

# दिल्ली विकास प्राधिकरण

अनुभाग Master Plans

फिसिल संख्या F. (20)/86-MP

दिपरां

पत्रक्यवहार

विषय

Reg. ~~Minutes~~ Minutes of the meeting of  
Tech. Committee held on 8/8/86. for appl of the Dir DeB

पिचबे सवसं

बाद के सवसं

DD MP



Placed opposite are the minutes of  
Technical Committee Meeting held on 8.8.86  
and minutes have been approved by the Technical-  
Committee. This may please be got authenticated  
from Director (DC&B).

15296 DC&B  
22/8/86

D.D. (M.P.I.)  
Director (DC&B).

Bag.  
22/8/86.

may kindly authenticate the minutes which  
were duly appd to-day in the T.C. (22/8/86).

Already appd by ve  
Pl. date in ans' on.

Sepul  
26/8/86 - l m d a s t  
22/8/86

ve / (M.P.I.)

Retalvey  
ve  
22/8/86

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ve  
1/9/86

DELHI DEVELOPMENT AUTHORITY  
(DEVELOPMENT CONTROL WING)

Sl. No. 3862-D  
Date 13/3/86

Draft minutes of the Technical Committee held on 8th August, 1986 at 11.00 A.M. in the Conference Room, Vikas Minar, New Delhi are placed below for kind perusal and approval.

*S.C. Gupta*  
(S.C. GUPTA)  
DIRECTOR (DC&B)  
11-8-1986

Encl. As above.

VICE CHAIRMAN

*Sent Approved subject to providing figures on page 4 in item no 4. and clarifying about last para on page 6.*

*Gupta*  
11/8/86

- Dir (DC&B)*
1. The area is 10,000 sq yds in item No. 16 p. 4.
  2. This request was point no. 1 in para 1 of item No. 21 of the agenda of T.C. submitted.

*ve.*

*S.C. Gupta*  
14/8/86

*Dr. Sri LMP, minutes also to be given on next meeting. 19/8/86.*

*Gupta*  
15/8/86

*PL cut the stencils from page no 1 to 7 as desired by the Dir DC&B.*

*P.S. to Dir DC&B (He was busy).*

*S.C.*  
19/8/86

*Step - 1*



①

DELHI DEVELOPMENT AUTHORITY

The following were present in the <sup>meeting held on</sup> meeting of the Technical Committee ~~at~~ 8.8.86:

DELHI DEVELOPMENT AUTHORITY

1. Sh. Om Kumar, Vice-Chairman Chairman
2. Sh. J.C. Ghambir, Director (PPW)
3. Sh. S.C. Gupta, Director (DC&B)
4. Sh. T.S. Punn, Addl. Chief Architect
5. Sh. PN. Dongre, Jt. Director (CP)
6. Sh. V.N. Sharma, Jt. Director (ZP)
7. Sh. D.K. Saluja, Dy. Director (CP)
8. Sh. C.P. Rastogi, Dy. Director (MP) Convenor

NEW DELHI MUNICIPAL COMMITTEE

9. Sh. V.K. Bansal, Dy. Chief Architect

MUNICIPAL CORPORATION OF DELHI

10. Sh. D.D. Mathur, Town Planner

LAND & DEVELOPMENT OFFICE

11. Sh. L.D. Ganotra, E.O.

DELHI ADMINISTRATION

12. Sh. M.B. Das, Architect

TOWN & COUNTRY PLANNING ORGANISATION

13. Sh. K.T. Gurumukhi, Town and Country Planner

SPECIAL INVITEES

DESU

14. Sh. B.R. Sawhney, S.E. (G.T.P) !
15. Sh. D.P. Gupta, S.E. (e) P ! For Item No. 1
16. Sh. H.K.L. Kaushal, S.E. (Pl.) I
17. Sh. D.K. Suri, Ex. Engineer (Plg.)
18. Sh. V.K. Sakhuja, XEN !
19. Sh. G.G. Sinha, XEN ! For Item No. 26

DIRECTORATE OF HEALTH SERVICES, DELHI ADMN

20. Dr (Mrs.) K. Gidwani, Additional Director For Item No. 19 & 25

Contd...2/-



2

DRAFT MINUTES OF THE TECHNICAL COMMITTEE  
HELD ON 8-8-1986 at 11 A.M. IN THE CONFERENCE  
ROOM, VIKAS MINAR: NEW DELHI FOR APPROVAL.

.....

In his opening remarks the Chairman of the Committee made it clear that this Committee will not like to consider the case where the change of land use is involved from green to any other use as he has the instructions from the highest quarters not to entertain such requests and (b) that cases where action on implementation has already been initiated, should not be pressed upon for obtaining ex-facto permission.

Item No.1 Gas Turbine Power project by DESU  
(F.6(1)86-MP).

.....

The representative of DESU explained that they have taken up this project adjacent to 'C' power station along Ring Road <sup>on</sup> ~~and~~ the land under their possession ~~for~~. This Unit has already been cleared by the Planning Commission and Public Investment Board and subsequently by the Cabinet, mainly to meet the power requirements in case of emergency. He further assured that there would not be any water pollution as the turbines are to run by petroleum liquied fuel and the air pollution shall be within the prescribed limits laid down by Central Pollution Control Board.

The Technical Committee discussed the proposal in detail and the <sup>Chairman</sup> ~~VC~~ observed that although he is not in favour of considering the item as ex-facto sanction yet keeping in view that the clearance has already been obtained from the Planning Commission, Public Investment Board and the Cabinet, would recommend the same for approval and taking necessary note in the recent modifications of Delhi Master Plan with a Perspective Delhi-2001 to incorporate the proposal.

Item No.2,3,4,5,6 & 7 - Postponed

Item No.8: Approval of route for the proposed 33 KV u/G cable from Indoor Stadium Grid sub-station of Delhi Gate grid sub-station.  
(Rxx F.6(13)85-MP).

.....

The Technical Committee observed that the proposal for underground cable from Indira Gandhi Indoor Stadium

✓  
S. P. S.  
11/8/86



grid sub-station to Delhi Gate grid sub-station is within the space specified within the road right-of-way for such services. The Technical Committee, therefore, recommended the approval of the same, however, subject to that no cutting of trees is involved and necessary permission from the land owning agencies and the local bodies maintaining the road right of way, is obtained.

Item No.9 - Postponed.

Item No.10: Approval of route for the proposed 2 nos. 33 KV cables from Rohtak Road 220 KV sub-station to Swatantra Bharat Mills 33 KV sub-station of DESU (F.6(12)85-MP).

.....

The Technical Committee observed that the proposal for two nos. 33 KV cables from Rohtak Road 220 KV sub-station to Swatantra Bharat Mills 33 KV sub-station are passing through the space specified within right-of-way for such services. The Technical Committee, therefore, recommended <sup>for approval</sup> further subject to that no cutting of trees is involved and necessary permission from the land owning agencies and the local bodies maintaining the road right-of-way is obtained.

Item No.11: Extension of existing 33 KVU/G cables from near 'X' shape railway bridge upto the proposed Gas turbine station near I.P. Station. (F.6(23)85-MP).

The proposal for extension of the existing 33 KV under-ground cable from Y shape railway bridge upto the proposed gas turbine station in the vicinity of 'C' power station is mainly passing along Bhairon Road and Ring Road at the space specified for such services as suggested in para 3 of the agenda and recommended that the same may be approved subject to <sup>that</sup> ~~that~~ necessary clearance is obtained from the Railway authorities, CPWD/PWD and the local bodies who are maintaining these roads before taking up the actual construction and further subject to that no cutting of trees is involved.

Item No.12 - Postponed.

Item No.13: No objection certificate for acquisition of land measuring 90 acres at village Chawla (F.14(4)85/CRC/DDA)

.....

The Technical Committee ~~was~~ discussed the proposal

Report  
17/8/2006



in detail submitted by Commandant 25th Battalion BSF of acquiring 90 acres of land in the vicinity of existing complex. Keeping in view the location of the land proposed to be acquired in different pockets around the complex, the Technical Committee recommended for a 'no objection' for utilisation of this land as part of the complex, however, subject to (a) that BSF has already obtained the administrative approval for this proposed acquisition (b) funds are available for this purpose and (c) that after the ~~xx~~ acquisition proper and integrated layout plan is prepared and submitted for approval.

Item No.14 Change of land use of about 70 acres of land from "~~Agricultural Green~~" belt to LPG <sup>Residential use</sup> Gas Station at Madan Pur Khadar, Delhi. <sup>botilmy plant</sup>  
F.20(18)86-MP.

.....

The representative of Indian Oil Corporation who was present in the meeting explained the case. It was noted that that site which has been acquired is different than the one shown in the modifications published in Delhi Master Plan on 6-4-85. IOC explained that because of the high tension line, the land has been ~~xx~~ acquired adjacent to the earlier site, the area is not affected and is available in one chunk. The Technical Committee observed that the site under ref. forms part of the area which is identified as part of the land which may be used only after/<sup>the</sup> river channelisation scheme is finalised and approved. It was also observed that the Delhi Urban Art Commission has <sup>proposed</sup> specific uses <sup>after</sup> of river channelisation <sup>is finalised for</sup> in the ~~xx~~ utilisation of land so available, it was felt that views of DUAC be obtained at the first instance.

Item No.15: Allotment of addition land for 66 KV sub-station at Civil Lines.  
F.6(12)83-MP.

.....

The Technical Committee observed that the additional land under reference required for 66 KV sub-station forms part of the District Centre (Khyber Pass) and observed that a tentative scheme of this Centre has already been formulated, the Technical Committee desired that the proposal of allotment of land be examined, keeping in view the scheme of the District Centre by the Chief Architect, DDA.

11/2/86



Item No.16: Dev. MR plan of the premises based to Aggarwal Jain Temple Society, Jai Singh Pura, New Delhi. F.3(12)64-MP.

.....

The representative of Aggarwal Jain Temple Society who was present in the meeting explained that at the time when New Delhi plan was prepared a large chunk of land was owned by them. However, when the land was acquired, an area measuring 97 <sup>10,000 sq. yds.</sup> ~~acres~~ was leased out to Aggarwal Jain Temple Society and similarly to Khandelwal Jain Temple Society. In the premises of Aggarwal Jain Temple there are 75 families for which the Land & development Office, referred the cases to the DDA for rehabilitation on a piece of land measuring about 1800 sq.yds., the scheme has been prepared at a number of times but no final decision is yet taken.

*Refer*

The Technical Committee observed that the scheme now prepared to accommodate 75 dwelling units is on an area measuring about 2000 sq.yds. as it is ~~difficult~~ <sup>difficult</sup> to adjust the scheme in 1800 sq.yds. The Technical Committee ~~recommended after detailed discussions~~ <sup>the</sup> that the scheme as proposed may be considered for approval, however, subject to that the case be processed for change of land use. The Technical Committee, ~~however,~~ <sup>also</sup> desired that a total comprehensive scheme be prepared for both the complexes by the L&DO and the NDMC where ~~the~~ <sup>a</sup> representative of DDA may also be associated and due care for improvement of the circulation of the area be taken.

Item No.17: Request from DESU for lease of 4.475 acres of land for the expansion of existing 33 KV switch yard out of S.No. 211 and 212, Dhaula Kuan, New Delhi.

~~F.3(12)64-MP~~ <sup>F.3(32)80-MP</sup>

The matter was <sup>e</sup> explained by the representative of DESU. After the detailed discussions because of its location being on the VIP route (Dhaula Kuan), <sup>Chairman</sup> ~~he~~ desired that he would like to inspect the site before taking the final decision.

Item No.18: Postponed.

*Refer*  
*17/8/86*



Item No.19: Proposal for a 100 bedded hospital in  
Bawana Village  
F.20(12)85-MP.

.....

Dr. Mrs. Gidwani, Director, Health Services, Delhi Admn. explained that the proposal which they have submitted to the DDA is for a hospital in village ~~in~~ ~~Pooth~~ ~~Khurd~~ which is about 7 to 8 Kms. from the Rohini scheme. She further explained that it will not be feasible to have a hospital at Bawana and ~~request~~ ~~of~~ ~~Delhi~~ ~~Admn.~~ ~~to~~ ~~acquire~~ ~~the~~ ~~site~~ ~~for~~ 100 bedded hospital in Alipur Block at ~~Pooth~~ ~~Khurd~~ be cleared. The Technical Committee, keeping in view that the village ~~Pooth~~ ~~Khurd~~ is about 7 to 8 Kms. from Rohini Scheme, recommended for approval of the site for a ~~hospital~~ as proposed by Delhi Admn., subject to that land if required for circulation be left.

Item No.20 - Postponed.

Item No.21: Change of land use from Green to Institutional (Educational) about 100 acres of land for Indira Gandhi National Open University near Madan Garhi, New Delhi.  
F.20(11)86-MP.

.....

At the outset, the Chairman stated that he is not in favour of changing the land use from 'green' to any other use. Shri S.C. ~~Rajpai~~, Chief Consultant of Indira Gandhi National Open University explained that the land under ref. has been allotted/transferred by the Development Commissioner, Delhi for this University. The foundation stone has already been laid at this site by the Hon'ble Prime Minister. He further explained that the quantum of construction on this 100 acres site will be very limited and they proposed to utilise the major portion with plantation etc. He also explained that in addition to this 100 acres, they have requested the Delhi Admn. to allot them another 50 acres to be exclusively used for green and nursery. Keepin in view the above points, the

Technical Committee recommended that the site under ref. may be adjusted as a University site and the same be incorporated in Delhi's Perspective Plan-2001 subject to that out of 100 acres, a chunk of 50 <sup>to go</sup> acres be exclusively used for plantation and greenery, ~~and only~~ 50 acres <sup>Out of balance</sup> ~~be planned~~ <sup>may be planned</sup> for buildings required for the university, to the minimum extent for which the regulations may be worked out after obtaining

Vajpayee

Ref. 11/12/86



the requirements of <sup>the</sup> A University.

Shri Bajpayee also submitted that as at present they are functioning from a number of buildings, they have a proposal to have a temporary <sup>Campus</sup> ~~Campus~~ on this site to accommodate about a lakh of sq.ft. of area in the form of ~~a~~ temporary construction and requested ~~the DDA~~ to consider their proposal. The Technical Committee observed that in view of the recommendations above, the temporary construction may be allowed for the functioning of the University.

Shri <sup>vajpayee</sup> Bajpayee also explained that DDA has also taken up the scheme for the construction of houses in the near-by area and requested that this area may also be declared as the 'Development area' of the Authority. The Technical Committee agreed.

Was this request made?

Item No.22 and 23 - Postponed.

*[Signature]*

11/8/86

yes pl.. it was pt. no 1. request.



DELHI DEVELOPMENT AUTHORITY

The following were present in the meeting of  
Technical Committee held on 8.8.86.

DELHI DEVELOPMENT AUTHORITY

1. Sh. Om Kumar, Vice Chairman Chairman
2. Sh. J.C. Ghambir, Director (PPW)
3. Sh. S.C. Gupta, Dir. (DC&B)
4. Sh. T.S. Punn, Addl. Chief Architect
5. Sh. P.N. Dongre, Jt. Dir. (CP)
6. Sh. V.N. Sharma, Jt. Dir. (ZP)
7. Sh. D.K. Saluja, Dy. Dir. (CP)
8. Sh. C.P. Rastogi, Dy. Dir. (M.P) Convenor

NEW DELHI MUNICIPAL COMMITTEE

9. Sh. V.K. Bansal, D. Chief Architect

MUNICIPAL CORPORATION OF DELHI

10. Sh. D.D. Mathur, Town Planner

LAND & DEVELOPMENT OFFICE

11. Sh. L.D. Ganotra, E.O.

DELHI ADMINISTRATION

12. Sh. M.B. Das, Architect

TOWN & COUNTRY PLANNING ORGANISATION

13. Sh. K.T. Gurumukhi, Town & Country Planner

SPECIAL INVITEES, DESU

14. Sh. B.R. Sawhney, S.E. (GTP) !  
! For item no. 1  
!
15. Sh. D.P. Gupta, S.E. (E) P !
16. Sh. H.K.L. Kaushal, S.E. (Pl.) I
17. Sh. D.K. Suri, Ex. Engineer (Plg.)
18. Sh. V.K. Sa-khuja, XEN !  
!
19. Sh. G.G. Sinha, XEN !  
! For item no. 26  
!



Draft Minutes of the Technical Committee held on 8.8.1986 at 11 A.M. in the Conference Room, Vikas Minar, New Delhi for approval.

.....

In his opening remarks, the Chairman of the Committee made it clear that this Committee will not like to consider the case where the change of land use is involved from green to any other use as he has the instructions from the highest quarters not to entertain such requests and (b) that cases where action on implementation has already been initiated, should not be pressed upon for obtaining ex-fact permission.

Item No. 1:

Sub:- Gas Turbine Power Project by DESU.  
(F.6(1)/86-MP).

....

#### DECISION

The representative of DESU explained that they have taken up this project adjacent to 'C' power station along Ring Road on the land under their possession. This Unit has already been cleared by the Planning Commission and Public Investment Board and subsequently by the Cabinet, mainly to meet the power requirements in case of emergency. He further assured that there would not be any water pollution as the turbines are to run by petroleum liquid fuel and the air pollution shall be within the prescribed limits laid down by the Central Pollution Control Board.

The Technical Committee discussed the proposal in detail and the Chairman observed that although he is not in favour of considering the item as ex-fact sanction yet keeping in view that the clearance has already been obtained from the Planning Commission, Public Investment Board and the Cabinet, would recommend the same for approval and taking necessary note in the recent modifications of Delhi Master Plan with a Perspective Delhi-2001 to incorporate the proposal.

Item No. 2, 3, 4, 5, 6 and 7:- Postponed.

Item No. 8:-

Sub:- Approval of route for the proposed 33 KV U/G cable from Indoor Stadium Grid sub-station of Delhi Gate grid sub-station.

....

The Technical Committee observed that the proposal

contd....2/-



for underground cable from Indira Gandhi Indoor Stadium grid sub-station to Delhi Gate grid sub-station is within the space specified within the road right-of-way for such services. The Technical Committee, therefore, recommended the approval of the same, however, subject to that no cutting of trees is involved and necessary permission from the land owning agencies and the local bodies maintaining the road r/w is obtained.

Item No. 9:-

Postponed.

Item No. 10:-

Sub:- Approval of route for the proposed 2 nos. 33 KV cables from Rehtak Road 220 KV sub-station to Swatantra Bherat Mills 33 KV sub-station of DESU. (F.6(12)/95-M.P.)

...

#### DECISION

The Technical Committee observed that the proposal for two nos. 33 KV cables from Rehtak Road 220 KV sub-station to Swatantra Bherat Mills 33 KV sub-station are passing through the space specified within r/w for such services. The Technical Committee, therefore, recommended for approval, further subject to that no cutting of trees is involved and necessary permission from the land owning agencies and the local bodies maintaining the road r/w is obtained.

Item No. 11:-

Sub:- Extension of existing 33 KV U/G cables from near 'X' shape railway bridge upto the proposed Gas turbine station near IP Station. (F.6(23)/95-MP).

...

The proposal for extension of the existing 33 KV underground cables from 'Y' shape railway bridge upto the proposed gas turbine station in the vicinity of 'C' power station is mainly passing along Bheiron Road and Ring Road at the space specified for such services as suggested in para 3 of the agenda and recommended that the same may be approved subject to that necessary clearance is obtained from the Railway authorities, CPWD/PWD and the local bodies who are maintaining these roads before taking up the actual construction and further subject to that no cutting of trees is involved.

Item No. 12:-

Postponed.

contd.....3/-



Item No. 13:-

Subject:- No objection certificate for acquisition of land measuring 90 acres at village Chhawi. (F.14(4)/85/CRC/DDA.)

....

The Technical Committee discussed the proposal in detail submitted by Commandant 25th Battalion BSF of acquiring 90 acres of land in the vicinity of existing complex. Keeping in view the location of the land proposed to be acquired in different pockets around the complex, the Technical Com. recommended for a 'no objection' for utilisation of this land as part of the complex, however, subject to (a) that BSF has already obtained the administrative approval for this proposed acquisition (b) funds are available for this purpose and (c) that after the acquisition proper and integrated layout plan is prepared and submitted for approval.

Item No. 14:-

Sub:- Change of land use of about 70 acres of land from "Rural Use" " " to LPG bottling plant at Madan Pur Khadar, Delhi. (F.20(18)/86-MP).

...

The representative of Indias Oil Corporation who was present in the meeting explained the case. It was noted that site which has been acquired is different than the one shown in the modifications published in Delhi Master Plan on 6.4.85. IOC explained that because of the high tension line, the land has been acquired adjacent to the earlier site, the area is not affected and is available in one chunk. The Technical Committee observed that the site under reference forms part of the area which is identified as part of the land which may be used only after the river channelisation scheme is finalised and approved. It was also observed that the Delhi Urban Art Commission has proposed specified uses after the scheme of river channelisation is finalised for utilization of land so available, it was felt that views of DUAC be obtained at the first instance.

Item No. 15:-

Sub:- Allotment of addition land for 66 KV sub-station at Civil Lines. (F.6(12)/83-M.P.)

...

The Technical Committee observed that the addl. land under reference required for 66 KV sub-station forms part of the District Centre (Khyber Pass) and

contd....4/-

*Signature*



that a tentative scheme of this Centre has already been formulated, the Technical Committee desired that the proposal of allotment of land be examined, keeping in view the scheme of the District Centre by the Chief Architect, D.D.A.

Item No. 16:-

Subject:- Development plan of the premises based to Aggarwal Jain Temple Society, Jai Sing Park, New Delhi.

...

The representative of Aggarwal Jain Temple Society who was present in the meeting explained that at the time when New Delhi plan was prepared a large chunk of land was owned by them. However, when the land was acquired, an area measuring 10,000 sq.yds. was leased out to Aggarwal Jain Temple Society and similarly to Khendalwal Jain Temple Society. In the premises of Aggarwal Jain Temple there are 75 families for which the Land and Development Office, referred the cases to the D.D.A. for rehabilitation on a piece of land measuring about 1800 sq.yds., the scheme has been prepared at a number of times but no final decision is yet taken.

The Technical Committee observed that the scheme now prepared to accommodate 75 dwelling units is on an area measuring about 2000 sq.yds. as it is difficult to adjust the scheme in 1800 sq.yds. The Technical Committee recommended that the scheme as proposed may be considered for approval, however, subject to that the case be processed for change of land use. The Technical Committee also, desired that a total comprehensive scheme be prepared for both the complexes by the L&DO and the NDMC where a representative of D.D.A. may also be associated and due care for improvement of the circulation of the area be taken.

Item No. 17:-

Subject:- Request from DESU for lease of 4.475 acres of land for the expansion of existing 33 KV switch yard out of S.No. 211 and 212, Dhaulta Kuan, New Delhi.  
(F.3(12)/64-MF).

...

The matter was explained by the representative of DESU. After the detailed discussions, because of its location being on the VIF route (Dhaulta Kuan), Chairman desired that he would like to inspect the site before taking the final decision.

contd....5/-



Item No. 18:-

Postponed.

Item No. 19:-

Subject:- Proposal for a 100 bedded hospital in Bawana Village.  
(F.20(12)/85-M.P.)

Dr. Mrs. Gidwani, Director, Health Services, Delhi Administration explained that the proposal which they have submitted to the D.D.A. is for a hospital in village Pooth Khurd which is about 7 to 8 kms. from the Rohini Scheme. She further explained that it will not be feasible to have a hospital at Bawana and the request of Delhi Admn. for 100 bedded hospital in Alipur Block at Pooth Khurd be cleared. The Technical Committee, keeping in view that the village Pooth Khurd is about 7 to 8 kms. from Rohini Scheme, recommended for approval of the site for a hospital as proposed by Delhi Admn. subject to that land if required for circulation be left.

Item No. 20:-

Postponed.

Item No. 21:-

Sub:- Change of land use from Green to Instl. (Educational) about 100 acres of land for Indira Gandhi National Open University near Madan Garhi, New Delhi.  
(F.20(11)/86-M.P.)

....

At the outset, the Chairman stated that he is not in favour of changing the land use from 'green' to any other use. Shri S. C. Vajpayee, Chief Consultant of Indira Gandhi National Open University explained that the land under reference has been allotted/transferred by the Development Commissioner, Delhi for this University. The foundation stone has already been laid at this site by the Hon'ble Prime Minister. He further explained that the quantum of construction on this 100 acres site will be very limited and they proposed to utilise the major portion with plantation etc. He also explained that in addition to this 100 acres, they have requested the Delhi Admn. to allot them another 50 acres to be exclusively used for green and nursery.

Keeping in view the above points, the Technical Committee recommended that the site under reference may be adjusted as a 'University site' and the same be incorporated in Delhi's Perspective Plan - 2001 subject to that out of 100 acres, a chunk of 50 to 60 acres be

contd.....6/-

*Copy*



exclusively used for plantation and greenery. Out of balance, 50 acres buildings required for the University may be planned to the minimum extent for which the regulations may be worked out after obtaining the requirement of the University.

Shri Bajpayee also submitted that as at present they are functioning from a number of buildings, they have a proposal to have a temporary campus on this site to accommodate about a lakh of sq.ft. of area in the form of temporary construction and requested to consider their proposal. The Technical Committee observed that in view of the recommendations above, the temporary construction may be allowed for the functioning of the University.

Item No. 22 and 23:-

Postponed.

*Le. pr*



DELHI DEVELOPMENT AUTHORITY  
 MASTER PLAN SECTION  
 VIKAS MINAR, I.P.ESTATE  
 NEW DELHI.

Agenda for the meeting of the Technical Committee  
 to be held on ~~Tuesday~~ <sup>Friday</sup> the ~~5th~~ <sup>8th</sup> Aug., 1986 at ~~3.00 P.M.~~ <sup>11.00 AM</sup>,  
 Vikas Minar, I.P.Estate, New Delhi.

<u>S.NO.</u>	<u>SUBJECT</u>	<u>PAGE NO.</u>
1.	Gas Turbine Power Project by DESU. (F.6(1)/86-MP (Postponed).	1
2.	Development of cremation ground at village Lado Sarai. F.3(100)/85-MP (Postponed)	2
3.	Proposal for setting up a Medical Centre for the Medical Television project. (F.13(7)/84-MP (Postponed)	3
4.	Change of land use of area measuring 7.5 hect. from Agricultural Green belt to Residential Facility Centre FFS Houses near Gitanjali Enclave opp. Saket. F.20(3)/86-MP (Postponed)	4-5
5.	Alignment Plan of Road No.4 connecting Ring Road and Outer Ring Road near ROB-22. F.5(39)/84-MP (Postponed)	6-7
6.	Three sites occupied NDMC for Electric Sub-station behind nos. 125 and 172, Jor Bagh, New Delhi. F20(25)/85-MP	8
7.	Acquisition of land for consturction of godowns by the Delhi State Civil Supplies Corporation. File No.A-534.	9
8.	Approval of route for the proposed 33 KV U/G cable from Indcor Stadium grid sub- station of Delhi Gate grid sub-station. F6(13)/85-MP	10
9.	Intersection design of Road No. 40 with Kalidas Marg and junction design of Chander Shekar Azad Marg with Kalidas Marg. F5(20)/83-MP(Pt.I).	11
10.	Approval of route for the proposed 2 nos. 33 KV cables from Fohatak Road 220 KV sub-station to Swantrate Bharat Mills 33 KV sub-station of DESU. F6(12)/85-MP	12
11.	Estension of existing 33 KV U/G cables from near 'Y' shape reilway bridge upto the proposed Gas turbine Station near I.P. station. F6(23)/85-MP	13



12. Request from I.B.P. Co. for resitement/  
upgradation of the existing utility pump 14 to 15  
at Narela Lampur Road to Narela Bawana Road.  
F.7(8)/83-MP.
13. No objection certificate for acquisition 16  
of land measure 90 acres at village Chawla.  
F.14(4)/85/GRC/DDA
14. Change of land use of about 70 acres of land 17 to 18  
from "Agricultural Green Belt" to LPG Gas  
Godown" at Madan Pur khadar, Delhi.  
F.20(18)/86-MP.
15. Allotment of additional land for 66 KV 19  
Sub-station at civil lines.  
(F.6(12)/83-MP.
16. Development plan of the premises based 20  
to Aggarwal Jain Temple Society, Jai  
Singh Pura, New Delhi.  
F.3(12)/64-MP (Pt.)
17. Request from DESU for lease of 4.475 acres 21  
of land for the expansion of existing  
33 KV switch yard out of S.No. 211 and  
212, Dhaura Kuan, New Delhi.  
F.3(32)/80-MP.
18. Change of land use from "Green to Residen- 22  
tial" (SFS Houses, DDA) at Ghitorni, Delhi.  
F.20(19)/86-MP.
19. Proposal for a 100 bedded hospital in 23  
Bawana village.  
F.20(12)/85-MP.
20. Permanent acquisition of land for 24  
construction of Guide Bunds to facilitate  
drainage into Karawal Nagar drain and  
Trunk Drain No. 1 of Shahdara Area in  
village Karawal Nagar & Johri Pur.  
File No. PPW/Infra/86/87.
21. Change of land use from "Green to Institutional" 25 to 26  
(Educational) about 100 acres of land for  
Indira Gandhi National Open University near  
Madan Garhi, New Delhi.
22. Allotment of Gas Godown sites in Rohini 27  
Project.  
F.13(102)/85/GRC/DDA (Pt.)
23. Allotment of land for construction of 28  
under ground tank and booster pumping  
station for Pahari Dhiraj area opp.  
Idgah.  
S23(1)/83-Inst1.
24. Gas godown sites behind civilian Road 29.  
F.16(14)/86-MP.
25. Change of land use from Agricultural 30.  
Green belt to institutional (Dispensary) in  
Pindwalan/Colan, Shahdara, Hoshanabad Pur,  
Delhi. F.20(13)/86-MP.
26. No objection for land use for 400kv S/Str. 31.  
at Bawana, Delhi. F.6(3)/86-MP.



DELHI DEVELOPMENT AUTHORITY  
 MASTER PLAN SECTION  
 VIKAS MINAR, I.P.ESTATE  
NEW DELHI.

Agenda for the meeting of the Technical Committee to be held on Tuesday, the 5th Aug., 1986 at 3.00 P.M., Vikas Minar, I.P.Estate, New Delhi.

<u>S.NO.</u>	<u>SUBJECT</u>	<u>PAGE NO.</u>
1.	Gas Turbine Power Project by DESU. (F.6(1)/86-MP (Postponed).	1
2.	Development of cremation ground at village Lado Sarai. F.3(100)/85-MP (Postponed)	2
3.	Proposal for setting up a Medical Centre for the Medical Television project. (F.13(7)/84-MP (Postponed)	3
4.	Change of land use of area measuring 7.5 hect. from Agricultural Green belt to Residential Facility Centre FPS Houses near Gitanjali Enclave opp. Saket. F.20(3)/86-MP (Postponed)	4-5
5.	Alignment Plan of Road No.4 connecting Ring Road and Outer Ring Road near ROB-22. F.5(39)/84-MP (Postponed)	6-7
6.	Three sites occupied NDMC for Electric Sub-station behind nos. 175 and 172, Jor Bagh, New Delhi. F20(25)/85-MP	8
7.	Acquisition of land for consturction of godowns by the Delhi State Civil Supplies Corporation. File No.A-534.	9
8.	Approval of route for the proposed 33 KV U/G cable from Indoor Stadium grid sub-station of Delhi Gate grid sub-station. F6(13)/85-MP	10
9.	Intersection design of Road No. 40 with Kalidas Marg and junction design of Chander Shekar Azad Marg with Kalidas Marg. F5(20)/83-MP(Pt.I).	11
10.	Approval of route for the proposed 2 nos. 33 KV cables from Fohntak Road 220 KV sub-station to Swantrate Bharat Mills 33 KV sub-station of DESU. F6(12)/85-MP	12
11.	Estension of existing 33 KV U/G cables from near 'X' shape railway bridge upto the proposed Gas turbine Station near T.F station. F6(23)/85-MP	13



ITEM NO.1

Sub: Gas Turbine-Power-Project by D.E.S.U.  
File No. F.6(1)/86-M.P.

....

A reference has been received from General Manager (DESU) regarding the establishment of 6x30 MW gas turbine opposite I.P. Estate DTC Depot New Delhi as shown in the plan laid on the table. He has brought out that to meet the power requirement and to make regular supply of power in case of emergency, Govt. of India took a decision to have gas turbines installed in Delhi and consultancy work was assigned to CEA. GM(DESU) has informed that project has been cleared by Planning Commission and public investment Board. It was subsequently cleared by the cabinet.

2. The salient feature as mentioned by him is as follows :

- (i) There would not be any water pollution hazard as Turbines are to run on petroleum liquid fuel.
- (ii) Air pollution would be within the limits prescribed by Central Pollution Control Board.
- (iii) The noise level with all six numbers of machine running would be of the order of 73 db(A).
- (iv) There would only one small single storey building housing all control and switch gear equipment.
- (v) No addl. land is required for the project beyond what is already under the possession of DESU.

3. The proposal has been examined in the PPW and it has been observed that as per the Master Plan for Delhi Perspective-2001, the area has been earmarked for recreational use. It has been said that there would be no water pollution hazard and also the air pollution will be within the limits prescribed by Central Pollution Control Board. But as already there is a lot of air-pollution because of 'C' Thermal Power Station located adjacent to it even the limited pollution by the Gas Turbines combined with the Thermal Power Station may not be desirable as shown in the plan laid on the table (P 4-5/CR)

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



ITEM NO: 2  
DATED

SUB: Development of Cremation Ground at  
Village Lado Sarai.  
File No.F3(100)/85-MP.  
\*\*\*\*

Arch./Planning of the Slum Wing has informed that Addl. Commr. Co-ordn. (DDA) and Sh. Prem Singh, Executive Councillor (Dev.) inspected the area around Village Lado Sarai in Feb., 1985 for development of a regular cremation ground site in the area. During the inspection they agreed that the make shift open cremation ground which is existing in the south of Village Lado Sarai near the Old monument be converted into a regular 'cremation ground'. Accordingly, the Arch./Planning Office Slum Wing prepared the Detailed Proposal for the development of this cremation ground on the said existing site, which have been agreed to by the City Planning Wing. The site is marked on the copy of the Survey Plan of the area, which is laid on the table. According to the Master Plan/Zonal Plan and also as per the P.D.P.-2001, the site falls in the area proposed for "District Park/Play Ground/Open Spaces." The proposal has been examined in this office and the conversion of the existing temporary cremation ground **into** a regular site is agreed upon.

2. The proposal is put-up for consideration of Technical Committee.



ITEM NO: 3  
 DATED

SUB: Proposal for setting-up a Medical Centre  
 for the Medical Television Project.  
 (File No. F13(7)/84-MP).  
 \*\*\*\*

A proposal has been received from Dr. (Mrs.) Ragini Jain of Jain Medical Centre, NDSE Part-II, for setting-up a Medical Centre for the Medical Television Project, within the premises known as 'Scindia Potteries Complex' on Ring Road, Sarojini Nagar, New Delhi. The objective of the Project is to make the television and video technology for dissemination of information for the promotion of health, prevention of diseases and popularization of family planning practices despite providing of quality medical care services to various hospitals and institutions. Dr. (Mrs.) Jain has informed that  $\frac{1}{2}$  acre of land has been allotted to them by the Haryana Government in Udyog Vihar, Gurgaon, located at Delhi Haryana Border about 7 kms. from Palam. It will take about 2 years to complete the building and to shift to that premises. And therefore, requested that 'temporary permission' for a period of 2 years be granted to use the part premises (existing buildings area) in the above premises. It has also been consented that the requisite charges, if any, levied by DDA will be paid.

2. The site proposed for this project is about 1.79 acres having built-up area of about 4550 sq.ft. and is located in zone D-21 of Delhi Master Plan. The land use of the premises in question, in Master Plan/Zonal Development Plan, after widening of Ring Road to 210 ft., is shown for 'Public & Semi-Public Facilities' for education and research institutions. The Zonal Plan of this area is yet to be approved and notified by the Central Government. The land in question stands notified under section (6) of the Land Acquisition Act and is a sub-judice matter, pending in the Hon'ble Supreme Court in respect of Scindia Potteries Complex, mainly on the issue of Section 53 of Delhi Development Act, 1957.

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



Item No. 4

Chief Engineer/Chief Architect, D.D.A. have proposed certain sites for D.D.A. Housing schemes. These schemes involve change of land use and their details are described below:

- 1) Change of land use of area measuring 7.5 hectares from Agricultural Green Belt to Residential and Facility Centre, SFS Houses near Gitanjanli Enclave, opposite Saket.  
(File No. F.20(3)/86-MP).

The proposal forwarded by Chief Engineer (SFZ) DDA (Appended at Appendix 'A') is regarding utilisation of 7.5 hectares of land near Gitanjanli Colony, opposite Saket for the construction of SFS Houses under D.D.A.'s Housing Programme (Detailed layout plan laid on the table).

The proposal has been examined. The land under reference falls in zone F-10 and forms part of Master Plan Recreational (Green) as per the approved Zonal Dev. Plan/Master Plan. In the draft Perspective Development Plan, 2001, this land is marked for Facility Centre under Public and semi-public facilities.'

- 2) Change of land use of an area 0.5 acres from Institutional to Residential (120 Janta Houses) near Adhchini, NCERT.  
(file No. F.20(5)/86-MP).

The proposal forwarded by Suptdg. Engineer, DDA (appended at appendix B) is regarding utilisation of 0.5 hectares of land lying vacant near village Adhchini for the construction of Janta Houses under D.D.A.'s Housing Programme. The proposal consists of 120 Janta Houses with the density of 240 dwelling units per hectare (1080 persons per hectare). The detailed layout plan is laid on the table). The location of the land is as under:

North and West	-	Boundary of NCERT.
East	-	Old monuments with its frontage on the main mehraulī Badarpur Road.
South	-	A small Aghram.

The proposal has been examined. This is a case of land located between the boundary of NCERT and village Adhchini. The land is highly prone to encroachments, and the vi...



villagers are using this land for stocking and collection of cowdungs etc. The land under reference falls in zone F-11 and forms part of institutional land use (research institutions/special institutions), as per Zonal Development Plan/Master Plan. As per PDP 2001 also, this land is shown for public and semi-public facilities (institutional).

- 3) Change of land use from Agricultural land to residential (Janta and LIG Houses) at Pulpahladpur. (file No. F.20(6)/86-MP).

The proposal regarding the vacant land measuring 3.38 hectares near Pulpahladpur has been forwarded by Additional Chief Architect, D.D.A. (appended at app. e) It has been decided by D.D.A. to utilise this land for the construction of Janta/LIG houses under D.D.A.'s Housing programme. The proposal consists of 608 Janta and 128 LIG houses with the density of 218 dwelling units per hect. i.e. 981 person per hectare. (detailed layout plan laid on the table).

The proposal has been examined. The land under reference is in the south of Mehrauli-Badarpur Road and outside the proposed urbanisable limits. The location of the site is as under:

- North side - Pulpahladpur village and unauthorised extension.
- South side - Interstate boundary with Haryana.
- West side. - The road leading from Mehrauli-Badarpur road to Suraj Kund and crusher beyond encroachments.

The land use of the area is shown as agricultural green in the Master Plan. In PDP-2001, this land is shown for 'Regional Park/Distt Park'. Unauthorised encroachments already exist in the surroundings and this piece of land and is also prone to unauthorised occupation.

These cases for the change of land uses are placed before the Technical Committee for its consideration.



Appendix 'A' to item no. 11.4

DELHI DEVELOPMENT AUTHORITY  
ENGINEERS  
CHIEF ENGINEER (SFZ)

No. CE(SEZ)/1(43)/86/225

Dated 16.1.1986.

From:

R. L. Hans,  
Chief Engineer(SEZ),  
DDA, Vikas Bhawan Annexe,  
New Delhi.

To:

Shri H. R. Laroya,  
Consultant,  
Type-V/37, Lodi Road Complex,  
New Delhi.

Subject:- Construction of SFS houses at Village Begampur  
opposite Saket.

...

With reference to your letter dated 20th Dec., 1985 regarding the proposal for change in land use, I am to inform you that your proposal for miz land use of residential and facility centre has since been agreed to by the Vice-Chairman, D.D.A. dated 9.1.86. You are requested to kindly go ahead with the scheme, as per the terms and conditions of the Draft agreement already given to you by this office.

This issues with the approval of CE(SEZ).

sd/-  
(GURBAX SINGH)  
T.O. to CE(SEZ)/DDA.

Copy to:-

- 1) Director (DC&B) & D(PPW) for taking necessary action for change of land use, as was discussed in the meeting in V.C.'s chamber on 9.1.86.
- 2) S.E. Circle-XVI for information.
- 3) Chief Arch., DDA with photostat copy of VC's approval for information.

sd/-

sd/-  
TO to CE(SEZ)/DDA.



DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE SUPTD. ENGINEER, CIRCLE V  
MUNIRKA, NEW DELHI-110067.

No. SEI/4(1)/85/Misc./CPD-1(1)/106-9 Dt. 6.1.86.

From:

Suptd. Engineer, Circle-I, DDA  
New Delhi.

To:

Sh. R. G. Gupta,  
Director (CP), DDA, Vikas Minar,  
New Delhi.

Subject:- Constn. of 120 Janta houses near village  
Adchini i/c int. development.

...

A layout plan had been prepared by the Chief Architect/DDA for construction of 120 Janta Houses near village Adchini where a piece of land is lying vacant. Tenders were invited for the same and the work was about to be started. On reference of EE/CPD-III, it was learnt that this area has been earmarked for INSTITUTIONAL USE in the master plan. In this connection a reference was also made by EE/CPW III vide his letter No. F.12(1)/EE/CPD-III/DDA/1860 dated 12.12.85 to you, as the vacant land is available and it has not been allotted to any institution so far. The same is likely to be encroached upon if it is not put to the use immediately. The best and immediate use of this land could be by utilising the same for housing purposes for which the scheme had been processed as stated above.

In view of above, you are requested to kindly take up this matter immediately with appropriate authority for approval of change of the land use plan for this area and give clearance to the undersigned so that the work can be started at the earliest.

sd/-

(S.C.Gupta)

S.E.(C-I), DDA, New Delhi.

Copy to:-

- i) CE9SWZ ) for information and necessary action.
- ii) Sh. M.N. Khuller, Architect. He is requested to kindly refer my letter No. SEI/4(1)/85/hisc./CPD-III/6549-51 dt. 18.12.85 addressed to the Chief Architect, DDA in this regard. He may examine the proposals immediately and pursue with the Director (CP) for early approval of land use plan so that work can be taken up at the earliest.
- iii) EE/CPD-III for information and necessary action.

sd/-

Suptd. Engineer,  
Circle-I, DDA, New Delhi.



DELHI DEVELOPMENT AUTHORITY  
HOUSING AND URBAN PROJECTS WING

HUPW/ACA/86/34

15th January, 1986.

Sub: Housing project in an open land near  
Pulpahlad Pur.

...

An area measuring roughly 3.38 HAC is lying vacant near Pulpahladpur. This land although falls in the outside of urbanisable limits in the agriculture green belt but is prone to unauthorised construction and encroachments. It has, therefore, been decided to utilise this land for the construction of Janta/LIG houses under DDA's Housing Programme. Accordingly, a layout plan consisting of 608 Janta and 128 LIG houses was prepared. The V.C. has already approved the change of land use from agriculture green belt to residential as communicated by the Director (works) vide his endorsement dated 22.11.85 (copy enclosed).

The geographical location of the site is as under:-

North side	Pulpahlad pur village and unauthorised extn.
South side	Interstate boundary with Haryana.
West side	The road leading from Mehrauli-Badarpur road to Surajkund and Crusher beyojd.
East side.	Encroachments.

You are now requested to kindly process this case for change of land use on the basis of the details given in the layout plan.

sd/-  
(T.S. Punn)  
A.D.A.

CA/Director (DC&B).



ITEM NO. 5

Subject:- Alignment plan of Road No. 4 connecting Ring Road and Outer Ring Road near ROB 22. (file No. F.5(39)/84-MP).

....

Road No. 4 starts from its junction with Ring Road near Lajpat Nagar (by the side of Cambridge School) upto its junction with Outer Ring Road near the starting point of the ROB-22 (under construction). This is an important link between Ring Road and Outer Ring Road. This road is abutting the existing residential area of East of Kailash, Okhla DTC Depot, New Fruit & Vegetable Market Indl. Complex. The R/W of this road as per Master Plan proposal is 30 mt. At present, two lanes of about 7.40 mt. width are existing on either side of the Central verge (1.20 mt. wide).

2. As the traffic on the above said road is increasing very rapidly and would further increase after the junctioning of the new Fruit & Vegetable Market and its connection with ROB 22, it is therefore, necessary to increase the R/W of this road to the extent available at site. The eastern side of the road is partially abutting the green belt, three gravity ducts of Delhi Water Supply and sewerage disposal undertaking, semi pucca type with fish/vegetable market etc. As such there is a scope to widen this road on the eastern side.

3. The alignment plan of this road has been prepared based on the survey supplied by PWD(DA). The total length of the road is nearly 2.20 Km. Following are the salient features of the alignment plan.

a) Three lanes of 11 mt. width are proposed on either side of the central verge of 1 mt. width. A 1.5 mt. wide inner footpath with 6.5 mt. service wide service road on the western side, 9 mt. wide service road on the eastern side and 1.5 mt. wide outer foot paths are proposed in the R/W of the road.

b) Wider cross section of service road has been taken on the eastern side in order to allot the trucks going to the Fruit & Vegetable Market to travel on this road, keeping the main carriage ways free for other traffic.

c) There is an existing tubewell, pump house, Hanuman Temple which has been retained in the form of an island and the service road has been taken in a smooth curve as indicated in the plan. In doing so a portion of the service road may have to be laid over the gravity ducts of DWSSDU for which the RCC slab should be laid with 'A' Class loading.



(d) In front of the Fruit & Vegetable Market, the cross section adopted is 3 lanes carriageway of 11 mt. width, 1.5 mt. wide inner footpath, 11.0 mt./9.0 mt. wide service road and 3 mt. wide footpath on either side of the central verge of 1 mt. width. This gives scope of parking space on the service road, so that the main carriageways are not affected.

(e) One entry and one exit is proposed for the Fruit & Vegetable Market along the road. The entry/exit of DTC buses from Okhla Depot will be common with the exit of the Subzi Mandi but a central verge will be provided between the entry/exit routes.

(f) Four gaps in verge have been provided in the road. One at the junction of 24 mt. R/w road leading to Sapna Cinema, second in front of the road leading to Garhi Village/Chander Vidya Mandir and the rest two are in front of the Fruit & Vegetable Market.

(g) It is proposed that the final phase cross section may now be directly implemented since the central verge, services etc. will be shifted and due to the increased load of Fruit & Vegetable Market.

(h) After the functioning of the ROB 22 which is under construction, the load on this road will be further multiplied.

(i) One Petrol Pump cum service station site of 45 mt. x 36 mt. is also proposed opposite to Fruit & Vegetable Market as there is no petrol pump located in this area.

such

(j) The details of the affected structures/services are given on the print. Mainly, three temples a semi-pucca type vegetable/fish market, tea shops and about 120 trees will be affected apart from the shifting of the services.

(k) The r/w proposed is vary between 44 mt. to 52 mt.

5. The case is placed before the Technical Committee for its consideration.



Item No. 6

SUP: Three sites occupied by N.D.M.C for Electric Sub-Station behind 6, 25 and 172, Jor Bagh, New Delhi.  
File No. F.20(25)/85-MP.  
.....

NDM.C has requested for regularisation of three sites which they have occupied for electric sub-station behind plot Nos. 6, 25 and 172, Jor Bagh New Delhi. It has also been mentioned that L&DO has regularised these sites vide their letter No. LV-16(12)/79/63 dated 5.6.84.

2. The matter has been examined and it has been observed that the three sites fall in the service lanes in this residential use zone. The electric sub-station in residential areas are permitted as 'utility services' and does not involve any change of land use. The location of these sub-stations in the service lanes does not create any interfere as it is in the wider portion of the lanes.

3. The matter is now placed before the Technical Committee for consideration of issue of No objection for these three sites.



Sl. No. 7

9.

Subject:- Acquisition of land for construction of godowns by the Delhi State Civil Supplies Corporation.  
(file No. A-534)

A request has come from Sh. X. K. Mahto for land use clearance for construction of godowns by Delhi State Civil Supplies Corporation. Two locations proposed are:-

i) Village Jimaudinpur located near Karawal Nagar in the north of National Bye-pass (Wazirabad Village in Trnas-Yamuna area).

ii) At Village Siraspur located on G. T. Road in North Delhi.

2) The case was examined and it is observed that the land at (i) and (ii) fall in the 'agricultural green belt' and site no. (ii) belongs to Gaon Sabha. According to Delhi Master Plan, the proposed use could only be continued as a case of special appeal by the Competent authority. As per Perspective Plan Delhi-2001, it is observed that sites for godowns and wholesale trade have been specifically earmarked (copy of the plan placed on the table) and therefore, the godowns may be constructed in such areas proposed in the modified Master Plan.

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

.....



Item No 8

Sub: Approval of route for the proposed 33KV U/G cable from Indoor Stadium Grid Sub-Stn. to Delhi Gate grid sub-stn. (F.6(13)/85-M.P.)

.....

A request has been received from Sh.V.K. ~~Sahingra~~ Sahingra Ex. Engineer (Plg.I), DESU for approval of a 33 KV/U/G Cable from Indoor Stadium Grid Sub-Stn. to Delhi Gate Grid Sub-Stn. to strengthen the infeed capacity of existing Delhi Gate Sub-Stn. which meets the power requirements of telephone exchange J.P.Hospital complex and the Press Area. The proposed route is shown in their drawing no. 13 -4024.

The case was examined in City Planning Wing as well as by the Mini-Sub-Tech.Committee which have found the proposal in accordance with Authorities norms in this regard and have recommended the modified proposal for consideration of Tech.Committee (Plan laid on the table).

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



Subject:- Intersection design of Road No. 40 with Kalidas Marg and junction design of Chander Shekhar Azad Marg with Kalidas Marg.  
(file No. F.5(20)/83-M.P. Pt.I).

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The above said plan has been prepared based on the survey supplied by MCD. The R/w of the Road No. 40, Kalidas Marg and Chander Shekhar Azad Marg are 45 mt., 30mt., and 18 mt. respectively as per Zonal/Master Plan proposal.

2. At present, the above said inter-section design is a 'T' junction. This needs improvement as the traffic will increase considerably after the completion of RUB - Shakti Nagar due to the widening of the other connected approached. Road no. 40 cannot be extended beyond to connect Rani Jhansi Road due to some existing encroachments. The plan prepared is for the final phase. A two phase signalised inter-section design has been prepared with slip road for left hand turning (indicated on the plan). The junction of Chander Shekhar Azad Marg with Kalidas Marg has also been improved to provide adequate turning radiious after leaving a distance of about 50 mt. from the starting point of the fly over.

3. As per the feasibility report submitted by MCD one single storey house, 6 pucca shops, compound wall of Hr. Sec. School, two bus stands, one temple, one piao, one cattle trough, D.D.A. site office and barbed fencing of D.D.A. quarters are affected in this proposal.

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



SUB:- Approval of route for the proposed 2 nos. 33 KV cables from Rohtak Road-220 KV sub-station to Swantrata Bharat Mills 33 KV Sub-station of DESU. (File No. F.6(12)/85-MP)

.....

Delhi Electric Supply Undertaking had forwarded a route plan for the proposed 2 nos. 33 KV underground cables from Rohtak Road 220 KV sub-station to Swantrata Bharat Mill 33 KV sub-station of D.E.S.U. passing partly along the bank of Najafgarh drain and then through the premises of SEM. This has been proposed in order to strengthen the power in feeding capacity to meet the fast growing power demand in the area. which falls in Zone G-1 and G-4.

The proposal has been examined and modified as per the plan placed on the table. It is now placed before the Technical Committee for approval with the condition that standard route section along Rohtak Road and a proper section in the portion it runs through the private premises of Swantrata Bharat Mills.



Item No. 11

Subject:- Extension of existing 33 KV U/G cables from near 'Y' Shape railway bridge upto the proposed Gasturbine Station near IP Station.

File No. F<sub>6</sub>(23)/85-MP.

A request has been received from Ex. Engineer (Plg.) DESU for approval of the extension of existing 2 nos. 33 KV U/G cables from near 'Y' shape railway bridge upto the switchyard of Gas turbine station near I.P. Station. These 2 nos. extended cables are proposed to be laid along Bhairon Road (width 200 ft. r/w) along Ring Road (width 300 ft. r/w) to meet with the switching yard of gas turbine station. The cables are proposed to be laid at a distance of 60 ft. from the central line of the road in the inner most footpath of Ring Road as indicated in the plan placed on the table. The total length of the route is 0.95 km.

2. The entire route from I.P. Extension sub/station upto the gas turbine station is proposed to be laid U/G (on Bhairon Road and Ring Road).

3. Bhairon Road has a r/w of 60.96 mt., the U/G cables are proposed to be laid at a distance of 13.716 mt. from the centre line of the road. On Ring Road, the r/w has been taken as 91.45 mt. and the cables are proposed to be laid at a distance of 18.28 mt. from the centre of the road.

4. The case has been examined in City Planning Wing and the same may be considered subject to the clearance of Railway authorities.

5. The matter is placed before the Technical Com. for its consideration.



Item No. 12

Subject:- Request from IBP Co. for resitement/  
upgradation of the existing utility  
pump at Narela Lampur Road to Narela  
Bawana Road.  
(file No. F.7(8)/83-M.P.)

...

Dy. Commissioner of Police, vide his letter Nos. 15714/DCP/Lic. dated 20.10.83 has asked the DDA to grant No Objection Certificate for the installation of MS/HSD filling station on Narela Bawana Road, bearing Khasra No. 20/24/1 village Kurani Delhi in favour of M/s Gobind Kumar Padam Sain 1989 F Lampur Road, Narela, Delhi. The Divisional Manager, IBP Co. vide his letters No. D/1/GKPS dated 5.3.85, GKPS Dt. 19.4.85 and GKPS Dt. 5.6.85 has also applied for the same to DCP(L). The Company has also submitted the following documents for consideration:

- i) Location plan of the existing diesel utility pump on Narela Lampur Road.
- ii) Permission for operating existing utility pump licence form No. XII from DCP (Licence) renewed upto 31.12.85.
- iii) Copy of the letter from Ministry of Petroleum vide letter No. P-1904/84-IOC dt. 14.11.84 has recommended for granting permission in site of existing utility pump.
- iv) Owner of the pump M/s Gobind Kumar Padam Sain has submitted the bills of electricity for the existing utility pump bearing No. K-22995, dated 5.2.82, house tax receipt for the year 1981-82 bearing No. 702059 of MCD for Rs.500.60 p. He has further stated that he has lost the registry of the said property.
- v) Proposed plan for MS/HSD petrol pump on Bawana Road.
- vi) Proof of ownership of sale deed executed between M/s Gobind Kumar Padam Sain and others for the proposed site which on left side of the road from Narela Bawana Road at a distance of about 1 Km. from railway line crossing Khasra No. 20/24/1.

2. Master Plan for petrol pump for rural planning area earlier proposed by T&CPO indicates the two petrol pump sites on Narela Lampur Road, one opposite existing utility pump and second near Plo Manari Road and are shown in red colour in zonal plan of zone I-1(Laid on the table).

contd.....



-: :-

3. Proposed site No. 1 opposite existing utility pump is shown out of the hospital site proposed in the approved zonal plan of zone I-1, The entire area above the road is fully built up with shops and pucca houses at the back. And the site No. 1 is not available for the petrol pump. The site No. 2 is also surrounded by pucca houses of village Mamarpur abadi and is shown for residential use in zonal plan. Here also the area is not available for any petrol pump site.

4. Existing utility pump site is affected by road R/W (100' r/w) and is also surrounded with shops and pucca houses and has no scope for further expansion. This site is also shown for the residential use in the zonal plan I-1.

5. In view of the above all these three sites stated above cannot be considered for allotment/regularisation which are not feasible due to non availability of place.

6. IBP Co. has proposed a site on Narela Bawana Road at the distance of about one kilometer from railway crossing. The area is lying vacant at site to M/s Gobind Kumar Padam Sain in lieu of their existing site at Narela Lampur Road after leaving the 100' road right of way.

7. The matter is put up before the Technical Com. for consider a site measuring 120' x 100' as proposed by IBP Co. for the petrol pump cum-service station on Narela Bawana Road after leaving land required for proposed R/W of this road (shown No. 3 site on the Plan laid on the table).

.....



Item No. 13

Subject:- No objection certificate for acquisition of land measuring 90 acres at village Chhawla.  
(File No. F.14(4)/85/CRC/DDA).

....

The Commandant, 25th Battalion, BSF has requested to issue a 'No objection' certificate in respect of 18 bighas 15 biswas of Gram Sabha land in village Chhawala for the purpose of construction of building for security reasons. In a separate reference, the Commandant has also requested for issue of NOC for 100 bighas and 1 biswas of Gaon Sabha land in village Chhawala for M.T. Workshop, recruitment training and living accommodation.

2. The case has been examined by Director (PPW) and observed that there is a big Establishment near Village Chhawala. For the accommodation of certain additional troops and other activities, they have requested a 'No objection Certificate' for the acquisition of 90 acres land. This proposed land is in continuation to the existing area. The various uses for which additional land is required by BSF is as under:-

1. Additional training ground for trainees - combat area/Assault Area/Weapon training area.
2. Land for Transit camp for accommodation of minimum 1000 personnels.
3. Training for ceremonials, parades etc. accommodation for 1000 men.
4. BSF animal contingents for 55 camels, 45 horses and its drivers.
5. MT Workshop - Engine Assembly/Lathe shop/welding shop/Upholster room/Parking area and service centre.
- 6) "elting of troops with heavy equipments.

3. On examination it has been found that (i) the present land use of the land in question is rural (ii) the proposed extension would make their area well defined (iii) they should be asked to leave the land for the existing road.

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



SUB:- Site for LPG Plant at Madanpur Khadar.  
File No. F20(18)/86-MP

The Indian Oil Corporation has requested the DDA to provide an approach road to the proposed road-fed Bottling Plant on the land measuring 70 acres in Madanpur Khadar Village acquired by IOC.

2. In this connection it is pointed out that a Committee was formed by the Lt. Governor, comprising of E.M. as the Chairman with Director (PPW) as the Member Secretary. This Committee recommended the following four sites for the purposes as mentioned below.

- i) Madanpur Khadar for a road-fed LPG Bottling Plant;
- ii) Mathura Road near Madanpur Thermal Power Station for Block oil.
- iii) Tikkri Kalan for rail/road fed bottling plant.
- iv) Holombi Kalan for the future expansion of such installations.

3. At Madanpur Khadar, an area of 16 hecets. was earmarked for this purpose where as the IOC acquired an area of 28 hecets between two high existing tension lines which is different from the site of 16 hecets, earmarked.

4. Additional Commissioner (Lands), DDA vide d.o. letter No. F14(12)/84/CRC/DDA/D-39 dated 25.2.85 has issued no objection for 40 acres at Madanpur Khadar (appendix 'A')

5. As per the Vasudevan Committee's recommendations which was set up to review safety and operating procedures in LPG filling transportation and distribution, it was recommended that in addition to whatever specific criteria that are already in force, following four measures should be adopted:

" Around the LPG bottling plants, there should be a buffer zone of 250 feet (80 metres) owned by the Company beyond the perimeter wall as per current CCE stipulations. The LPG facility area should be walled while the property line may be fenced or walled. In this 250 feet belt, the rail and road crossings should only be for ingress and egress and should be of minimum length. There should be a perimeter road which would only be used by



security and fire fighting personnel. A belt of trees may be provided in this zone. The cost of this land will be a small proportion of the total cost of the bottling plant and would be fully justified."

6. On the basis of these recommendations, LPG Plant cannot be accommodated in 16 hecets. An affective area of approximate 16 ha. (40 acs.) after leaving 13 ha. (30 acs.) as buffer zone is required for this purpose.

7. Kee-ping these points in view, the matter is placed before the Technical Committee for a policy decision on the following points :

- i) That the site requirements for the LPG plant will be 70 acres (as per Vasudevan Committee) instead of 12 ha (30 acs.) (as suggested by Bali Committee).
- ii) The buffer zone of 80 m all around will be the part of site or it can be the buffer provided by natural features like Yamuna, Green buffer along H.T. lines.
- iii) Whether to increase the size of the site proposed by Bali Committee which is in the one corner of the area or to accept the site already acquired by Indian Oil Corporation. This may also be seen in view of the proposed channelisation of Yamuna River.



Appendix 'A' to Item No.14

RANBIR SINGH,  
Addl. Commissioner(L).

D.O.NO.F14(12)/84/CRC/DDA/I-39

25.2.85

Dear Shri Khanna,

Kindly refer to our discussions in the meeting held on 22.2.85 in the room of Dy. Commissioner, Delhi regarding location of proposed L.P.G.(I.O.C.) Plants at Tikri Kalan and Madanpur Khadar.

It has been decided to locate the above plants in an area measuring 100 acres and 40 acres at Tikri Kalan(Rohtak Road) and Madanpur Khadar(Across Agra Canal) respectively. The above proposal is being processed for the change of land use but this process is likely to take time. Therefore, DDA has no objection in taking up the acquisition proceedings in respect of the above land, the details of which have already been supplied to you by the I.O.C.

With regards,

Yours sincerely,

Sd/-

(RANBIR SINGH)

Sh. V.K.Khanna,  
Under Secretary,  
Land & Building Deptt.,  
Delhi Administration,  
New Delhi.

Copy forwarded to:-

1. Shri J.S.Oberoi, General Manager, Indian Oil Corporation Limited- With reference to his endorsement No. GM/NR/7dt.22.2.85.
2. Shri. S.C.Gupta, Addl.Distt.Magistrate(LA), Delhi for information and necessary action.

Sd/-

(RANBIR SINGH)  
Addl. Commissioner(L).



Item no. 15

Sub: Allotment of additional land for 66 KV sub stations at Civil Lines .  
(F.6(12)/83 -M.P.)

....

The D.E.S.U have requested for allotment of additional land for construction of a 66 KV sub-station adjacent to the land of existing 'Grid Station' in Civil Lines. The Land and Development Office had referred the case of allotment. The land for which DESU had requested, was already transferred to D.D.A. for care and maintenance vide notification no.1/21/68/2 dt. 12.7.74 as mentioned in L&DO's letter d t. 2.7. 83 .

2. The case was examined and it has been observed that the proposed site falls in the area earmarked for 'District Centre' in the approved zonal development plan of C-1, 2, 3, 11 and 12. The layout plan of the District Centre has been accepted by D.D.A.

3. It has been suggested that in order to meet the requirement of establishing the 66 KV S/Station, the land on the east of existing grid station can be considered for allotment and can be extended upto the boundary of existing Cl andrawal Water Works (plan laid on the table).

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



20

Item No. 16  
10/6/83

Sub: Development plan of land (Rehabilitation)  
belonging to Aggarwal Jain Temple Society-  
Zone D-5. (F 3 (12)/84-M P.(Pt.)

.....

The Ministry of Urban Development are considering to utilise an area of 1300 sq.yds., out of the area presently being used for Aggarwal Jain Temple in Zone D-5, for rehabilitation of 75 D.U.s. which are existing in this complex. The case was considered in the Technical Committee meeting of 9.4.86 (agenda annexed) and it resolved that :

"The Technical Committee noted that to accommodate 75 D.U.s., 1300 sq.yds. of land is not sufficient, and therefore, desired that the L&DO may be informed accordingly. It was also desired that the minimum area required to accommodate single room tenements with an appropriate urban form to accommodate 75 D.U.s. should be about 2000 sq.yds.

Meanwhile, it was desired that the scheme as prepared, may be re-examined keeping in view that the residential scheme may be segregated from the rest of the area by an approach connecting the existing entry through Khandelwal Jain Temple with the other temple complex in consultation with the Temple Authorities."

As desired the scheme was re-examined and a proposal has been prepared which is placed on the table. In this proposal the development has been proposed on one side of the excess road to Khandelwal Jain Temple by slightly adjusting the existing excess. In this manner the four-storied development takes an area of about 1582 sq.yds. which is very close to 1300 sq.yds. proposed by L&DO for conversion to residential use. The number of units provided in this scheme are 75. The floor area of residential development works out to about 24,000 sq.ft. which is 28.7 % appro. of the total floor area of about 195000 sq.ft. which can be made available on the entire plot with the Aggarwal Jain Temple Society. The proposal has also been discussed with Socy. of Aggarwal Jain Temple Society. The matter is now placed before the Technical Committee for consideration on the following two issues :

1. Manner of development as proposed.
2. To consider rehabilitation of these D.U.s. with in the Institutional (Temple) Complex by changing the land use or otherwise.



Item No. 17

SUB: Request from DESU for lease of 4.475 acres of land for the expansion of existing 33 KV switch yard out of serial no. 211 and 212, Dhola Kuan, New Delhi. File No. F.3(32)/80/M.P.

.....

DESU has requested for allotment of 4.475 ares of land in Dhola Kuan Area for expansion of their existing 33 KV switch yard and for establishment of another 66 KV sub-station. DESU has stated that the proposal is based on the recommendations of studies carried out by Indian Institute of Science, Bangalore on large Range system and also taking into consideration to requirements of Cantonment Area and its surroundings.

2. The proposal has been examined and it is observed that the land proposed for allotment is located in 'Recreational Area' in zone F.6 and covering considerable land along the VIP route.

3. This case was discussed in the Technical Committee meeting held on 17.10.65 wherein it was decided that a joint site inspection be carried out by Dir.(DC&B)/PPW/CPW/NEMC/DUAC as the proposed allotment is along the VIP route (Ring Road). Accordingly, a joint inspection was carried out and as a result thereof DESU has submitted the revised proposal (laid on the table). Accordingly to this proposal most of the undeveloped land is being utilised by DESU. The proposal is to eat away the green area which should be restricted to the minimum as per the essential requirements if it could not be met some where else.

4. The revised proposal of additional land to DESU is placed before the Technical Committee for its consideration.



Item No. 18

Subject:- Change of land use from 'green' to 'residential' (SFS) Houses DDA) at Chitorni, (file No. F.20(19)/86-M.P.)

....

A proposal received from Addl. Chief Architect, D.D.A. For quite some time, the D.D.A. had been using the Chitorni area for the manufacture of bricks for the D.D.A. projects. Now the brick manufacturing activity has been suspended and the D.D.A. proposes to use this area as a housing complex. This area falls according to the first Master Plan in force in the rural zone beyond the urbanisable limits. In the Master Plan, 2001 this site is in rural use zone.

2. In a meeting held under the chairmanship of the E.M., D.D.A. on 18.11.85 which was attended by Chief Architect, Dir. (PPW), Chief Engineer (SWZ) and Director (Works). E.M. decided that since there is hardly any possibility of shifting the Masood Pur Cattle Farm on this site, it would be worthwhile to utilise this area for group housing to save the same from unauthorised occupation. In view of this decision, the case is now being submitted for the change of land use of an area about 37.7 hact. from 'Agricultural green belt/'rural use zone' to 'residential' and also to declare the same as a development area so that the construction activity could be undertaken (plan showing location of this area laid on the table).

3. The proposal has been examined by the Perspective Planning Wing, D.D.A. and it has stated that the brick kiln site would not be a proper site for the housing purposes.

4. Matter is placed before the Technical Committee for its consideration.



MEMO-12

Sub: Proposal for a 100 bedded hospital in Bawana Village  
(File No. F.20(12)/85/MP)

....

A proposal for a 100 bedded hospital at village Pootkurd in Alipur block was received from Directorate of Health Services, Delhi Admn. for serving the people of low-socio-income group of the area.

2. The matter has been examined by the Perspective Planning Wing in the light of the modifications proposed in the Master Plan for Delhi-2001 and it is observed that the land under respect is earmarked for 'Rural Use'. Village Bawana which is adjoining to village Poothkhurd is one of the five villages which are identified for the location of major health facilities. 100 bedded hospital proposed at village Poothkhurd should be located at village Bawana which is easily accessible to the villages (location plan laid on the table)

3. The case is now put up before the Technical Committee for consideration.



ITEM NO.-20

**Subs** Permanent acquisition of land for construction of Guide Bunds to facilitate drainage into Karawal Nagar Drain and Trunk Drain No. 1 of Shahdra Area in Village Karawal Nagar & Johripur. (File No. PPW/Infra/86/87)

.....

\*trol Division No. IV, Delhi Administration. A request has been received from Ex.Engineer IV, Flood Control Division No. IV, Delhi Administration for a land use certificate with regard to a strip of land measuring 13 00x22.5 mtrs. (7.31 acs.) in Karawal Nagar and a strip of land 250 x 15 mts. (0.94 acs.) in Johripur Village along the U.P. boundary which are required for the construction of guide bunds to facilitate drainage into Karawal Nagar Drain & Trunk Drain No. 1 of Shahdara Area in Village Karawal Nagar & Johripur. (Index plan laid on the table 'A')

2. It is stated that the scheme has already been cleared by the T.A.C. of Delhi Administration and Executive Counciller (Development) has desired the implementation of scheme before current monsoon season. In this connection, it is pointed out that the said strip comes under rural use zone.

3. Request has been examined in Perspective Planning Wing of DDA and they have recommended for the issue of 'no objection certificate' for the construction of bunds.

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



Item No. 21

Subject:- Change of land use of an area measuring 100 acres from "Agricultural green belt" to "Institutional" (Educational-IGNOU) in village Madan Garhi, new Delhi. F.20(11)/86-MF

A proposal has been received from the Chief Consultant, Indira Gandhi National Open University for the change of land use of about 100 acres of land in village Maidan Garhi, New Delhi which is duly supported by the Vice-Chancellor of the University. Request of the university is as follows :-

- i) This land may be declared 'development area' under the D.D.Act. so that this and the nearby areas develop properly.
  - ii) Change of land use from 'green' to 'institutional' may be accorded.
  - iii) In order to be functional, proposed to put up temporary construction on about 60,000 sq.ft. to 1 lakh sq.ft. in order that various offices of the university are located at one place and the work of the university can be properly co-ordinated. In the meantime, action of finalising proper layout for permanent buildings will be taken up in consultation with relevant authorities.
2. The proposal of the university has been examined and following observations are made :

- i) An area of about 100 acres located in the 'Agricultural green belt' zone per Delhi Master Plan-1962 and 'Recreational' area as per draft PDP-2001, is required to be declared as Development Area under section 12 of the D.D.Act.1957.
- ii) The change of land of an area measuring about 100 acres comprising of dhasra nos.571(26-16), 572(120-0), 573(23-17), 574(150-00), 575(129-11) and 631(30-00) situated in village Maidangarhi, New Delhi and bounded by the existing village and agricultural green belt in the East, South-East and South, Kacha Road and village Maidangarhi in the south & South-West and existing road (proposed to be widened to be 45' in the west), is proposed to be changed from 'agricultural green belt' (DMP-1962 and recreational as per draft PDP-2001) to 'Institutional' (Educational-University)
- iii) Proposal to put up about 60,000 to 1,00,000 sq.ft. temporary construction in a 100 acres plot to start a university in anticipation of change of land use may be considered as a case of "Special Appeal"/ temporary permits' to such time the land use is changed and pucca buildings are constructed as per rules and regulations in force further subject to that the proposed temporary construction is single storey.



- iv) Permanent construction-Norms for covered floor space FAR, height of buildings etc. are to be worked out in consultation of various connected authorities such DUAC, DDA, and MCD as and when such a request is received from the University for the construction of permanent structures. It is stated that the design of the University is likely to be finalised through a competition. The site under reference is to be considered for a University and specific regulation for construction could be worked out separately keeping in view its location etc.

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



Item No. 225

Subject:- Allotment of gas godown sites in Rohini Project.  
(File No. F.13(102)/85/CRC/DDA(pt).

...

A proposal has been received for allotment of gas godown sites on compassionate grounds from Project Planner (Rohini) vide his letter No. PPR/1001-14-86/9144 dated 7.5.86. It is stated that no allotment of gas godown sites has been made in Rohini and a comprehensive proposal has been prepared by his office and the same is as follows:-

- i) The site of the gas godown measuring 26 mt. x 20mt. (86 ft. x 66 ft.) with 7 mt. (23 ft.) set back on all the sites as per the requirement of Chief Inspector of Explosives.
- ii) Capacity of the gas godown - 550 cylinders.
- iii) Additional plot area of 26 sq.mt. each for chowkidars hut and showfoom space.
- iv) The location of the sites was suggested to be in DCF area (other community facility) approximately located in the centre of catchment.

2. Deputy Director (MP) has drawn the attention of Project Planner Rohini on the resolution no. 34 dated 8.5.80 of the Authority. The Project Planner has modified this proposal according to the above mentioned D.D.A. resolution upto some extent and stated that according to this resolution, the location of such gas godowns should be in Master Plan green areas as permanent sites which are accessible by road provided the areas not being used for public recreation, or is useless as green area. No such type of land can be identified in the Rohini Project and looking into the centre of the catchment and convenience to the consumers these sites are proposed to be located in the selected DCF areas as indicated on the plan (laid on the table). Adequate set-backs (safety distance) as prescribed by Chief Inspector of Explosives has been provided on the plot, the location in the DCF area is appropriate.

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

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Item No. 23

Subject:- Allotment of land for construction of under ground tank and booster pumping station for Pahari Dhiraj area opposite Idgah. (file No. S23(1)/83-Instl.)

....

Delhi Water Supply & Sewage Disposal Undertaking of MCD has requested for allotment of a piece of land measuring 250' x 200' for construction of an underground reservoir and Booster Pumping Station for augmentation of Water supply in the command area of Pahari Dhiraj Pumping Station. Accordingly, a plot measuring 4000 sq.yds. in Khasra No. 13 of Jhandewalan Revenue Estate, opposite Idgah, Motia Khan known as the Tikona Park was offered for allotment to MCD, but this proposal was objected by the residents of that area saying that there were graves in the said plot.

2. It is stated that the site for location of a Booster Pumping Station at Idgah was considered by the Tech. Committee meeting held on 16.11.84 wherein two sites were considered:-

- i) Tikona Park - It is reported that this site contains more than 137 big and small trees and these trees will be affected by the construction of the proposed reservoir.
- ii) Site No. 2 - This site is free of trees and is suitable for the construction of proposed reservoir and pumping house.

The Technical Committee approved the site no. 2 and accordingly, MCD was allotted the site and MCD has already made the payment to D.D.A. They have requested for the possession of land.

3. The Executive Engineer (Water) South Zone has now informed that the site No. 2 has already been allotted to Slum Department for construction of 64 tenements on 10.5.82.

4. The site no. 2 which was earlier approved by the Technical Committee for which MCD had made the payment, has been rejected by Lt. Governor due to the local representations vide office note dated 12.3.86.

5. In view of this, MCD has again requested for the allotment of site no. 1 i.e. Tikona Park for the construction of proposed reservoir as the site no. 2 has been rejected by the Lt. Governor. Further, it is pointed out that earlier Tikona Park was rejected on the grounds that there were 137 big and small trees existing at the site.

6. The matter is placed before the Technical Com. for re-consideration of site no. 1 (Tikona Park).



Item No. 24

Subject:- Gas godown sites behind Circular Road,  
Chankyapuri.  
(File No. F.16(14)/86)

....

A request has been received from Shri Sastry, Engineer Officer, L&DO, Ministry of Urban Development (app. C) in regard to location of LPG Gas Godown sites behind the Circular Road, Chankyapuri. The proposal was processed in the City Planning Wing and they have located two Gas Godown sites on L&DO plan (laid on the table).

2. These two Gas Godown sites were examined from the land use point of view as per Master Plan/Zonal Plan and it is stated that these two sites are located in the 'Residential use', adjoining the green strip alongwith Nallah. It is further stated that there are 25 to 30 grown up plants ranging from 2'-6" in height in this area.

3. As per policy decided vide D.D.A. resolution No. 34 dated 8.5.80 (appendix D D), such plots are to be located in the green spaces which are not to be effectively used, Keeping this in view it was suggested that only one site near the existing nallah be carved out.

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

, ....



Appendix 'C' to Item No. 24

Copy of D.O. No. L-III/8/5(191)/86 dated 16th June, 86 from Sh. D.S.P. Sastry, Engineer Officer to Shri R. G. Gupta, Director (CP), D.D.A.

....

Kindly refer to your D.O. No. PA/Dir.(CP)/86/185 dated 30.5.86. This office does not have any facility for conducting plane table survey of the area referred to. However, I am enclosing herewith a layout plan of the area bearing L&DO No. 3421/1. After selection of site, I would request you to kindly put up the proposed gas godown site for approval by the Committee for preparation of Master Plan and selection of gas godown site at Delhi constituted by the Ministry of Urban Development and functioning under the Chairmanship of Shri S. C. Gupta, Director (DC&B), D.D.A. for approval of the proposed location and number of gas godown sites.

With regards,

...



## Appendix 'D' to Item No. 24

Copy of resolution no. 35 dated 8.5.80.

Subject:- Master Plan for Gas Cylinder Godown sites  
in Delhi/New Delhi.  
(file No. F.7(2)/79-M.P.)

....

At the meeting of the Tech. Com. held on 22.4.79 it was decided to prepare an overall Master Plan for providing suitable sites for gas cylinder godowns, keeping in view that it is a neighbourhood facility. A detailed study of the subject was undertaken by the Director (CP) and recommendations were made, details of which are given below:-

Position of gas godown in Delhi.

Name of the gas agency.	total no of dealers.	Without proper godowns.	capa- city range.	Allo- tted by D.D.A.	Unau- tho- rised.	Pri- vate owner- ship.	Land use			
							R	G	In.	Ins
Bharat Petro- lium	12	1	125 to 600 cylinders.	2	5	4	5	4	1	1
Hindustan Petroleum	18	10	"	2	3	3	12	3	1	-
Indian Oil Corpn.	47	2	"	34	1	10	10	23	3	2
Total	77	13		38	9	17	33	30	5	3

INTRODUCTION OF THE PROBLEM:

2. At present, three petroleum companies namely, BPC, HP, and IOC responsible for the supply of liquified cooking gas to Delhi. These companies appoint their authorised dealers to district gas cylinders to individual customers. At present there are authorised dealers of all the three companies with major share of IOC which has 47 dealers for distribution of gas. The dealers require chokidar hut and a godown for storage of cylinders and it is the responsibility of the dealer to fix suitable site for these godowns. The Chief Inspector of Explosives, Nagpur lays down certain standard specifications for the construction of such godowns. Every dealer is supposed to get his godown duly approved by the explosives deptt.

contd....2



3. The two recent accidents which took place, one in Model Town and the other in Kotla Mubarakpur, due to the explosion of gas cylinder has invited the attention of every one concerned, to locate these gas godowns properly. There is a big pressure from these gas dealers for allotment of suitable piece of land for storage of gas cylinders.

4. The general practice so far adopted by D.D.A. is to allot to individual distributors, godown sites on licence basis for temporary period only and thus no transfer of land was involved. Till today about 38 godown sites have been allotted by D.D.A. Most of the sites were given to the persons whose godowns were affected during the clearance operation.

5. To rationalise the state of affairs the three oil companies, namely IOC, Bharat Refineries and HP were asked to supply list of their authorised dealers. A detailed survey of the existing godowns was carried out to determine their catchment areas. Informal meetings were also arranged with the representatives of the three oil companies.

6. Following are our conclusions/recommendations on the basis of survey analysis and discussions with the representative of oil companies.

1. Standardisation of size of plot.
2. Grouping of gas godown sites.
3. Location of gas godown sites.
4. Method of allotment.
5. Planning for future.

#### STANDARDISATION OF SIZE OF PLOT:

The Chief Inspector of Explosives has recommended different plot sizes and required safety distances for various capacities of gas godowns. As per the decision of Ministry of Petroleum, every dealer can have a maximum of 4000 refills per month, which means about 5000 consumers can be served by one dealer and the maximum capacity of gas godowns is 550 cylinders. The table below gives storage space set backs, and plot sizes required for different capacities, as specified by Chief Inspector of Explosives.

Capacity	Storage space	Set back (safety distance)	Plot sizes.
1000 kg.	200 sq.ft.	10'	1200 sq.ft. (40' x 30')
2000 kg.	400 sq.ft.	17'	2916 sq.ft. (54' x 54')
8000 kg. (550 cylinders)	800 sq.ft.	23'	5676 sq.ft. (66' x 86').



8. It is suggested that different godowns sites for maximum capacity of 550 cylinders could be earmarked.

9. GROUPING OF GAS GODOWN SITES: The gas godown sites should be grouped together on suitable spaces wherever possible.

10. Location of gas godown sites:- The gas godown sites should be located in Master Plan green areas as permanent sites, which are accessible by road provided the area is not being used for public recreation, or is useless as green areas.

11. METHOD OF ALLOTMENT:- It is suggested that instead of allotting the gas godown sites to dealers, we can hand over the sites to the respective oil companies as per the requirement on the lines of the petrol pump sites. The oil companies will then distribute these among its authorised dealers. The D.D.A. should charge money directly from the oil companies as in the case of petrol pumps.

12. These recommendations were considered by the Tech. Com. of the D.D.A. in its meeting held on 18.12.79. The Tech. Com. agreed with the recommendations given by the Planning Cell and approved the following:-

- i) The plot for gas godowns be standardised to three

contd.....4/-



sizes VZ (1) 40' x 30' (2) 54' x 54' (3) 66' x 86' which would include chowkidar's hut of 10' x 15'.

- ii) The gas godowns may be grouped where possible.
  - iii) Gas godowns be located as permanent sites in Master Plan recreational areas unsuitable for useful development i.e. along nallah.
  - iv) The sites be allotted to oil companies on the lines of petrol pump sites.
13. The item was placed before the Authority in its meeting held on 15.4.80 (item no. 25) but was postponed.
14. The item is placed before the Authority to approve the recommendations as made by the Tech. Com. vide para 12 above.

RESOLUTION

Resolved that the words "i.e. along nallah" in sub-para (iii) of para 12 of the precis be deleted and the proposals made in the amended said para 12 be approved.

...



Item No. 25

Subject:- Change of land use from 'agricultural green belt' to 'institution' (Dispensary) in Pindiwalan Kalan, Sahabad, Mohammadpur, Delhi. (file No. F.20(13)/86-M.P.)

...

A proposal for a dispensary at village Pndiwalan Kalan, Delhi was received from Directorate of Health Services, Delhi Admn. for serving the people of low-socio-income group of the area.

2. The proposal was been examined by the Perspective Planning wing in view of the Gazette Notification for Master Plan (as proposed to be modified) and the observations made are:-

- i) Area for Dispensary mentioned in the Gazette notification is 0.08 to 0.12 ha. and the plot area of the proposed building is 0.10 ha.
- ii) Proposed building plans has two separate blocks for Dispensary and residential accommodation (plan laid on the table).
- iii) According to the building plan, proposed ground coverage = 33.29%, F.A.R. = 87.31.
- iv) Proposed accommodation for Dispensary and residential quarters have been accommodated in 3 storeyed independent building blocks and total nos. of residential quarters are 5 (five. )
- v) According to Gazette notification for Master Plan Modifications:
  - a) There is no provision for residential accommodation with poly clinic, nursing home, child welfare, maternity centre and dispensary.
  - b) One Dispensary has already been proposed in village Ghummanhera which is only 4 Km. south of this village along the same road.
  - c) Permissible ground coverage and FAR for dispensary is not mentioned in the Gazette notification for Master Plan modifications.

3. PPW has no objection if the Dispensary as proposed in the above mentioned letter of Directorate of Health Services, Delhi Admn., New Delhi is approved.

4. Sahabad Mohammandpur site - PPW has reported that this village is the part of recently notified land for Pankha Road extension Scheme nad Health facilities shall be automatically provided there whenever urban development takes place there soon after acquisition of land. Hence, this site was not favoured.

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



Item No. 26

Sub: - No objection for Land Use for 400 KV  
S/Stn. at Bawana, Delhi.  
(File No. P.C(82)/M.I.)

(File No. F<sub>6</sub>(3)/86-MP

A proposal has been received from DESU for the issue of No Objection for the construction of 400 KV sub-station at Bawana Delhi.

2. The proposal has been examined and it is observed that earlier Authority vide its resolution no. 116 dated 16.3.84 approved three sites for the construction of 400 KV S/stn. in Delhi including the site in question.

3. Executive Engineer (DESU) has submitted that because of existing bricklines in surrounding area, there are some problems. On further discussion with Sh. Suri, Exen., he has informed that dust from the brick kilns causes a dust layer on transformers which results in disruption of power supply. An alternate site has been suggested along western Yamuna Canal and near to main power line. This alternate site measuring 550 MX 750m, falls within the residential area planned for further extension. A copy of the plan indicating the location is laid on the table.

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