concerned departments and the replies could be received from the followings only:

1. Yamuna Action Committee.
2. Land & Building Deptt. (Planning Cell), GNCTD.
3. Commissioner of Industries, GNCTD.

The observations have been examined and comments are given in the pages annexed with the agenda.

2.0 PROPOSAL:

The comments received from the above mentioned offices do not require any modification or change in the plan. However, some minor modification in the land use have been incorporated in the structure plan prepared for the Sawana-Narela area for relocation of industries. The proposed land use of the Zonal Development Plan for part zones of M, N & P (Narela subcity) follows:-

LANDUSE	AREA (HA)	%	REMARKS.
RESIDENTIAL	3165	42.9	Out of this 179 hac. is already established and 615 hac. is to be approved as a part of structure plan for balance 2371 hac. change of land use is to be processed under Zonal Development Plan.
COMMERCIAL	566	7.7	Out of this 218 hac. is already established, 192 hac. is to be approved as a part of structure plan and balance 156 hac. change of land use is to be processed for under Zonal Development Plan.

LANDUSE	AREA (HA)	%	REMARKS
PUBLIC & SEMI PUBLIC	875	11.9	Out of this 97 hac. is already established and 91 hac. is to be approved as a part of the structure plan and balance 687 change of land use to be processed under Zonal Development Plan.
MANUFACTURING	308	4.1	Out of this 216 hac. is already established and 92 hac. is to be approved as a part of Structure plan.
GOVERNMENT	16	0.2	Out of this 3 hac. is already established and for 13 hac. the change of land use is to be processed under Zonal Development Plan.
UTILITY/DRAIN.	327	4.5	93 hac. is to be established as a part of the structure plan and 234 hac. change of land use is to be processed under Zonal Development Plan.
RECREATIONAL	1029	14.9	342 hac. is to be established as a part of the structure plan and 687 hac. the change of land use is to be processed under Zonal Development Plan.
TRANSPORTATION	1079	14.7	181 hac. is to be established as a part of the structure plan and 898 hac. change of land use is to be processed under Zonal Development Plan.
TOTAL	7365	100.0%	
4.0 <u>RECOMMENDATIONS</u>			

The draft Zonal Plan for parts M, N & P. (Narela) is placed before the Technical Committee for its consideration and approval.

Approved by
Director

Signature

STATEMENT ON THE OBSERVATIONS RECEIVED IN REGARDS TO THE
DRAFT ZONAL DEVELOPMENT PLAN, NARELA SUBCITY CIRCULATED AS
PER THE TECHNICAL COMMITTEE DECISION (7.4.98).

Sl.No.	Name of the Organisation.	Observations received	Remarks of Narela Project/DDA.
1.	Yamuna Action Committee.	No Comments as the area of the Zonal Plan falls beyond the purview of the committee.	<p><u>Draft</u> Zonal Development Plan for Zones part 'M', 'N' & 'P' of Narela Subcity does not cover the area under the River Yamuna and its plains, hence no comments required.</p>
2.	Land & Building Department, Planning Cell.	<p>As per the NCR Plan and Direction of the Supreme Court, No development confirming to the provision of Regional plan can be undertaken within the NCR Region. While undertaking any development programme/projects it may be ensured that such project do not violate provision of the regional plan, specially the land use prescribed in it.</p>	<p>* Zonal Plan of Narela subcity has been prepared in conformity with the approved Urban Extension Plan-2001 of DDA.</p> <p>* Part of the Zonal plan of Narela subcity of the area extending beyond 100.0mt. road does not conform with the proposals of NCRPB Regional Plan urbanisable area. However, requests have been made to include the resultant area in the proposals of the NCR Regional Plan on account of the following reasons:</p> <p>i) Approved Zonal plan of Zone I-1 (Narela) already exists and approved by the Govt. of India.</p> <p>ii) Integrated Freight Complex has already been accorded approval by NCR Planning Committee alongwith the proposal for the jail in the area.</p> <p>iii) Site for relocation of industries in Bawana Narela on 1300 acres already approved by the NCRPB & the Supreme Court.</p> <p>iv) In Narela Project Area, consolidation of villages has already taken place for three villages and for 11 villages the notification for consolidation of land extension of Ialodora has been issued.</p>

Sl.No.	Name of the Organisation	Observations received	Remarks of Narela Project/DDA.
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considering the above facts the draft Zonal Development Plan indicates a consolidated proposal for the subcity so as to control unintended development.

3. Commr. of Industries (GNCTD)
- As per the orders of the Hon'ble Supreme Court the Brick Kiln units which were functioning in L.N&P zones as per the MPD provisions of 2001 and have now opted for upgradation of technology of fly ash, sand lime technology can set up their projects at the existing locations in L.N&P zones if it is permitted under law provided they obtain consent from DPCC and other necessary clearances.

These will be permitted in confirming land use and within the guidelines of environmental clearance from competent Authority.

permitted by DPCC (P&A) NP

Uen

Subject:- Development of Oil Storage Terminal Complex
at Holambi Kalan, Narela Project.

F.20(2)/96/MP.

1.0 BACKGROUND:

On the request of I.O.C. the proposal for Oil Terminal covering an area of about 330 acres (135 hac) was placed before the Technical Committee in its meeting held on 7.11.97. The Technical Committee resolved the following:

" After detailed discussion, Technical Committee desired that the opinion of NCR Planning Board for locating such major oil Storage Terminal in Delhi (Holambi Kalan) covering an area of about 330 acres may be obtained. It was also desired that the locational aspects may be further studied keeping in view the proposed alignment of peripheral Expressway.

A site visit of V.C., DDA & Commr.(Plg) was made alongwith the officers of the IOC and the location was found technically acceptable vide DDA letter dtd.16.6.98 of J.D.(MP) (Annexure-I). The case was forwarded to NCR Planning Board for their observations. The NCR Planning Board vide its letter dtd.16.10.98 gave the following observations:

" As per the Delhi Master Plan, the site is in 'Rural Agricultural Zone' and as per the Regional Plan-2001 this is under green belt/Green wedge, in which such activities are not permissible as per the provisions of Regional Plan. This is to mention that the NCR Planning Board suggested the activities to be relocated somewhere near Kundli in Haryana. The copy of the communication from NCR Planning Board is placed as an Annexure-II.

2.0 PROPOSAL :

In view of the observations of the NCR Planning Board the Technical Committee is requested to re-examine the location of this Oil Terminal. The draft Zonal Plan of Narela

: 9 :

Subcity and Structure Plan of Bawana-Narela area being prepared indicates the area under reference for commercial (Ware housing -Oil Terminal).

3.0

RECOMMENDATIONS:

The case is placed before the Technical Committee for consideration.

*Subcity and Structure Plan
By Dir (Pg)
NP.*

[Signature]
Dir (Pg) Nanda



NO. F. 20(8) 96-MP

-10-

ANNEXURE-I

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

विकास मिनार
VIKAS MINAR

इन्द्रप्रस्थ इस्टेट
INDRAPRASTHA ESTATE

FROM: R.K. JAIN
JOINT DIRECTOR (MP)

नई दिल्ली-2
NEW DELHI 110 016 JUN 1998

TO:

The Chief Regional Planner,
NCR Planning Board,
India Habitat Centre,
Lodhi Road, New Delhi.

Sub: Development of Oil Storage Terminal Complex at Holambi
Kalan in Narula Project.

Sir,

This is in continuation to this office letter dated 27.11.97 wherein the observations on NCR Plg. Board have been requested regarding location of major Oil Terminals in Holambi Kalan area in an area of 330 acres.

The copy of the agenda note along with the decision of the Tech. committee has already been sent to your office. The decision of the Tech. committee is being re-produced again for your ready reference:

"After detailed discussions Tech. committee desired that the opinion of NCR Planning Board for locating such major Oil Storage Terminal in Delhi (Holambi Kalan) covering an area of about 330 acres may be obtained. It was also desired that the locational aspects may be further studied keeping in view the proposed alignment of peripheral Expressway."

In view of above once again your views/observations are requested on the subject.

Thanking you,

Yours faithfully,

R.K. Jain
16/6/98
(R.K. JAIN)
JOINT DIRECTOR (MP)
16.6.98

Encl.: as above.



-ii-

ANNEXURE - II

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड NATIONAL CAPITAL REGION PLANNING BOARD

1st Floor, Zone-IV,
India Habitat Centre,
Lodhi Road, New Delhi-110003,
शहरी कार्य एवं रोजगार मंत्रालय
Ministry of Urban Affairs & Employment
Fax: No. 4642163

No. K-14011/25(AP)/98-NCRPB of the 16.10.98
Date: 16.10.98

To,

Shri A.L. Kapahi, Chief Operations Manager,
Marketing Division, Indian Oil Corpn. Ltd.,
Delhi State Office, World Trade Centre,
Barakhamba Road, New Delhi - 110001

SUB: LOCATION OF THE PROPOSED OIL TERMINAL AT HOLAMBI KALAN
(NCT-DELHI) AND KUNDLI (HARYANA)

Sir,

Please refer to your letter No. DSP/OPS/03A dated 7.9.98 followed by the visits of the Member Secretary on the above mentioned sites on 24.9.98. The proposal of setting up of Oil Terminal at Holambi Kalan in NCT-Delhi has been examined. The proposed site at Holambi Kalan falls within the green belt/green wedge as per the RP-2001 where such large scale activities is not permitted.

2. An alternate site for Oil Terminal has been suggested near Jagdishpur, Kundli (Haryana). Member Secretary, Chief Regional Planner and a team of officers consisting of Shri A.L. Kapahi, Chief Operations Manager (IOC), Marketing Division, Shri A.K. Garg, District Town Planner and others visited both these sites at Holambi Kalan (NCT-Delhi) and Jagdishpur (Kundli). A map showing both the sites is enclosed. The brief of the sites are as under:

A) HOLAMBI KALAN :

The site is located about 5 kms. from the G.T. Karnal Road, NH-1 situated opposite to Village Bhorgorn along the Delhi-Ambala railway line. The site is adjacent to the FCI godowns about 120 mts. apart. The present use of the proposed site is agriculture and a small portion about 3 acres is under orchards. The site as has been mentioned by the IOC officials proposed to connect with the 80 mts. wide

proposed Master Plan road (presumably the peripheral expressway). The peripheral expressway which had originally been proposed to pass close to the site is now being shifted northwards to Kundli in Haryana. At present there is no approach road to link the site except a narrow road passing through Narela and Bhargurh village and terminating at the level crossing on Delhi-Ambala Railway line. The proposed site measuring an area of 330 acres is fertile agricultural land and no land acquisition process has been started as yet. The Narela sub-city project lies eastern side across the railway line. As per the Delhi Master Plan the site is in rural agricultural zone and as per the RP-2001 this is under the green belt/green wedge, in which such activities are not permissible as per the provision of the Regional Plan.

B. SITE NEAR JAGDISHPUR IN KUNDLI

The site located about 5 kms. west of G.T. Karnal Road, NH-1 at Rai and approx. 10 kms. north of the Holambi Kalan site in Delhi. The site is approachable through metalled road situated along the Delhi-Ambala railway line. The proposed peripheral expressway will pass very close to the site. The site is in between the Harsana railway station and Rathdara railway station. Drain No. 8 passes through the site which can be used for disposal point for the treated sewage waste. The site is presently used for agricultural purposes and as per the Master Plan of Sonapat-Kundli, the proposed land use is agriculture which will have to be redesignated as 'public utility zone' after approval of the competent authority, in case the site is selected in principle. The proposed site is abutting major 65 mts. wide master plan road a 50 mts. wide green belt on both sides. The road can be strengthened to meet the traffic demands of the oil terminal of IOC. The important activity which is coming up at Kundli is the International fruit and vegetable market in an area of about 500 acres on NH-1.

During the discussion with the officers of Indian Oil Corporation Ltd. and Govt. of Haryana at PWD Rest House, Rai, Shri A.L. Kapahi, Chief Operations Manager, enquired that whether land can also be made available for housing complex to accommodate the officers and employees of the proposed oil terminal. Shri A.K. Garg, District Town Planner, Sonapat mentioned that the land for residential purposes for the employees of oil terminal complex could be made available either in Sonapat which is about 3 kms. away from the site or in the proposed residential sectors of Kundli project adjacent to the site. The Haryana Govt. can offer substantial amount of land for setting up of oil terminal at Kundli. He further indicated that the present cost of the land is approx. Rs. 5-8 lakhs per acre.

3. In view of the above, it is suggested that the proposed Oil Terminal may be located near Jagdishpur (Kundli) and the inter-state Sales Tax problems raised by Shri Kapahi may be taken up with the higher authorities by the NCR Planning Board.

Yours sincerely,



(R.C. AGGARWAL)
Chief Regional Planner

Encl : As above.

Copy to : Shri Vijay Risbud, Commissioner (Planning), Delhi
Development Authority, I.P. Estate, Vikas Minar, New
Delhi

SR.No-4/ITEM No.4/99/T.C.

**SUBJECT': CHANGE OF LAND USE FOR ALTERNATIVE CREMATION
GROUND IN SECTOR-5, ROHINI, PHASE-I.**

F.3(37) 93 m P

The Authority vide Item No. 26/95 dt. 17-4-95 had approved the proposal to change the land use for the Cremation Ground in Rohini Phase-I. Subsequently, on the approval of Central Government under Section 11/A of D.D Act : 1957, a Public Notice was issued on 23-4-97 inviting Objections/Suggestions for the modifications which is reproduced below:-

"The land use of an area, measuring 0.80 hac. (2 acres) located in Sector-V, Rohini, falling in Zone-'H' (North West Delhi-I) and bounded by 45 mtr. R/W road in the North, 18 mtr. R/W road in the East, Recreational/green buffer in the South and West, is proposed to be changed from 'Residential' to 'Public and semi-public facilities' (Cremation ground/Burial ground) (PS-7)."

2.0 In response to the Public Notice, two objections/suggestions were received:-

(I) Letter from Secretary of Residents's Welfare Association, Sector-V, dt. 25-5-97 conveying the acceptance of the proposal.

(II) Suggestion from Director (TT) to incorporate 30 mtr. Zonal Development Plan road in lieu of 18 mtr. ZDP road shown in the Site Plan and mentioned in the statement of modification describing the boundary of the land for which change of land use has been proposed.

3.0 Accordingly, the case was referred to Rohini Project Planning Wing by Area Planning Wing with the statement and part of Draft Zonal Plan of Zone H₂, showing the road in front of Cremation ground as 30 mtr. R/W road. The proposed modification has been incorporated in the layout plan of Sector-5 (Extension) on the approval of Commissioner (Pig.) (P-10/c) and the modified Site Plan showing the approach road to Cremation Ground as 30 mtr. in place of 18 mtr. is enclosed (P-101/c). The modification in the statement of change of land use is given below:-

"The land use of an area, measuring 0.80 hac. (2 acres) located in Sector-V, Rohini falling in Zone 'H' (North West Delhi-I) and bounded by 45 mtr. R/W road in the North, 30 mtr. R/W road in the East, Recreational/green buffer in the South and West, is proposed to

be changed from 'Residential' to 'Public and semi-public facilities'
(Cremation ground/Burialground) (PS-7)."

Proposal of change of land use alongwith the above modifications is
placed before the Technical Committee for its consideration.

11/12/98

11/12/98

SUBJECT OF SR. NO. 5 | ITEM NO. 51/99/TC MAY BE READ AS UNDER :

Subject : Change of land use of an area measuring 11.61 Ha.
(28.67 Acre) from 'Industrial' to 'Commercial
(6.07 Ha.) and Residential' (5.54 Ha.) at
Hindustan Prefab Limited, Jangpura, New Delhi.

File No. F.20(8)88-MP

SUBJECT :- Change of land use of an area measuring 15.36 ha. (38 acres) from 'Industrial to Commercial' use (6.06 ha.) and 'Residential' use (5.54 ha.) at Hindustan Prefab Limited, Jangpura, New Delhi.
File No. F.20(8)88-MP.

BACKGROUND:

1. The above change of land use has been approved by the Technical Committee vide its Item No. 97/95/TC dated 21/11/95 and subsequently approved by the Authority vide item no. 51/96 dated 17/6/96.
2. The Govt. of India, MOUA&E vide letter No. K-12011/8/91-DDIB dated 22/8/98 directed to DDA to invite the objections/suggestions from the public for the above change of land use under Section 11-A of DDA Act.
3. Accordingly, as per the direction of MOUA&E public notice was issued on 25/9/98 in response to the public objections/suggestions, the 3 objections/suggestions were received and the summary of the same along with Plg. Comments is as follows:-

S.No.	Date	Name & Address of Objector.	Objection/Suggestion	Planning Comments
1.	21/10/98	Sh. Sureshwar D. Sinha, Chairman, Panni Morcha, 73, Sainik Farms, Khanpur, N. Delhi-110062.	As regards, the land use of an area measuring about 11.61 ha. (28.67 acres) falling in Jangpura Zone 'D' (New Delhi) Area since the location is close to, the Yamuna River no high rise building with deep foundations and basement should be permitted as it would seriously effect the aquifers and aquitards of the area. Only two floors buildings with the basement may be permitted in the location.	The suggestion has no direct bearing on the proposed change of land use under process.
2.	6/11/98	Sh. A.D. Biswas, Jt. Town Planner (G) MCD, Nigam Bhawan, Kashmere Gate, Delhi-6.	The land use of the area falling in Jangpura which is proposed to be changed from 'Manufacturing' to 'Residential & Commercial' needs examination from the point of view of traffic circulation of the area. The existing roads adjoining the proposed site are already very congested & therefore the impact of commercial use has to be examined on the existing volume of traffic on adjoining roads.	Already 10 acres of land both sides adjoining to Mathura Road is already approved by the Ministry of Surface Transport in way back in 1956 to ease the traffic congestion/smooth circulation of vehicles.

3. 30/10/98 Sh. N.D. Aggarwal,
Company Secy. and
Manager (Law)
Hindustan Prefab
Ltd., Jangpura, New
Delhi-14.

1. Disinvestment Commission suggested that the land approved for change of landuse for a part of land is granted prior to strategic sale.

Purely administrative in nature and there is no bearing on planning.

2. HPL will develop 9 acres of land for commercial purpose and 6 acres for residential purpose and on the remaining 13.689 acres HPL operations will continue.

Change of landuse has been already taken up & the factory is to be shifted as per norms.

3. For the entire land on which the factory is presently functioning the area becomes non-conforming area and as soon as it becomes non-conforming area, Factory can not function, which will create problems of vacating the land and labour unrest.

The problem is clearly related with labour employee relations.

4. Hindustan Prefab Ltd. is a Central Govt. Enterprise and Central Govt. has not yet decided to close down its operations.

The MOU&E has already decided for the change of landuse.

5. Along Mathura road on both sides vacant land about 9-10 acres was kept vacant for approach road to HPL in the year 1956. This land was given to HPL by L&DO for care & Management to avoid encroachment. It is proposed that this land be earmarked for constn. of approach road to HPL in the MPD-2001.

Yes, the road alignment plan will be prepared accordingly and the proposal will be incorporated in MPD-2001.

6. The time frame for phased development is to be considered taking into consideration the approval of plans for providing one extra lane over Mathura Road over-bridge and other infrastructure. It will be seen by Local Body as when the Building Plans are to be submitted for sanction.

4. Above objections/suggestions alongwith planning comments are placed for consideration of Technical Committee.

Sh. N.D. Aggarwal
6.1.1999

After taking over possession of 740 Ac. of land out of the total 1300 Ac. (526 Hac.) notified for acquisition by the Deptt. of Ind., GNCTD, the Principal Secretary & Commissioner (Ind.) vide letter dated 20.6.97 requested DDA to process the change of land use of 740 Ac. (300 hac) of land from "agricultural to 'Industrial'".

2. TECHNICAL COMMITTEE DECISION:

The above referred proposal was placed in the Technical Committee of the DDA in its meeting held on 9.12.97 and the Technical Committee resolved

"Commr. (Ind.) be requested to submit the details of all the sites for proposed change of land use so that a comprehensive proposal can be proposed under section 11-A of D.D. Act."

The above decision of the Technical Committee was conveyed to Principal Secy. and Commr., Deptt. of ind., GNCTD vide DDA letter dated 9.1.98, however, no reply has been received so far.

3. HIGH POWERED PROJECT IMPLEMENTATION COMMITTEE:

In the meantime in a meeting of the High Powered Project Implementation Committee constituted by GNCTD held on 23.3.98 under the chairmanship of Chief Secretary, Delhi. It was decided that the Structure Plan for the entire area where the residential/non conforming industries were proposed to be located could be prepared by DDA which would facilitate approvals in respect of change of land use, etc.

4. MASTER PLAN FOR DELHI-2001 PROVISION:

For provision of additional industrial estates in Delhi, MPD-2001 stipulates as below:

"In the next two decades, to meet the expanding need of industrial units 16 new light industrial areas (total area about 1533 hac.) would be required to be developed in Urban Extension. Each industrial area shall have upto 5 units of industrial estates (UIE) of about 20 hac. each for specific use. 16

Extensive industrial activity in urban extension shall be confined within about 265 hac. area (at two locations). These areas shall be mainly utilised for shifting of existing incompatible industrial units."

As part of Master Plan for Delhi-2001 a plan of urban extension comprising of 30,000 hac. land was prepared and approved by the Authority vide item No.79 on 30.6.87. As per Urban Extension Plan the proposed site of 1300 acres (526 hac) falls in Ph. IV of the Urban Extension, where the proposed land uses are mainly residential & Recreational.

5. STRUCTURE PLAN PROPOSAL:

A structure plan has been prepared for the Bawana-Narela area (2366 hac.) bounded on east by Rly line, north by proposed 80 mt. road, west by existing Bawana-Puth Khurd road & south by 100 mtr. road which falls in the urban extension-2001, but is located beyond the urbanisable limits as per the NCR Regional Plan. However, the land already acquired by Deptt. of Ind., GNCTD for the purpose of the relocation in Narela-Bawana area has been agreed by the NCRPB. The Structure Plan has been prepared keeping in view of the following:-

- i) The land acquired by Deptt. of Ind., GNCTD for the relocation of industries.
- ii) The proposals of the Draft Zonal Development Plans of Narela and Rohini.
- iii) Indicative land use as proposed in the UE Plan-2001.
- iv) The proposed area shall only permit relocation of non-polluting industries.
- v) Development of about 462 hac. (1141 acre) area proposed for partial relocation of industries out of the total industries (51000) to be relocated as per the survey/applications received by the Deptt. of Industries/GNCTD.
- vi) The proposed industrial area shall not accommodate any new industries.
- vii) Development of residential areas for various categories indicating slum & JJ/Shifting of jhuggies etc. The proposed residential area will accommodate the likely industrial workforce.
- viii) Development of land for other related activities utilities & facilities, such as commercial, public & semi public uses ESS truck terminal and open spaces/recreational land use etc. as per the norms of MPD-2001.
- ix) Proposed MRTS route and the Holambi Palan MRTS station.

- x) No plot shall be more than 250 sqm. and less than 100 sqm. Area requirement for the plot less than 100 sqm. be accommodated in the flatted factories.

PROPOSED LANDUSE

LANDUSE	Area in Ha. A-(B+C)	Area within Narela Project B	Area within Rohini Project. C
RESIDENTIAL	721	615	106
COMMERCIAL	233	192	41
MANUFACTURING	462	92	370
PUBLIC/SEMI PUBLIC	104	91	13
RECREATIONAL	454	342	112
UTILITY & WATER BODY	104	93	11
TRANSPORTATION	288	181	107
TOTAL	2366	1606	760

The Deptt. of Industries, GNCTD shall obtain necessary approvals and take follow up actions:-

- Clearance of Delhi Pollution Control Committee/CPCB/ Environment Pollution (Prevention & Control) Authority
- Service Plans
- Detailed Plans of the industrial areas as per the norms of MPD-2001/Sub-division Regulations.

Draft Structure Plan was discussed with the Deptt. of Industries, GNCTD and DSIDC in a meeting held in the office of Addl. Commr. (PLg.) on 5.11.98. The Structure Plan was broadly agreed by DSIDC/Deptt. of Industries and recommended for approval from Technical Committee for processing change of land use. The proposed Structure Plan has been synchronised with the draft zonal plan for Narela and indicates the land uses accordingly. However, the proposed change of land use is being processed separately to avoid duplication. (ANNEXURE)

6. RECOMMENDATIONS :

The proposal is submitted to the Technical Committee for the consideration of the following:-

- Approval of Structure Plan covering an area of 2366 ha. (Partly falling in Narela and partly in Rohini Exten.) bounded on east by Railway line; north by proposed 80 mt. road; on west by Bawana-Puth Khurd road and on south by proposed 100 mt. road.

ii) Change of land use under Section 11-A of D.D. Act, 1957 for an area of 2366 ha. located in revenue villages of Rajpur Kalan, Bhorgarh, Holambi Kalan, Holambi Khurd, Sanoth, Iradat Nagar, Kera Khurd, Bawana, Puth Khurd from Rural use to:-

- i) 721 ha. for residential use.
- ii) 233 ha. for commercial use.
- iii) 462 ha. for manufacturing (light & service industries).
- iv) 104 ha. for 'Public and Semi-Public' use.
- v) 454 ha. for Recreational use.
- vi) 104 ha. for Utility/Water Bodies.
- vii) 288 ha. for Transportation.

As per MPD-2001 recreational utilities and circulation uses are permitted in all use zones. As such, it is not necessary to process change of land use of recreational, utilities/water bodies and transportation indicated at sl.no. (v) to (vii).

Abhyankar (Sd/-)

U.S.R.



THIS MAP HAS BEEN PREPARED FOR THE DELHI DEVELOPMENT AUTHORITY BY THE DELHI DEVELOPMENT AUTHORITY, DELHI, INDIA, IN 1974.

- LEGEND**
- | | | | |
|--|------------------|--|-----------------------------|
| | RESIDENTIAL | | UTILITY |
| | COMMERCIAL | | ELECTRIC SUPPLY |
| | INDUSTRIAL | | SEWERAGE |
| | WAREHOUSE | | DRAINAGE |
| | MANUFACTURING | | WATER SUPPLY |
| | LIGHT INDUSTRIAL | | PUBLIC & SEMI PUBLIC |
| | RECREATIONAL | | AGRICULTURAL & ALLIED INDUS |
| | GREEN BELT | | WATER BODY |
| | TRANSPORT | | |



Laid on Table

AGENDA ITEM FOR TECHNICAL COMMITTEE

SUBJECT: PERMISSION TO CARRY OUT THE WEIGH BRIDGE/
DHARAM KANTA ACTIVITY ON PLOT NO. B-1/1
REWARI LINE: PHASE-II

FILE NO: F.21(8)77/LSB(I)

BACKGROUND:

1. Plot No. B-1/1, Rewari Line, Phase-II was allotted to Shri Harbans Singh in lieu of his old premises at Motia Khan from non-conforming to conforming area for doing the job of sale/purchase of old motor parts. The possession of the plot was handed over to him on 5-8-78 and lease deed was executed on 22-4-91.
2. A complaint was received that the owner of the plot is carrying out the job of weigh bridge/Dharma Kanta in place of the activity permitted on the said plot i.e. sale/purchase of old motor parts. Accordingly, site was inspected by the officials of LSB(I) and it was found that the weigh bridge/dharam kanta is running on the said plot in the name and style of M/s Om Ram Dharam Kanta. After serving the show cause Notice and scrutinising the reply, filed by the owner, Lands Department has suggested for determination of lease deed. The case was referred to Planning Deptt., by VC for examination from planning point of view.
3. The case was placed before the T.C. on 23-9-98 under item no. 62/98 and was decided.
4. The case may be examined after the site inspection.

EXAMINATION:

5. The site has been ~~xxx~~ surveyed and copy of the survey plan prepared by the JD(S) is placed opposite at flag 'A' located at the crossing of 18 mtr. wide roads. On the east side of the plot after a plot (~~xx~~ open) there is a nallah and unauthorised colony known as Khazan Basti, thus, creating dead end. The plot under reference B-1/1 forms an integral part of the Mayapuri Industrial area phase-II, measuring 54 sq. yds. allotted for sale/purchase of old motor parts by DBA.
6. Weigh bridge/dharam kanta has not been covered in the text of MPD-2001, however, this is a facility catering the need of industrial area for weighing of both incoming and outgoing goods and would be considered as a commercial activity.

RECOMMENDATIONS: -

- 7 In view of the observations of Para- ^{SAC above.}, the case is placed before the Technical Committee for consideration of :
 - a) Determination of lease deed as suggested by Lands Department.
- or
8. The present activity of weigh bridge be allowed for light vehicles only, taking into consideration the width of the road and size of the plot subject to the conversion charges as per the rules.

[Signature]
11/6/99
Dir (AP) III
[Signature]
11/6/99
S-DCAP III

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 ~~DE~~, DDA
6. Director (AP)-I, DDA
7. Director (AP)-II, DDA
8. Director (Narela) DDA
9. Director (NCR & UE) DDA