

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या F1 (50)/85-MP

टिप्पणी

पत्रव्यवहार

विषय

Reg. Draft Minutes of meeting of Technical Committee
held on 12.12.85.

पिछले सदस्य

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1504-EP EM

11/12/85

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Minutes of the meeting of Technical Committee held on 12.12.85 at 3.00 p.m. in the Conference Room of Delhi Development Authority, Vikas Minar, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. J. K. Varshniya,
Engineer Member.
2. Sh. Ved Parkash,
Chief Architect (H).
3. Sh. R. G. Gupta,
Director (CP).
4. Sh. J. C. Gambhir,
Director (PPW).
5. Sh. S. C. Gupta,
Director (DC&B).
6. Sh. C. P. Rastogi,
Dy. Director (MP). (Convenor)
7. Mrs. I. P. Parate,
Asstt. Director (MP).

POLICE DEPARTMENT:

8. Sh. Kewal Singh,
Asstt. Commr. Police (Traffic).

LAND & DEVELOPMENT OFFICE:

9. Sh. T. S. Bassali,
Asstt. Engineer.

NEW DELHI MPL. COMMITTEE:

10. Sh. K. N. Rohtagi,
Chief Engineer (E).
11. Sh. V. P. Sharma,
Executive Engineer (B/g.)

DELHI ELECTRIC SUPPLY UNDERTAKING:

12. Sh. H. K. L. Kaushal,
Sr. Engineer (Plg. I)
13. Sh. V. K. Sakhuja,
Ex. Engg. (Plg. I).
14. Sh. D. K. Suri,
Ex. Engineer (Plg. IV).

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of the Technical Committee
to be held on Thursday the 12th Dec. at 3.00 P.M. in
the conference Room of Delhi Development Authority,
Vikas Minar, I.P. Estate, New Delhi.

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7. No Objection for land use for 400 KV S/Stn. at Karawal Nagar Trans Yamuna, Delhi. 10
F3(72)/85-MP
8. Change of land use for a pocket of land near Saidullah Zeb Village. 11
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9. Route alignment for the proposed 33 KV underground doubles to loop in and loop out-the existing 33 KV tower line at the new grid sub-station at Mazirpur Industrial Area. 12
F6(2)/85-MP-Pt.
10. Regarding approval of route for the proposed 33 KV U/G cable feeder from Pankha Road Grid S/Stn. to Janakpuri Distt. Centre S/Stn. 13
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11. Route alignment of 33 KV under ground cable feeder from Pankha Road Grid Sub-station to Janak Puri District centre sub-station. 14
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12. Location of cremation ground/grave yard in West Delhi. 15 to 16
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13. Regarding acquisition of land for the construction of Aya Nagar Bond No. III No objection there of. 17
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14. Allotment of sidtribution ship of SKV / LDO by Indian Oil Corporation. 18 to 20
F13(29)/85/CRC/DDA
15. Recouridation of allotment of alternative site to IBP at Saraswati Vihar. Public objections. 21 to 22
F100(52)/85-Impl./coml.
16. Allotment/Regularisation of land in unauthorised occupation of religious shrines in various section of R.K. Puram. 23 to 25
F3(5)/82-MP
(postponed)

3.

17. Construction of an additional Room on the open space in the front of drawing room for allottees of ground and first floor of pocket-B, Phase II, Ashok Vihar, Delhi. 26 to 29.
File No. 27/3/DCW.
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18. Regularisation of Madina Masjid at Mayapuri Industrial Area. 30
F6(1)/79-LSB(Instt.)
(postponed)
19. Approval of route for the tee-off U/G 33 KV feeder from existing O/H line between IP Station and Civil Line to provide duplicate feed to Town Hall grid sub-station. 31
F6(9)/85-MP
20. Route approval for the erection 2 nos. Terminal towers and laying of 4 nos. 33 KV under ground cable along Lawrence Road near Keshav Puram Primary school (MCD). 32 to 33
F6(6)/85-MP
21. Roofed construction of Sweepers quarters near Nigam Baidh store and Nigam workshop in zone C-1. 34 to 35
F 20 (36)/80 MP.

SUB:- Regarding premission to use the basement for printing units in walled City (Daryaganj) area and Commercial Complex in Delhi/New Delhi.
F3(39)/84-MP

The Representation from Delhi Printers Association is about the use of basement for printing units. It has been stated in the representation that printing industry has been recognised as a labour intensive service industry which is neither hazardous nor obnoxious. They have also pointed out the problems and harrasment faced by large number of printing units which have established mainly in the basements in commercial/industrial complexes. It has been stated that a large number of small printers are operating in the basements of newly constructed commercial complexes for which licences are not issued by the Municipal Corporation of Delhi. They have also quoted the DDA Resolution No. 177 dated 25th February, 1967 vide which DDA resolved that there may be no objection to use the basement in shopping centres to a tailoring, garment making unit or a printing press provided the basement is designed in shopping centres to a tailoring, garment making unit or a printing press provided the basement is designed and utilised within the overall permissible F.A.R. The Association has pointed out that under the provision of this resolution of the Authority number of small printers started operating in the basement of newly constructed commercial complexes. The main issue is that this activity shouldbe allowed in the basement of commercial complexes.

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2. The matter has been examined in detail both in the development control wing and in Prospective Planning Wing, keeping in view the present zoning regulations and also the proposed amendment as part of the Delhi Prospective Plan-2001. and it has been observed that basement after the amendment in the present regulations will be permitted to be used for printing presses in industrial areas and in the shopping areas provided the same is counted into permissible FAR and further, subject to health Regulations and licensing policy.

3. Also, according to building bye-laws of 1983, basement can be used for office or commercial purpose provided it is air-conditioned and provided further that the basement coverage is reckoned for the purpose of FAR but subject to health safeguards.

4. PPW have opined that the Master Plan for Delhi (as proposed to modified) has emphasized the need for conservation of the living urban heritage present in the form of walled city. The plan is under process of finalisation.

5. As part of this broad policy guideline, one of the actions recommended is shifting of Industrial units using acids, chemicals and inflammable material and also hazardous trades like plastic etc should be shifted on priority to the extensive industrial area and areas specifically earmarked for such trades respectively.

Contd...3/-

3.

Another pre-requisite outlined for environmental improvement of Walled City is shifting of warehousing and godowns and wholesale fruit and vegetable market. Since it may not be possible to shift and relocate the existing commercial activity, the need has been emphasized for delimiting the Commercial activities at present level. The policy given above regarding shifting of noxious and hazardous industries and trades and limitation of non-residential activities shall also apply to this area under reference.

6. The matter is placed before Technical Committee for its consideration.

DECISION

The Technical Committee noted that most of the area in the walled city including Darya Ganj, due to the indiscriminate use of the buildings/lands for various activities and uses, had lead to the degradation of environment of such areas and felt that there should be a strict enforcement and no residential premises including their basements should be allowed to be used against the authorised/sanctioned use. The technical Committee recommended that the printing presses should not be allowed in the residential premises including their basements.

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Item No. 2

SUB:- 33 KV underground feeder from Lahori Gate Grid
Sub-station to Town Hall Sub-Station.
(File No. F.6(14)/85-MP)

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A request has been received from Executive Engineer (Planning-I) D.E.S.U. to strengthen the power in feed capacity of existing 33/11 KV sub-station at Lahori Gate and Town Hall and to ensure un-interrupted power supply to Walled city area, it is proposed to inter-connect the above mentioned two sub-stations by means of a 33 KV underground cables along with pilot wire control cable. The route of the proposed cable is shown in drawing no. 13-4026 (page 2/cor.) placed on the table.

2. The proposal was duly examined in the City planning Wing and a meeting was held on 18.10.85 in the chamber of Director(CP) in which officials of DESU, DDA's Electrical Wing, M.P. Section and Perspective Planning Wing were present. It was recommended that the line should be laid under-ground. On S.P. Mukherjee Marg, the lines may be laid at the end of the footpath or in the verge between the main carriage way and service road preferably below the footpath, at the end of the road R/W, if possible, Distance from the central verge shall be 11 to 13 mt. and 17 to 18 mt.

3. The matter is placed before the Technical Committee for its consideration.

DECISION

The Technical Committee approved the proposal as given in para 2 of the agenda item.

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Item No 3

Sub: 33 KV Route alignment from Subzi Mandi Grid
S/stn. to proposed sub-station at Bahadur Garh
Road.
(File No. F.6(18)/85-M.P.)

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A request has been received from Executive Engineer (Plg.I) DESU in which he has stated that the power requirements of the old Delhi areas have been increasing at a tremendous rate. In order to meet the same effectively and efficiently, it is proposed to convert existing 11 KV Sub-station at Bahadurgarh Road into a 33/11 KV S/stn. This proposed 33/11 KV S/stn. would get its infeed power from existing 33 KV S/stn. at Subzi Mandi by means of 33 KV underground cables. The route of this cable has been shown on drawing no. 13-4321 (laid on the table).

2. The proposal was examined in the City Planning Wing of DDA and a meeting was held in the office of Director (CP) on 18.10.85 in which the officials of DESU, DDA Electrical Wing, M.P. Section and Perspective Planning Wing were present. It was recommended that the cable shall be laid underground at a distance of 1.50 to 2.0 mt. from the edge of the road.

3. The matter is placed before the Technical Committee for its consideration.

DECISION

Technical Committee approved the proposal as given in para 2.

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Item No. 4

SUB:- Route approval for the 33 KV O/H cum U/G feeder from UNIDC GRID sub-station Lodhi Road to proposed 33 KV S/Sta, at Defence Colony. (File No. F.6(8)/85-MP)

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A request was received from Ex. Engineer (Plg.) I, DESU to provide 33 KV feed to the proposed grid sub-station at Defence Colony, a 33 KV overhead-cum-underground feeder is proposed to be laid along the route shown in the drawing taken from zonal plans for zones D-19 and D-20 (laid on the table).

2. The overhead portion of the 33 KV feeder will be erected on 42 ft. long MS rails from the existing Lodhi Road grid S/Stn. along Lajpat Rai Marg and the existing nallah upto the railway line. Thereafter, two nos. 33 KV 3x300 sq.mm. underground cables shall be laid. These cables shall cross the railway line and will again follow the route along nallah upto the culvert from there the cables shall be laid along 40 ft. wide road upto proposed Defence Colony grid sub-station.
3. The case was examined in the City planning wing of D.D.A. and the same was discussed on 18.10.85 in the presence of officers of PPW, Director (DC&B), DESU and City Planning Wing. The case was recommended for approval subject to clearance from Delhi Urban Arts Commission of the portion opposite Jawahar Lal Nehru Stadium.
4. The matter is placed before the Technical Committee for consideration.

DECISION

The Technical Committee noted that the entire route alignment in front of Nehru Stadium should be underground. DESU officials who were present in the meeting agreed with the suggestion of the Technical Committee and requested that the route alignment be approved subject to that it should be laid underground.

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Item no. 5

Sub: Route approval for enrrection of single circuit 33 KV O/H cum U/G line from Okhla Phase II grid S/stn. up to the crossing Circular Chowk at Okhla Phase II.
(file no. F.6(11)/84/M.P.)

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A request was received from Sh. V.K. Sakhuja Ex. Engineer (Plg.I), D.F.S.U. for str nngthening the 33 KV feed system at Okhla Phase II area.

2. The case was examined ^{detail in} in City planning Wing of D.D.A. and was also discussed in a meeting held on 18.10.85 in the room of Director (CP) which was attended by the officers of DESU, DDA (Electrical Wing), M.P. Section and PPW. The following observations were made.

- i) That all the lines passing along community centre/district centre be kept underground.
- ii) Existing lines be provided underground as and when the same is required to be shifted.
- iii) The proposed overhead line across the road be in continuity with the existing overhead lines.

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

DECISION

The Technical Committee approved the proposal as given in para 2.

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Item No. 6

SUBJECT:- Requirement of land for establishing electric sub-station in NDMC area during 7th plan (1985-90) upto 2000 A.D. (File No. F-16(4.1)/85-MP.)

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Chief Engineer(Elect.) NDMC has submitted a proposal for requirement of land for establishing electric substations in NDMC area during 7th plan (1985-90) and upto 2000 AD. The anticipated peak load demand by the end of 7th plan is 200 MVA and upto year 2000A.D., about 500 MVA. On the recommendation of Central Electricity Authority, it has been decided that NDMC will receive power from DESU on 66 KV grid station instead of 11 KV by establishing its own 66 KV & 33KV grid stations.

2. NDMC has proposed 66 KV and 33 KV grid stations during 7th plan period and upto 2000 AD at following locations:

- | | | | |
|----|------------------------|---|--|
| 1. | Grid stations of 66 KV | <u>During 1985-90</u>
school lane,
Ashoka Road,
Vidyut Bhawan | <u>upto year 2000AD.</u>
Bird Road,
Electric Lane,
Nehru Park, Kidwai
Nagar, Keveter's
dairy. |
| 2. | Grid stations of 33KV. | Scinda House
Pent Nagar, Block
30 Race Course,
National Archives | On 26/28, Feroza-
Shah Road, 7
Jantar Mantar
Rd., 13/15
Bishamber Das
Rd., near
Parliament in blc.
114, block 85,
Rama Krishna
Mission Marg,
Aurangzeb Rd.,
Lodhi Estate,
Qutab Road,
Chanakyaपुरी. |

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For feeding the load to the nearby buildings NDMC has suggested to propose 3 to 4 11KV Switching Station near each 66 KV/33KV grid stations. The requirement of land for the proposed 66 KV/33KV stations has been marked by NDMC in the layout plan placed on the table.

3. DESU has provided information about the existing grid stations of 33 KV and 66 KV and similarly proposed stations for year 2001 within Urban Delhi. In NDMC area, 14 grid stations of 33 KV and 2 grid stations of 66 KV area in existence. In addition to this, one grid station of 66 KV at school lane and grid station of 220 KV at Park Street has been suggested by DESU to meet power requirement of NDMC area by year 2001. Location of existing and proposed stations has been indicated on the plan (laid on the table).

4. Power requirements of 2500 Mega Watts for Delhi in year 2001 has been worked out in consultation with expert group constituted in connection with preparation of Perspective Plan for Delhi-2001.

5. The proposal is placed before Technical Committee for consideration.

DECISION

The Technical Committee noted that the overall proposal submitted by NDMC should form part of the ~~distxxx~~ integrated scheme to be formulated and finalised by DESU for the distribution of electric loads for various parts of Delhi and advised to NDMC to take up the matter with DESU and after their approval may submit the same to the D.D.A.

The Technical Committee also advised to NDMC that if there is any specific case for the clearance from the land use point of view, the same may be referred through L&DO to DDA for clearance from land use point of view.

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[Signature]

Item No. 7

SUBJECT:- No Objection for land use for 400 KV S/Stn.
at Karawal Nagar Trans Yamuna, Delhi.
(file No. F.3(72)/85-MP.)

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A proposal has been received from D.E.S.U. for the issue of 'No Objection' for acquiring land measuring 600 x 520 mts. in Karawal Nagar (north of Wazirabad Road) in Trans Yamuna area for the construction of 400 KV Electric Sub-station.

2. The proposal has been examined and it is observed that earlier Authority vide its resolution No. 116 dated 16.3.84 approved the proposal for location of ESS Site measuring 750x1000 mtr. as shown in the plan (laid on the table) and now DESU has come up with a proposal to reduce the size to 600x520 m by changing its location slightly north wards.
3. From the planning point of view, the proposal was considered acceptable and the fact has since been conveyed to DESU in anticipation of approval.
4. The matter is placed before the Technical Committee for favour of consideration.

DECISION

The Technical Committee was informed that there is a strip of land between the site proposed for electric sub-station measuring 600 M x 520 M and the main road. The representative of DESU requested that the site be enlarged so that no land is left between the site and the road. The Tech. Com. agreed with the suggestion and approved the site measuring 780 m x 520 m for 400 KV sub-station at Karawal Nagar Trans Yamuna area, Delhi.

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Item No. 8

SUB:- Change of land use for a pocket of land near
Saidulla-Zab Village.
(File No. F20(23)/85-MP.)
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A proposal for change of land use from 'green belt' to 'residential' near the village Saidulla-Zab and on the opposite side of Saket across the road Mehrauli-Badarpur, of pocket of land, measuring 3.1 Hact. has been identified for the construction of houses/flats under SFS by the Housing & Urban Project Wing. The ownership of land belongs to Slum Department of the DDA and has not been reserved for Slum and J.J. Schemes but the same has not been utilised by them for any of their schemes so far. It is also not advisable to leave this land un-utilised because it is highly prone to encroachments.

2 It is proposed to utilise this land for the construction of flats under SFS for the allottees of Vasant Vihar SFS as an alternate allotment because the Vasant Vihar scheme was partly held up due to the dispute over the land ownership since last few years. This scheme shall specially benefit those allottees who would not find the flats in Vasant Vihar Scheme. Therefore, a scheme is envisaged which would have a provision of about 288 flats under SFS and the site plan is laid on the table.

3. It may also be mentioned that it may not be possible to compensate for the green due to the fact that in the nearby area there is no such pocket which can be converted from the residential to recreational purpose (green belt). The very fact that this scheme was earlier meant for residential purpose under the Slum & J.J. Scheme is now again proposed to be utilised for the residential purpose under the Self Financing Scheme.

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

Item No. 8:-

DECISION

The Technical Committee examined the proposal for change of land use from 'agricultural green belt' to 'residential' use for development and construction of housing scheme under the self financing category. The Technical Committee noted that the area is outside the present urban limits and is a part of urban expansion as ^{per draft} Delhi-2001 and recommended that after taking care of the right-of-way of the road, the land use of the site may be changed to the residential use and in the scheme to be prepared, facilities area be earmarked within the pocket according to the proposed norms.

or

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Item No. 9

SUB:- Route alignment for the proposed 33 KV underground cables to loop in and loop out the existing 33 KV tower line at the new grid sub-station at Wazirpur Industrial area. (file No. F.6(2)/85-MP-F)

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A request was received from Ex.Engineer(plg.) I, DESU to establish loop in and loop out their existing 33 KV Tower Line funning along Ring Road by means of underground cables. This is required with regard to 66/11 grid sub-station recently allotted to DESU by D.D.A.

2. This was examined in the City Planning Wing of D.D.A. and a meeting was held on 18.10.85 in the chamber of Director(CP) in which this case was duly discussed. It was recommended that a new proposed line which shall start from 33 KV Sub-station from Wazirpur Industrial area community centre will go along Ring Road as per standard section and then along western Yamuna Canal on either side. In this process, the existing high tension line going through Wazirpur Industrial Area Ph. I and II will be dismantalled by DESU at its own cost.

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

DECISION

Technical Committee approved the proposal as given in para 2.

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A. P. Singh

Item No. 10 and 11 ✓

SUB:- Approval of route for the proposed 33 KV
U/G cable feeder from Pankha Road Grid S/Stn.
to Janak Puri Distt. Centre S/Stn.
(File No. F.5(20)/85-MP)

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A request has been received from Sh. V.K.Sakhuja Ex.Engineer(Plg.I), DESU to provide 33 KV feeder to Janak Puri District Centre, where a 33 KV sub-station has been proposed to meet the power demand of commercial complex being developed by D.D.A. It has been proposed to allot 2 nos. 3x400 sq.mm. 33 KV U/G cables from their existing 66/33 KV substation at Pankha Road, as per the route shown in their drawing no. 13-4039.

2. The case was examined in a meeting held on 18.10.85 in the chamber of Director(CP) in which officers from P.P.W. D.C.Wing, DESU etc. were present. This is an underground cable and will be laid as per proposed section of 13 mtrs. right of way.

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

DECISION

Technical Committee approved the proposal as given in para 2.

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Item No. 11

SUB:- Route alignment of 33 KV underground cable feeder from Pankha Road Grid sub-station to Janakpuri District Centre Sub-station.
(File No. PA/DD/TT/85/721)
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A request has been received from Executive Engineer, (Planning-I), D.E.S.U. to provide 33 KV feed to Janak Purī Distt. Centre, where a 33 KV S/Strn. has been proposed to meet the power demand of commercial complex being developed by DDA, it has been proposed to lay 2 nos. 3x400 sq.mm. 33 KV U/G cables from existing 66/33 KV grid S/Strn. at Pankha Road as per the route shown in drawing no. 13-4039 (laid on the table).

2. The proposal was examined in the City Planning Wing of DDA and a meeting was held on 18.10.85 in the chamber of Director(CP) in which the officials of DESU, DDA'S Electrical Wing, M.P Section and Perspective Planning Wing were present. The case was discussed and it was recommended for approval subject to the condition that the cable shall be laid underground at a distance of 1.5 to 3.0 mt. from the edge of the 100 ft. r/w Road.

3. The matter is placed before the Technical Committee for its consideration.

DECISION

Technical Committee approved the proposal as given in para 2.

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*Deleted as it is covered under item no. 10.
S. Mohan Singh
10/11/85*

Item No. 12

Sub: Location of cremation ground/grave yard in West Delhi. (File No. F.2(66)/84/CS/D.D.A.)

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Location of cremation grounds and grave yards in the West, North-west and North Delhi as proposed by City Planning Wing, DDA.

2. In the last three to four years, some sites were suggested which later on were not accepted by the residents of the locality in a number of cases.

3. Total area of north-west Delhi bounded by O.T. Karnal Road, Ring Road urban limits of Delhi and Delhi Rewari Railway line is about 7500 hectares. Finally this area will accommodate 12 to 15 lakhs population.

4. In Master Plan of Delhi, 19 sites of cremation grounds and grave yards were proposed. Most of these sites were along River Yamuna and on out skirts i.e. in agricultural green belt/rural use zone sites developed along River Yamuna are acceptable to the people up to some extent but other sites which were on the out skirts of the urban limits as envisaged in the first Master Plan are objected by the residents of nearby areas as these areas have also become urbanised.

5. Locations have to be decided to serve the following areas :

- i) The cremation grounds and grave yards for Shalimar Bagh and Pitam Pura.
- ii) Cremation grounds and grave yards for Jahangir Puri and its adjoining areas.
- iii) Cremation grounds and grave yards for areas between Najafgarh Drain and Najafgarh Road.

6. For locating a cremation ground or a grave yard, following principles have been followed :

- i) A sizeable catchment area;
- ii) Proper approach roads so that vehicles can approach;
- iii) Sites should be allotted to the MCD which will finally develop/manage these sites.
- iv) Sites measuring about 1.00 hectares, each would be proposed for cremation ground/grave yard with facilities like drinking water, toilets, fuel depot etc. as the case may be.

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7. Taking all these points into consideration following sites are proposed to serve population of 12 to 15 lakhs

- i) One site for cremation ground one site of grave yard in the north of Road no. 50.- this area will be suitable for this type of activity. For this, area has to be acquired and then proper approach roads should be constructed.
- ii) A small electric crematorium near Sant Nagar (Shakur Basti) in green belt already developed by DDA.
- iii) A cremation ground and a grave yard on the western Boundary of Mangol Puri Indl. Area, Phase - I
- iv) A site for cremation ground and grave yard in the south of Rohtak Road between the drain and green areas developed by DDA.
- v) Regularisation of cremation ground on main Ring Road area in front of Pubjabi Bagh.
- vi) Cremation ground / grave yards in the north of Najafgarh drain and south of Paschim Puri Complex.
- vii) Regularisation of grave yard near Khayala Re-settlement colony.
- viii) The cremation ground and grave yard near Hasthal Translt Camps

8. A plan showing the proposed locations of cremation ground/ graveyard in the Union Territory of Delhi as per Master Plan 1961-1981 is laid on the table. A plan showing the existing proposed location of cremation ground/grave yard in the present case is also laid on the table.

9. The matter was also examined by the PPW, DDA and it is observed that in the western sector (under consideration) there are four cremation ground sites and one burial ground site, earmarked in the Master Plan for Delhi (as proposed to be modified). They are of the considered view that it would be desirable to make a few large sites well located considering the environmental and psychological affects rather than large number of sites dotted in the area, as proposed by City Planning Wing. In the Metropolitan Cities as the attitudes change, it may be desirable to go for electric crematoriums.

10. The matter was placed before the Technical Committee for its consideration, in its meeting held on 17.10.85 and it observed that all proposed sites should be inspected by Dir.(CP)/Dir.(PPW)/Dir.(DCW) and a report be submitted. It was desired that a few electric crematoriums sites may also be suggested specially in the West of Delhi.

11. It has been reported that the sites have already been inspected.

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

Item No. 12:-

The Technical Committee examined the proposal for the location of cremation grounds as per the note prepared by Director (CP) and observed that in a metropolitan city, it would not be desirable and proper to have a number of cremation sites spotted here and there as this use pollute the environment and also there is not much effective use of the surrounding area. Therefore, the Technical Committee was of the views that only large cremation sites should be developed in different directions as suggested by Perspective Planning Wing in the proposed modifications for Delhi-2001. The local bodies should be requested to take up these sites for proper development and to provide the facility of vehicles for bringing the dead bodies from the surrounding areas.

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S. J. M.

Item No. 13

Sub: Regarding acquisition of land for the construction of Aya Nagar Bund No. III - No objection thereof. (F.14 (31)/85-CRC/D.D.A.

A proposal is received from the Chief Engineer Irrigation & Flood, Delhi Administration, regarding issue of 'No objection certificate' in respect of land required for the construction of Aya Nagar Bund No. III which falls in the revenue Estate of Village Dera Mandi and is close to Haryana Boarder.

2. The proposal has been examined in the Perspective Planning Wing and it is observed that the land under reference is located in village Mandi as indicated by the Lands Deptt., on a copy of the land use plan (proposed to be modified laid on the table) and the details of Bund are given on Shajra Plan (laid on the table).
3. The matter is placed before Technical Committee for favour of consideration.

DECISION

Technical Committee desired that the proposal be examined by Development Commissioner of Delhi Admn. in the first instance.

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Item No. 14

Sub: Allotment of distributionship of SKO/LDO
by Indian Oil Corporation.
(File No. F.13(29)/85/CRC/DDA)

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The Indian Oil Corporation has been allotting the distributorship of SKO/LDO ('B' Class petroleum products) from time to time. At present, there are 56 such dealers and 17 others who do not have proper storage facilities. The allottees of dealership and also Indian Oil Corporation have been approaching the D.D.A. and other land owning agencies for allotment of sites for storage of SKO/LDO. It is felt that the allotment of such sites should follow certain guidelines as adhoc allotment may not be desirable. The following guidelines are recommended by the City Planning Wing :

a) Size of plot :

The Indian Oil Corporation have prepared a sketch plan for storage depot covering a size of 20 m x 20 m, for a capacity of 30 kilolitre of SKO/LDO (15 kilolitre each). After careful examination of the layout plan prepared by IOC, it is suggested that the size of the plot could be reduced to 15 m x 15 m for 30 kilolitre capacity of storage tanks. Presently, there is approximately one dealer per lakh population and therefore, one site per lakh population may be required.

b) Site Location :

The site should be located along such roads where oil tankers and other vehicles can reach without creating nuisance to the surroundings. Preferably such sites should be located on 80 ft. right of way roads and must be located away from heavily built up residential areas, and can be located in otherwise unsuitable open areas/spaces for such development use.

c) Group of sites :

Whenever feasible, such storage depot sites should be grouped together with suitable green buffer or other natural features.

d) Distance from Inter-sections :

- i) Not less than 100 mts. on roads upto 30 m r/w
- ii) Not less than 300 mts. on arterial roads.

e) Permissible construction :

- i) Maximum enclosed covered area permissible for construction shall be 15 sq.mts. The maximum area under covered shed shall be 20 sq.mts.
- ii) The construction shall be incidental to oil storage and for no other purpose.
- iii) The oil company shall prepare a detailed type design. This shall be approved by the D.D.A., Chief Inspector of Explosives, Delhi Urban Arts Commission and concerned local body. No

construction shall be undertaken unless the plans are approved. The type design shall be followed without any alterations.

f) Method of allotment :

The site to be allotted to Indian Oil Corporation on lines similar to petrol pump site. The Oil Company will be allowed to licence such sites to its authorised dealers/distributors.

2.) The proposal has been discussed by Director (CP) with his officers with the following observations :

- i) The minimum size for such a site should be 15m x 20m against the requirement of 20m x 20m submitted by IOC.
- ii) The small office/toilet space be permitted, but not more than 15 sq.mtr.
- iii) Such sites could be located in green areas, approachable on 80' r/w road and above.
- iv) The possibility of grouping 3 to 4 sites may be examined.
- v) Whenever possible, the site should be located near to the petrol pump site.
- vi) In all cases, plans be got approved from DDA/DUAC.

3.) The proposal was also considered in Development Control Wing and their considered view is that it will be difficult to find out sites for each individual retail dealer for SKO/LDO as now is the practice for LPG Gas Cylinder/godowns. Even for SKO/LDO gas cylinders, the suggestion of group, constituted by the Ministry, in its meeting in April, 1985 was that instead of allotting the separate sites for individual dealers for LPG stores, system should be based on centralised stores in various zones and should be controlled by the Oil Companies for distribution to retailers. It is suggested that a similar policy should be followed for kerosene oil storage. This is very important in view of the limited land available for planned development of Delhi and

and very high cost of acquisition of land.

4. The distribution of the kerosene is an activity required to be provided on neighbourhood level. As far as possible, the storage space for SKO/LDO should be located within the neighbourhood and such locations should be away from Master Plan roads (100' r/w and above).

5. The proposal has been examined in PFW and they have observed that

"The food and Supply Deptt. has not given any retail licence to these proposed depots. The retail licences are only issued to Fair Price Shops etc.

In view of this, to provide one depot at 1,00,000 population appears to be on higher side.

It may also be worthwhile to mention here that the gas godowns are to be accommodated in service centre."

6. The matter is placed before the Technical Committee for its consideration.

DECISION

The Technical Committee examined the proposal at length as per the note prepared by Director (CP) and observed that it would not be possible to satisfy Indian Oil Corpn. by way of allotting a large number of sites for Kerosene depots due to shortage of land and also such activity cannot be spotted here and there. The Technical Committee noted that Commissioner (Food and Supply), Delhi Admn. has indicated that they are not appointing the kerosene dealers except giving the licenses to the persons who are running the Fair Price Shops for which no separate kerosene depots are required. The Technical Committee desired that the information should be collected from Indian Oil Corporation and from other sources as to how this problem has been sorted out in other metropolitan cities like Calcutta, Bombay and Madras and the procedure followed in these metropolitan cities for the allotment of such sites.

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Item No. 15

SUB:- Recourideration of allotment of an alternative site to IBP at Saraswati Vihar- Public Objections- (file No. F100(52)/85-Dnpl/connl)

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A request was received from IBP for allotment of an alternate site for Rakesh Filling Station, 13-14, Smaipur Badli, Delhi, as the same was affected in the implementation of the Sanjay Transport Nagar of MCD on G.T.Karnal Road near the junction of Road No. 26 and Road No. 15. This area falls in Zone C-20.

2. In view of the Regulations as per 1962 Master Plan for Petrol Pumps and subsequently, development plan prepared by D.D.A. in the year 1972, which was duly approved by the Government of India vide their letter No. K-13012(4)/71-UD dated 11.6.73, a site for petrol pump was indicated in this particular location as the area around was fairly developed. The matter was referred to Director(Hort.) who stated that only 56 trees would be affected and while allotting the site, cost of these 56 trees may also be recovered. Taking into account that 56 trees are affected in the normal size of 120' x 100', as required for filling cum service station. A site of 100' x 55' for a filling station only was recommended for allotment and thereby, only 36 trees would be affected. Finally, the site in question was allotted to Indo Burma Petroleum Co. vide our letter No. F13(7)/84-CRC/DDA/1823 dated 3rd December, 1984 and subsequently the same was handed over to them after receiving a payment of Rs.9,940/-.

3. It is pointed out that the proposed site was located in the District Park of the area and soon after handing over the site to IBP Co., a representation from Delhi Teachers Co-operative House Bldg.Society was

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received who are tremendously agitated over the issue of allotment to IBP Petrol Pump site in this area. They have stated that the site allotted was a part of their area, which is not a fact as the site for their Society was allotted in two chunks in 'A' and 'B' Blocks and the land in between the two chunks, which is marked for District Park, was never allotted to them.

4. After receiving representations from local residents/society in which they have further stated that 80 to 90 trees, 7 to 8 years old, will be affected and this statement is also not a fact as only 36 trees are affected.

5. Therefore the matter was examined and Director(CP) has suggested in his note dated 8.8.85 that it may be seen for orders whether the site already allotted to IBP Co. be retained on this site or it be relocated in the near vicinity or elsewhere. Director(CL) has observed that the residents are tremendously agitated over the issue of allotment of petrol pump site and destruction of trees as it is a corollary to the basic facts that they dislike the very idea of having a petrol pump within the reach of their residential complex. The situation being so, D.D.A. may take into account the extent of agitation that they give rise in case the D.D.A. goes with this proposal and may better consider the allocation of some other site across the road towards the Rohini area or elsewhere after obtaining the orders of the competent authority.

6. The matter is placed before the Technical Comm. for consideration.

DECISION

Technical Committee examined the issue of resentment of Teachers' Co-operative House Building Society regarding location of petrol pump in Saraswati Vihar. The Tech. Com. desired that first of all, a few alternate sites may be put up for the consideration of Tech. Com. before a final decision is taken.

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Item No. 16

Sub: Allotment/regularisation of land in un-
authorised occupation of religious shrines
in various Sectors of R.K. Puram.
(F.3(5)/82-M.P.)

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The Ministry of Works and Housing and L&DO have written for the adjustment of religious institutional sites in R.K.Puram area. It was intimated Settlement Commissioner, L&DO vide letter no. IV.3(234)/70/74 dated 12.1.82 that certain religious institutions had encroached upon the government land in sector 6, R.K. Puram and these may be regularised on merits after taking clearances from the Chief Architects, CPWD. Latter on, layout plans prepared by C.P.W.D. to be forwarded to D.D.A. for its consideration. The details of these sites are as under :

Site No. 1 :

In the layout plan of sector 6, R.K. Puram, 5 plots have been suggested for various religious institutions by the side of existing nallah besides adjusting the existing religious shrines as regular sites. The open land between nallah and service road at the rear of existing quarters had been encroached upon by several religious institutions (10 nos.) In the detailed layout plan of sector 6, this land was shown as open space along nallah and it was adjusted as such in the draft zonal plan. It is observed that this open space behind the existing quarters has been proposed as open space and it does not make part of any integrated open space of the area and therefore,

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there seems to be 'no objection' for the utilisation of this piece of land for religious institutions by providing access roads as proposed in the layout plan prepared by the Chief Architect (CPWD drawing no. TP 2904/1). However, restriction of height of these religious buildings may have to be imposed as these are in the close proximity of existing residential complex.

This will, however, wider change of land use of about 0.46 hect. from 'recreational' use to 'religious institutions'.

2. Site No. 11:-

The Desk Officer, Ministry of Works & Housing vide letter no. K-13011/13/84-DDOOA dated 25.6.84 had informed that 'Sh. Gaur Devi Doss Dharam Sthan' has unauthorisedly occupied land measuring about 744.09 sq.mts. in sector III, K.K. Puram. L&DO is considering for regularisation of this area. This may require change of land use from recreational to institutional. The use of this land, as per the detailed scheme of the K.K. Puram as well as the draft zonal plan is 'green' along the nallah. Considering the location of the site, about 400 sq.mt. piece of land, between the nallah and the existing road towards

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east side of the plot occupied by Guru Ravi Dass Temple may be considered for utilisation for religious institutions. However it concerns envelope change of landuse from recreational to institutional.

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

DECISION

Postponed, as no representative from Ministry was present to explain the case.

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DRAFT AGENDA ITEM FOR TECHNICAL COMMITTEE

Subject:- Construction of an additional room on the front space in the courtyard in the front of drawing room for allottees of ground and first floor of pocket B, Phase II, Ashok Vihar, Delhi.
(file No. 27/8/DGW)

Residents Welfare Agency No. 53 of Ashok Vihar Phase II, Pocket 'B' have been representing to D.D.A. along with other grievances, various demands for modification of the housing units allotted to them. A few of their demands are listed below:-

- i) Closing of the entry door on the ground floor by putting a masonry wall so as to put a strong protection against thieves and utilise the lobby like space for storage purpose.
- ii) Construction of compound wall 8' to 10' high on the sides facing the district park so as to prevent intruders, thieves, burglars from the district park side which is in a form of a forest.
- iii) Covering of front verandah and balcony and also enclosing it on the external side by putting glazed steel frame with the grills so as to allow it to be used as a liveable room space.
- iv) Covering of rear court yard by an appropriate structure for converting into a liveable room and making necessary adjustments for relocation of doors and window openings for allowing ventilation.
- v) Construction of additional room /barsati on terrace floor with the facility of a toilet to meet increased family requirements.
- vi) Closing of the entry door on the first floor to the housing units and diverting the flight of stair case to the opposite direction to give approach directly to the front balcony to individual housing units.
- vii) Construction of an additional room by covering the front courtyard and enclosing it on sides by structural walls, doors, windows etc.

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2. For the above mentioned modifications, additional structural innovations various justifications were forwarded by the association at many times.

3. The most frequently advanced ground is that due family growth and consisting of grown up children, the accommodation of the housing unit falls inadequate and as such, for the full functioning of the family requirement, added room space is felt absolutely necessary. The individual allottees tried to solve this problem through the additions/alterations in the existing dwelling unit. This demand is supported by their association.

4. Considering the fact that there is an acute shortage of housing prevailing in Delhi as well as due to over-growing family size, it may have to be considered whether re-densification is possible in certain areas provided sufficient infrastructure facilities such as water supply, sewage system and circulation area are adequately made available in the area. Permission to construct barsati on the terrace and rooms in the front court-yard may be considered without sacrificing the safety and environment of the area. However, the beneficiaries might have to pay necessary charges for strengthening the existing infrastructure facilities. If the request is acceded in one area, then the same principle might have to be extended in other housing areas also and hence the pros and cons have to be considered.

5. In our concept for designing housing cluster for various economic and social classes, the standardised

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norms are adopted for providing a total floor space constituting rooms, toilets, kitchen etc. These standards of housing unit for a particular class of people conceived at a point of time, serves the need satisfactorily for a considerable period of expectancy. The same housing unit can never go matching with the requirement of the family expansion for an unlimited period. It was expected that family would shift to a larger house in due course according to improvement in the economic status of the family. It is absolutely unrealistic to modify the housing units constantly to match with the increasing space requirements of the 'family.' Besides other, such modification involves a total distortion of the concept and balances achieved through the designing of the housing clusters on the following factors.

- i) Distortion and violation of norms provided for coverage as allowed in group housing standards.
- ii) Violation in provision of set back norms as stipulated in Master Plan and Building Regulations for group housing as well as norms prescribed for ratio between total height of the building in relation to road width.

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- iii) Distortion and obliteration of aesthetical concepts and of facade treatment.
 - iv) Causing loss of harmony, distortion of street view and concepts of bulks and masses in the total scheme.
 - v) Delhi Urban Art Commission may also have serious objections to the proposal.
 - vi) Nothing should be done at the cost of structural safety of the building thereby jeopardising the lives of people.
- 6) The matter is placed before the Technical Committee for consideration.

DECISION

✓ The Technical Committee examined the proposal for construction of an additional room by the allottees of the ground and first floor of pocket B Phase II, Ashok Vihar and noted that the proposal is not going only to spoil the environment of the area but it would also affect the structural stability of the structure and hence it did not favour the proposal for approval.

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ITEM NO.18

SUB:- Regularisation of Madina Masjid at Mayapuri
Industrial Area (File No. F.6(1)/79-LSB(Instl.)
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A request was received from the President of Madina Masjid, Mayapuri, Rawari Line Block D-1, New Dibi to regularise the existing mosque.

2. The matter was examined in the Institutional Branch of DDA and allotment letter was issued by the Institutional Branch (F.2(4)/79-LSB(Instl.) wherein asking the Society to deposit a sum of Rs.27,893.00 and accordingly, this Society had deposited the same wide challan no. 48149 dated 8.6.81. It is reported that the Madina Masjid was constructed in the Industrial Area of Mayapuri in the year 1977.

3. It is stated that the religious use in a park of an industrial area is neither permitted nor permissible under special appeal as per the Master Plan of 1962/Zonal Plan. The same is also not permissible under Draft PDP-2001. It may now be considered as a case of change in landuse from 'Industrial Use' to Institutional(Religious).

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

DECISION

Deferred.

Refuse

SUB:- Approval of route for the tee-off U/G 33 KV feeder from existing O/H line between IP Station and Civil Line to provide duplicate feed to Town Hall grid sub-station.
(File No. E.3(3)/85-M.P.)

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A request has been received from Executive Engg. (Plg.I), DFSU in which he has stated that in order to meet the rapid growth in power demand in the walled city areas as well as to achieve the reliability of power supply at Town Hall grid sub-station, a duplicate 33 KV feed to this grid sub-station has been considered to be essential. Accordingly, it is proposed to lay one no. 3x400 sq.mm. 33 kv underground cable along with one no. 6x2.5 sq.mm. pilot wire control cable from the junction of Ring Road and Jamuna Bazar upto Town Hall grid sub-station and to connect the same to their existing 33 kv overhead feeder running along Ring Road. The route along which the cables are to be laid has been shown on the plan laid on the table.

2. The request was examined in the City Planning Wing on 18.10.85 in which the officers from PPW, DESU, Electrical Circle, DDA, MP Section were present and it was recommended that the line should be laid underground. These lines may be laid at the end of footpath or in the verge between the main carriageway and service road preferably below the main carriageway and service road preferably below the footpath, at the end of the road R/W if possible. Distance from the central verge shall be 11 to 13 meter and 17 to 18 mts.

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

DECISION

Technical Committee approved the proposal as given in para 2.

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ITEM NO.20.

SUB:- Route approval for the erection of 2 nos. Terminal towers and laying of 4 nos. 33 KV underground cable along Lawrence Road near Keshavpuram Primary School(MCD).
(file No. F.6(6/85-MP))

A request has been received from Executive Engineer (Planning I), D.E.S.U. in which he has stated that so shift existing tower of the 33KV overhead tower line from Azadpur to Rampura inside the premises of Keshavpuram Primary School(MCD), Lawrence Road, for which they are envisaging the erection of two nos. dead end towers and laying of 4 nos. 33 kv 3x300 sq.mm. under ground cable as per the drawing (laid on the table).

2. Subsequently, in their letter dated 2.8.85, it was stated that the distance of the 4 nos. cables to be laid have been shown in the ZPX section of the 150 ft. R/W road no. 37 and 80 ft. R/W road. Along the road No. 37, the 4 nos. cables are to be laid in the 8 ft. wide footpath and the first cable towards the road side will be at a distance of 40 ft. from the centre of road or at a distance of 35 ft. from the edge of the right of way.

Along the 80 ft. R/W road, the first of 4 nos. cables to be laid in the 16 ft. wide footpath has been shown as 25 ft. from the centre of the road as per ZPX section. No erection of tower line along a new route is involved in their proposal.

3. The matter was examined in the City Planning Wing of D.D.A. and was considered in a meeting held in the room of Director (CP) on 18th Oct., 85 in the presence of the officers from DESU, Electrical Circle, DDA, MP Section, P.P. Wing. in which it was observed that the proposal is to the shifting of an existing tower of 33 KV overhead line from Azadpur to Rampura which is passing through the premises of Keshopuram M/D Primary School Lawrence Road. DESU has proposed erection of two no. dead end towers which will be connected by 4 no. 33 kv 3x300 sq.mt. underground cables, as indicated in the drawing (laid on the table). The case was recommended for approval.

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

DECISION

Technical Committee approved the proposal which was shown in red line along the boundary wall of the school.

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Item No. 21

Subject:- Proposed construction of sweepers quarters near Nigam Bodh Store and Nigam Workshop in zone C-1.
(T.20(36)/80-M.P.)

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The Additional Town Planner, M.C.D. vide his letter No. TP/G.3949 dated 4.11.80 had forwarded a scheme for construction of sweepers quarters near Nigam Bodh Store and Nigam Workshop in zone C-1. The scheme was approved by the Standing Committee of the M.C.D. vide their Resolution No. 424 dated 4.10.79 was examined and it was observed that the total area of the scheme is 5.70 acres and is earmarked for 'Public and semi-public facilities' (P&T). The composite zonal development plan for zone C-1, 2, 3, 11 and 12 stands approved by the Government and the proposal will require change in land use from 'public and semi-public facilities' (P&T) to 'residential' use. The matter was also considered by the Technical Com. in its meeting held on 30.4.81 and the Technical Committee observed that:-

"the proposal of MCD falls in the area earmarked for the use of P&T Deptt. and so the P&T Deptt. may be consulted in the first instance and the ownership of the land may also be ascertained."

2. The P&T Deptt. was consulted in the matter and their views were sought on the above decision of the Technical Committee. The Dy. General Manager, P&T Deptt. vide his letter dated 14.4.83 has intimated that a total of 13.7 acres of land has been earmarked as P&T use out of which 5 acres is already under occupation of P&T Deptt. and the balance area may be restored to them. The details showing the area requirement has also been supplied by him as follows:-

Name of item	Open area in sq.ft.	Covered area in sq.ft.
1. Telephone Exchange (20,000 lines)	nil	87,120
2. Circle Store Depot	57,000	1,17,500
3. A/Ms Office	Nil	60,000
4. Automobile Workshop	50,000	36,500
	<u>1,07,000</u>	<u>3,01,620</u>

3. The Dy. Commr. (E), M.C.D. vide his letter dated 2.1.84 has again pursued the matter stating that since a suitable piece of land is not available in the area for the construction of residential accommodation to the maintenance staff as such the matter may be re-considered for change in land use of the area to residential.

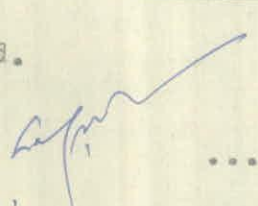
4. The proposal has been examined by P.P.W. in the light of draft Development Plan for Delhi-2001 and following suggestions are made:-

- i) 2.38 acres out of the total land may be reserved for construction of a new Telephone Exchange for 40,000 lines.
- ii) 0.65 acres may be reserved for the expansion of the G.P.O.
- iii) remaining 2.68 acres could be used by the M.C.D. for construction of their housing. A plan showing the above proposal is laid on the table.
- iv) P.P.W. has also stated that the area in question is part of "special area plan" (as part proposed Extensive Modifications - 2001) for which no land uses have been indicated on the plan for walled city.

5. The matter is now placed before the Technical Committee for consideration.

DECISION

Deferred.



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