

153  
योजना  
Planning

# दिल्ली विकास प्राधिकरण

अनुभाग Master Plan.

मिसिल संख्या F1(5)/91-ML

दिग्दर्शक

पत्र-प्रवहण

विषय

Draft Minutes of Internal Planning Committee Meeting  
Kaldon 18.1.91

संख्या	दिनांक	किस को प्रोजे	हस्ताक्षर/टाइप सं.	दिनांक	किस को प्रोजे	हस्ताक्षर
कार्यालय	कारि की / कारि की		कार्यालय कारि की / कारि की		कारि की / कारि की	
			F153 28/1/91			F126 28/1/91 Comm M4 28/1/91 DD/MS/31/1

28/1/91



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Sub: Draft minutes of the meeting of the Internal Planning Committee held under the chairmanship of Commr. (Plg.) DDA on 18.1.91 in Conference Hall, Vikas Minar, New Delhi.

Item No. 1

Sub: Allotment of land measuring 1.5 acres at vill. Masudpur to Khadi & Vill. Industries Commission, New Delhi from temporary licence fee basis to permanent lease basis.  
F 13(43)/80/CRC

DDCNL)  
4-2-91

This case was discussed in detail and it was decided that till Masudpur Dairy farm is shifted, this activity may continue on temporary licence basis. In MPD 2001, the Masudpur Dairy Farm has been indicated, but due to public representations, the Dairy farm will be required to be shifted and, therefore, till such time, this activity can continue on temporary licence basis.

Item No. 2

Sub: Regularisation/allotment of existing Shriram Mandir in B-5, Safdarjung Enclave  
F.8(12)/89-Instl.

DD(IWH)  
4-2-91

This was discussed in detail and it was decided that the reference be made to the Land Section to know what action has been taken by them for removing the encroachments.

Item No. 3

Sub: Allotment of 0.5 acre additional land to Sh. R.R.Mehta Educational Trust for upgrading it to Middle School  
F18(21)86-Instl.

Sent to JD(P)I  
on 1-2-91 for  
placing it in T.C.

This was discussed in detail and it was decided that this case be examined in light of the decision taken in the Technical Committee for allotment of land to middle school and the case be brought before the Tech. Committee.

Item No 4

Sub: Allotment of Addl. land to Sh. Sanatan Dharam Sabha at Kalka Ji  
F 19(41)/88/Instl.

DD(IWH)

4-2-91

The allotment of addl. land to Shri Sanatan Dharam Sabha at Kalkaji was discussed and it was decided that they should apply for the fresh institutional plot.



Item No. 5

Sub: Proposed parking bldg. behind Hindustan Times Building 18-20 K.G. Marg, Delhi. F 16(10)/90/M.P.

U-II For draft reply 4.2.91

A proposal of <sup>parking</sup> building behind the <sup>Hindustan</sup> Times Building on K.G. Marg was discussed in detail and it was decided that this plot should be developed for underground parking. Similar to the parking developed by NDMC near Palika Bazar in Connaught Place <sup>with out any Commercial/office use</sup>

Item No. 6

Sub: Resl. quarters for Watch and ward staff at Police Wireless Transmitting station, Siri Village New Delhi F 3(54)/90/MP

A.D.C.M.P.D. For draft agenda of T.C. 4.2.92

Permission for residential quarters for Watch & Ward Staff at Police Wireless Transmitting station was discussed in detail and it was decided that only 9 qrs. for watch & ward staff may be allowed and ~~these quarters should be proposed~~ within the boundaries of the wireless station ~~XXXXXXXXXXXX~~ as indicated <sup>shown</sup> on the land use plan of MPD 2001. The case be brought to T/C Committee.

Item No. 7

Sub: Amusement Park in Delhi/New Delhi. F 3(13)/76/M.P.

For draft reply U-II 4.2.91

The proposal of amusement park in Delhi was discussed in detail and it was decided that permission cannot be granted for isolated development of this park.

Item No. 8

Sub: Cancellation of allotment/lease in r/o plot no. 49 block no. B in Lawrence Road Industrial Area. F 6A(77)/65/LSB(I)

JDCPSTI For bring before T.C. meet 4.2.91

This case was discussed in detail and it was decided that <sup>this</sup> leakage be examined in light of recommendations of MPD 2001 and the case be brought before the T/C.

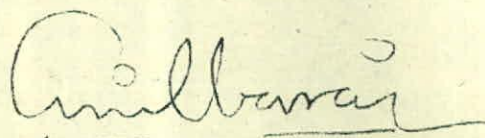


DELHI DEVELOPMENT AUTHORITY  
( MASTER PLAN SECTION )

PA/DD/MP/91/

MEETING NOTICE

The next meeting of the Internal Planning Committee under the Chairmanship of Commissioner (Plg.) DDA has been fixed for 18.1.91 at 2.30 p.m. in the Conference Room of Vikas Minar. The list/agenda of the cases to be discussed is enclosed. You are requested to attend the meeting.



( ANIL BARAI )  
DY.DIR. (MP)  
11.1.91

Copy to:

1. PS to Commr.(Plg.) for information of the later.
2. Director (DC&P)
3. Director (TYA)
4. Director (AP&B)
5. Chief Architect
6. Jt. Dir. (P) I
7. Jt. Dir. (P) II
8. Jt. Dir. (ZP)
9. Jt. Dir. (T)
10. Jt. Dir. (TYA)
11. Jt. Dir. (Plg. D&E)
12. Jt. Dir. (Narela)
13. Jt. Dir. (Bldg.)
14. Jt. Dir. (WC&SA)
15. Project Planner (Rohini)
16. Project Planner (Dwaraka)

DY.DIR. (MP)



Items for consideration of Internal Planning committee meeting held on 18.1.91  
Item No. 1:

Sub: Allotment of land measuring 1.5 acres at village Masudpur to Khadi & Village Industries Commission, New Delhi from temporary licence fee basis to permanent lease basis.  
F13(43)80-CRC

To be Presented by Jt. Dir. (P) I

Khadi & Village Industries commission was allotted land measuring 1.5 acres at village Masudpur on concessional rate of Rs. 2/- per sq.yds. on temporary licence fee basis for one year. This period of one year has been renewed for the period upto 7.4.85 from time to time. The period beyond 7.4.85 have also been extended upto 7.4.89 under the orders of the then Commr. (Lands) but it was also intimated to the Dy. Dir. Khadi & Village Industries commission, New Delhi that no extension beyond 7.4.89 will be granted and arranged to hand over vacant possession of the land on 7.4.89. Instead of handing over the vacant possession the Commission kept representing to allot this land to them on permanent lease basis to enable them to set up the Renewable Energy Complex at Masudpur.

The Chief Architect vide his note dt. 10.2.87 is opined that they are not in favour of continuance of this use in an area surrounded by residential flats. The same should therefore need to be shifted or discontinued. Decision to discontinue the licence was taken on the recommendation of the Chief Architect, DDA but since the various representations were being received from various quarters the then DLM was of the view that a meeting could be called to sort out the problems. However this could not be done and the then DIM had desired to inspect the site but same also could not be carried out as he left out for abroad. Now the file has been referred to Planning Wing for carving out a suitable alternative site for Biogas plant presently functioning in village Masoodpur near the Dairy farm.

It has been opined that the Bio gas plant and the dairy farms have to co-exist and therefore should be located in the vicinity of each other. In the land use plan of MPD-2001 Masoodpur Dairy farm has been shown as it is this means the Masoodpur Dairy farm is to continue in the present location. Therefore it has been desired to discuss the case in the Internal Planning Committee Meeting.

Item No. 2

Sub : Regularisation/allotment of existing Shriram Mandir  
in B-5 Safdarjung Enclave

F.8(12)/89-Instl.

To be presented by JD(P) I

Reference to the note of D.D. (IL) dated 26.7.90 regarding regularisation/allotment of land unauthorisedly encroached for Shriram Mandir in B-5 Safdarjung Enclave located between plot No. B-5/151 and Maitri Mandir Gurudwara. Similar request has also been received from Shriram Mandir Samiti for regularising the allotment of existing temple at the present location.

2. The case has been examined and it is observed that the encroachment, as per the approved layout plan has been made in the area which was shown for circulation/open spaces. After obtaining a detailed existing survey and keeping area for proper circulation some adjustment can be made to retain the temple at the existing site by taking some land from them and in lieu allotting some extra land. The proposal thus do not envisage to obstruct the smooth traffic movement in this area. The area of the existing temple is about 315.00 sq.mtr. It is proposed that the Samiti may be asked to surrender the encroachment from 92.72 sq.mtr. for smooth traffic movement and in lieu allot them 82.68 sq.mtr. towards West upto the developed park boundary. The total area of the temple thus will be 305.15 sq.mtr.

3. The above proposal amounts to the modification in the layout plan and is placed in the Internal Meeting of Commissioner (Plg.) for consideration.



Item no. 3

Sub : Allotment of 0.5 acre additional land to Sh. R.R.Mehta Educational Trust for Upgrading it to Middle School F18(21)86-Instl.

To be presented by JD(P) I

Request has been received from M/s. R.R. Mehta Educational Trust for considering the allotment of 1/2 acre lands at the back of their primary school in Saket. The possession of 1 acre land was handed over to them on 13.6.88. The request has been based basically that their school has been upgraded to a middle school with the approval of Directorate of Education.

2. Earlier their request was rejected considering that an area of 1/2 acre is substantially sub standard for a middle school. The decision was communicated to the society on 24.1.89. Another request received from Directorate of Education was also rejected on the ground that the matter already stands examined. The applicant has again requested vide his letter dated 12.4.90. The case has been re-examined in detail and considering that the vacant land measuring 1/2 acre cannot be put to any extensive use due to non-availability of proper access. In the Northern strip a number of religious structures have already come up. It was therefore recommended to allot this land to the school so that it will be exclusively utilised as play field out of which 50% will be allotted as "Instl." area for which FAR will be permitted in the main allotment.

3. The matter was placed before the Internal Planning Committee on 11.10.90 but the same was deferred due to pending decision of the Technical Committee for a policy decision in middle school cases, which do not figure in the MPD-2001. The T.C. in its meeting held on 15.10.90 under item No.1 has taken a view that the sites which are more than 0.6 HA in area can be considered for allotment to a middle school on the recommendation by Delhi Administration, Education Department. In this case this has been done.

The matter is again brought for the consideration of Internal Planning Committee.



Item No. 4

Sub:-Allotment of additional land to Shri Sanatam  
Dharam Sabha at Kalka Ji.  
F.19(41)/88-Instl.

To be presented by JD(P) I

As per the approved layout plan for group housing in Block-B Alakhnanda 4 religious sites were earmarked adjacent to park/open area. While allotting sites no.

R-3 & R-4 a strip of land was left in between these two. Though the land allotted to these institutions were according to the approval/layout plan.

2. Shri Sanatan Dharam Sabha was allotted the plot no.4 measuring 400 sq.yds. The Sabha subsequently encroached the open area left between R-3 & R-4 referred to above which was to be maintained as per green. The Sabha has started running a nursery school and a request is being made repeatedly to regularise this encroachment for the construction of a nursery school and also consider to allot a strip of open area for play field activities.

3. The case was examined time to time and was rejected due to the reason that the Sabha has been allotted sufficient land as per the norms and the nursery school activity is not permitted in the religious area and for which they were requested to apply for a nursery school as per the DDA policy.

4. Lately the matter was discussed in the Internal Planning Co-ordination Committee meeting held on 5.9.90 and was rejected due to the position explained above.

5. The applicant has again represented indicating that planning Department has misunderstood the whole case. Their request was not for a nursery school but for the expansion of religious activities. On perusal of file it is observed that they have been insisting earlier for allotment of additional land for nursery school and play ground and was rejected. Even if the request is



considered for expansion of religious activities, the allotment is according to the norm and no further allotment needs to be considered because it will have a simultaneous effect in the remaining three cases of religious institutions located in the close proximity of this sabha. As per MPD-2001 the norms for religious site is 400 sq.yds. only.

6. The matter is placed again for the consideration of Internal Planning Co-ordination Committee.







Item no. 6

Sub: Residential quarters for Watch and Ward staff at Police wireless transmitting station, Siri village, New Delhi.  
F3(54)90-MP

Presented by DD(MP).

Dy. Dir. (L&B) for Directorate Police Telecommunications have requested for permission regarding construction of residential quarters for Watch & Ward Staff at Police Wireless Transmitting Station at Siri Village, New Delhi. They have requested for construction for 20 quarters for watch and ward staff on the area of 1938 sq.yds. in a total complex of 32 acres. The construction proposed is single storey. The

The case has been examined and as per MPD-2001 the land use is transmission site under public and semi public facility. Under public and semi public PS-6 residential flats for watch and ward are permitted. Refer page 154 of Gazette of India Extraordinary dt. 1.8.90. However the case has also been examined by Jt. Dir. (P) I and he desired that change of land from District parks to Residential. The case is submitted to Internal Planning Committee for its consideration.



Item no. 7

Sub: Amusement Park in Delhi/New Delhi.  
F3(138/76-MP)

To be presented by DD(MP)

Polo Amusement Park have requested for setting up amusement park at Kapashera Delhi. The reference has been received from Addl. Distt. Magistrate, Delhi Earlier also the letter was received from Addl. Distt. Magistrate, Delhi and the same was examined and it was informed that there is no such policy or guidelines for having amusement park on private land in Delhi. With reference to our reply Addl. Distt. Magistrate, Delhi has further stated that in view of the growing population of Delhi it is felt that there is a necessity of game facility. It is further stated that Annu Ghar can not cope up with the requirements with its limited items of games. The proposal is from the promoters M/s Polo Amusement Park Ltd at Kapasher Delhi on the land owned by the promoters As stated the proposal has been recommended by Tourism Deptt. Govt. of India and Delhi Finance Corporation is financing the project. It is envisaged that this park could be first of its type in Delhi and would attract large number of crowd including tourists. In the end he has requested that administration would like to have definite views of DDA about this project. The case was examined by the Master Plan Section and at page 141 of Gazette of India it is stated that in the urban extension wherever possible water bodies (Lakes) should be developed to act as a major lung spaces and to attract migratory birds and for improving the microclimate. A special recreational area on the pattern of disneyland/amusement park could be developed in the land becoming available for the channelisation of river Yamuna. The district parks in the urban Extension would also include special park such as children parks, children traffic training parks, picnic huts etc.

It was desired that case be put up before Internal Planning Committee for its consideration.



Item no. 8

Sub: Cancellation of allotment/lease in respect of plot no. 49  
Block No. B in Lawrence Road Industrial Area.

F6A(77) 65-LSB-I

To be presented by Dir. (AP&B)

This case is regarding permission for additional trade of readymade garments in Lawrence Road for M/s J.P. Manufacturing Company at B-49 Lawrence Road Indl. Area. Plot no. B/49 is an alternative plot allotted to M/s J.P. Manufacturing company in shifting programme for non confirming to confirming area and the plot was allotted for food preservation is clearly mention in close-13 of the lease deed. This unit has requested earlier for the additional trade which was turned down by the IPC meeting held on 12.8.83 because Lawrence Road indl. area is meant for food and its allied products (light industrial area) Now the case has again been refer to this Planning unit for allowing of additional trade of readymade garments. DD (IL) has indicated that as per the chart placed in file no. F6A(30) 65-LSB(I) for A/26 Lawrence Road indl. area trade of readymade garments is allowed as per MPD-2001. It has been observed at site that one plot is being used into two unit by putting a wall in between which has been shown in red on the building plan Laid on table In one of the portion the party is using manufacturing of food product and the other portion is being used of readymade garments under the name and style of craft international.

Moreover unauthorised construction has been carried out on first floor by this unit which is being used for readymade purpose. A notice to this effect was also issued on 10.12.89 for rectification of the same but the same has not been done till now. As per function analysis and lease deed in manufacturing item is food processing But as per MPD-2001 at page 180/or and serial no. 69 the trade of readymade garment is allowed. The plot has been unauthorisedly sub divided and is being used for two items and moreover excess area has been covered on the first floor.

It was desired to put up the case in the Internal Planning committee meeting for its consideration.