

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F.1(5)94-MP

Dated: 10-2-94.

Minutes of the meeting of Technical Committee held on 25.1.1994 at 3.00 PM in the VC's Conference Room, Vikas Sadan, INA, New Delhi.

DELHI DEVELOPMENT AUTHORITY

1. Sh. S.P. Jakhanwal, Vice-Chairman. (In Chair)
2. Sh. H.D. Sharma, Engineer Member.
3. Sh. J.C. Gambhir, Commissioner (Plg.).
4. Sh. K.J. Alphons, Commissioner (LM).
5. Sh. Santosh Auluck, Chief Architect.
6. Sh. S.C. Gupta, Director (DC&P).
7. Sh. R.G. Gupta, Director (TYA).
8. Sh. P.C. Jain, Director (AP).
9. Sh. Chander Ballabh, Jt. Director (AP).
10. Sh. Prakash Narayan, Jt. Director (T).
11. Sh. S.P. Bansal, Jt. Director (NCR&UE).
12. Sh. N.K. Aggarwal, Jt. Director (SA).
13. Sh. Vijay Risbud, Jt. Director (Bldg.).
14. Mrs. Savita Bhandari, Landscape Architect.

LAND & DEVELOPMENT OFFICER

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

MUNICIPAL CORPORATION OF DELHI

16. Sh. Sunil Mehra, Junior Town Planner.

TOWN AND COUNTRY PLANNING OFFICE

17. Sh. K.T. Gurumukhi, Addl. Town Planner.

DELHI POLICE

18. Sh. Lala Ram, ACP(Traffic).

NEW DELHI MUNICIPAL COMMITTEE

19. Sh. S.V. Kaushal, Architect.

SPECIAL INVITEES

20. Sh. K. Murlidharan, SLC & Ch. Regional Manager
For Item No. 3 & 8
21. Sh. R.N. Mathur, Dy. Manager (State Co-ordinate)
For Item No. 3 & 8
22. Sh. J.U. Ansari, EE Navodaya Vidyalaya Samiti
For Item No. 7
23. Sh. S.K. Mehta, Dy. Manager, APCL. For Item No. 10.
24. Sh. R.K. Singhal, BPCL. For Item No. 10.

1. Item No. 5/94

Sub: Permission to replace asbestos sheet roof with RCC roof of DDA built industrial, sheds Okhla, Phase I & II
VC'S TBR NO.1150 dt. 11.1.93

Technical committee observed that the sheds under reference are the ones built by DDA as industrial sheds in Okhla and were disposed of on lease hold basis. After detailed discussion it was decided

(i) that Commr. (Plg.) may have the discussion with the representatives of MCD, Lands Section and it may be got clarified whether the rebuilding of the sheds is feasible after demolition and for which the redevelopment charges to be recovered by the DDA, if any, under the terms of the lease which may also be worked out.

(ii) In case the sheds are on rental basis, the replacement of the asbestoss roof by RCC slab will not be permitted.

(iii) Technical Committee also desired that the encroachment made by the shed owners should be got removed.

2. Item No. 124/93:

Sub: Request of Delhi Police for utilisation of 'site allotted for Police Post by L&DO in Pushp Vihar III for Forensic Science Laboratory. F8(6)92-MP

Technical committee observed that it is not desirable to establish Forensic Science Laboratory in the midst of a residential area and should be located in a proper institutional/Facilities area where such activities are permitted according to the Master Plan provisions.

3. Item No. 125/93

Sub: Policy on resitement of objectionable Petrol pumps in Delhi. F7(26)67-MP

Technical committee desired that there a comprehensive ;Master Plan for petrol pumps for the NCTD including objectionab outlets to be relocated be prepared. Till such time, that the Master Plan is prepared individual cases of resiting of objectionable outlets are allotment of fish site be decided on merit of each case.

Technical Committee further desired that the siting of the petrol pumps in the green areas be avoided. The Technical committee also desired that the committee to suggest sites outside the urbanised limits in agr. zone should submit its report without delay.

4. Item No. 100/93

Sub: Alignment plan of Road no. 16 along the eastern side of Jawahar Lal Nehru University from Outer Ring Road to Mehrauli Mahipalpur Road. F5(3)72-MP

Deferred.

5. Item No. 7/94

Sub: Planning clearance for construction of Jawahar Navodaya at Jaffarpur Kalan in Najafgarh Block. F9(1)92-MP

The representatives of Navodaya Vidyalaya Samiti indicated that if the land is allotted to them based on the 'no objection' issued by Tehsildar, as a policy, they start the construction for such Vidyalayas, the same policy may have been followed in case of Delhi. The Technical Committee advised the representative of Navodaya Vidyalaya Samiti that they should approach MCD for getting their building plan sanctioned. As far as the change of land use is concerned, the matter be brought before the Tech. committee with the comment of MCD/GNCTD.

6. Item No. 8/94

Sub: Location of a 10 MLD Mini Sewerage Treatment Plant near Delhi Gate Nallah and change of land use from 'district park', playground, open spaces near Power House A&B to 'Utility (Sewerage Treatment Plant)'.

F2(13)93-Spl.Cell/RUB

Deferred.

7. Sub: Construction of an electric crematorium on Panchkuin Road. F23(21)92-IL

Deferred.

8. Item No. 10/94

Sub: Development control norms for two three wheelers filling Service station. F12(48)92-Bldg.

Technical committee noted that the BPCL

has already constructed at site such building on stilt and, therefore, desired that Commr. (Plg.), and the Chief Architect along with representative of BPCL should inspect the existing sites already functioning in Trans Yamuna Area and submit their recommendation to the Technical Committee.

9. Item No.11/94

Sub : Directions issued under Section 41 of DD Act 1957 by the Ministry of Urban Development in respect of reducing seating capacity of cinemas to a minimum of 300 and utilising the balance FAR for commercial purpose.
F.11(1)92-MP

Deferred

Laid on table

10. Item No.12/94

Sub : Approval of modified layout plan in Najafgarh area for allotment of LPG Godown site (20 mtrs. x 26 mtrs. to DPCC (Mrs. Nirmala Devi).

F.13(39)93/CRC/DDA

Deferred

This issues with the approval of Vice Chairman, DDA.

Sel
9c (ANIL BARAI)
DY. DIR. (MP)

To

- 1. OSD to VC for the information of the
- 2. Engineer Member.
- 3. Principal Commissioner
- 4. Commissioner (Plg.) Member Secy.
- 5. Commissioner (Lands Disposal)
- 6. Chief Architect
- 7. Director (D&P)
- 8. Dir. (TYA)
- 9. Director (AP&B)
- 10. Chief Town & Country Planner,
Town & Country Planning Office,
Vikas Bhawan, E-Block,
New Delhi.

- 11. Chief Architect
NHIC, Palika Kendra,
New Delhi.
- 12. Town Planner,
MCD, Old Hindu College Bldg,
Kashmere Gate, Delhi.
- 13. Secretary,
DUAC, NHIC Commercial Complex,
Lok Nayak Bhawan, Khan Market,
New Delhi.
- 14. Land & Development Officer,
Land and Development Office
Nirman Bhawan, New Delhi.
- 15. Sr. Architect,
H&T P(1), Unit, Room No. 316,
'A' wing, 3rd floor,
Nirman Bhawan, New Delhi.

- 16. Deputy Commissioner of Police (T)
MSO Bldg, IP Estate,
New Delhi.

- 17. Chief Engineer (Plg.) DESU Bldg.
Shakti Sadan, Jhandewalan
Bhdayal Upadhaya Marg,
New Delhi.

- 18. Sh. R.K. Thingon
Sr. Landscape Arch.
DDA, V. Minar, New Delhi.

- 19. Commissioner (LM),
DDA, Vikas Sadan
I.N.A, New Delhi.
- 20. Secy to L.C.,
Raj Niwas, Delhi.

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11/2/94

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- Sr -
DD(MP)

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No. F.1(5)94-MP

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1. Item No.5/94

Sub : Permission to replace asbestos sheet roof with RCC roof of DDA built industrial, sheds Okhla, Phase I & II, VC's TBR No.1150 dt.11.1.93

Technical Committee observed that the sheds under reference are the ones built by DDA as industrial sheds in Okhla ^{and were} ~~are~~ disposed of on lease hold basis. After detailed discussion ⁽¹⁾ it was decided that Commr. (Plg.) may have the discussion with the representatives of MCD, Lands Section and it may be got clarified whether the rebuilding of the sheds is feasible after demolition and for which the redevelopment charges to be recovered by the DDA, if any, under the terms of the lease ^{which} may also be worked out.

ii. In case the sheds are on rental basis, the replacement of the ~~roof built in~~ ^{roof} asbestos ^{with} RCC slab will not be permitted.

iii. Technical Committee also desired that the encroachment made by the shed owners should be got removed.

2. Item No.124/93

Sub : Request of Delhi Police for utilisation of site allotted for Police Post by L&DO in Pushp vihar III for Forensic Science Laboratory.
F.8(6)92-MP

Technical Committee observed that it is not desirable to establish Forensic Science Laboratory in the mid of ^a ~~the~~ residential area and should be located in a proper institutional ^{Facilities} area where such activities are permitted according to the Master Plan provisions.

3. Item No.125/93

Sub : Policy ^{on} for resitement of objectionable Petrol Pumps in Delhi.
F.7(26)67-MP

Technical Committee desired that there ~~be~~ ^{should} be a comprehensive Master Plan for Petrol Pumps ^{for the NCD} including objectionable outlets to be ^(see para 1) relocated ^{and} ~~and~~ till such time, ^{that the} ~~such a~~ Master Plan is prepared, individual cases ^{and allotment of fresh site} of objectionable outlets ^{of existing} be decided on merit of each case.

has already constructed at site such building on stilt and, therefore, desired that Commr.(Plg.) and the Chief Architect along with representative of BPCL should inspect the existing sites already functioning in Trans Yamuna Area and submit their recommendation for the Technical Committee.

9. Item No.11/94

Sub : Directions issued under Section 41 of DD Act 1957 by the Ministry of Urban Development in respect of reducing seating capacity of cinemas to a minimum of 300 and utilising the balance FAR for commercial purpose.
F.11(1)92-MP

Deferred

Laid on table

10. Item No.12/94

Sub : Approval of modified layout plan in Najafgarh area for allotment of LPG Godown site (20 mtrs. x 26 mtrs. to DPCC (Mrs.Nirmala Devi).

F.13(39)93/CRC/DDA

Deferred

Cons 18/4/94
V.E.



Rajmala
28/12/94

DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL & PLG. WING

No.F.1(22)93-MP

Dated : 19.1.94

MEETING NOTICE

The 23rd Technical Committee meeting of DDA will be held on 25.1.94 at 3.00 P.M. in the Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi.

Agenda for the meeting is enclosed herewith.

You are requested to kindly make it convenient to attend the meeting.

(ANIL BARAI)
DY.DIRECTOR(MP)

I N D E X

S.No.	Item No.	Particulars	Page No.
1.	5/94	Permission to replace asbestos sheet roof with RCC roof of DDA built industrial sheets, Okhla, Phase I and II. VC's TBR No.1150 dt.11.1.93	1
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4.	100/93	Alignment Plan of Road No 16 along the eastern side of Jawahar Lal Nehru University from Outer Ring Road to Mehrauli Mahapalpur Road. F5(3)72-MP	7
5.	7/94	Planning clearance for construction of Jawahar Navodaya at Jaffarpur Kalan in Najafgarh Block. F9(1)92-MP	22
6.	8/94	Location of a 10 MLD Mini Sewerage Treatment Plant near Delhi Gate Nallah and change of land use from 'district park, playground, open spaces near Power House A&B to 'utility (Sewerage Treatment Plant) F.2(13)93-Spl.Cell/R.U.B.	24
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9.	11/94	Directions issued under section 41 of DD Act 1957 by the Ministry of Urban Development in respect of reducing seating capacity of cinemas to a minimum of 300 and utilising the balance FAR for commercial purposes. F.11(1)91-MP	27
10.	12/94.	<i>Laid on table</i> Approval of modified layout plan in Najafgarh area for allotment of LPG Godown site (20 mtrs x 26 mtrs) to DPC (Mrs Nirula Devi) F13(39)/93/CRC/DDA.	

Subject: Permission to replace Asbestos sheet roof with RCC roof of DDA built industrial sheds Okhla Phase-I & II.

File No: F.VC's TBR No. 1150 dt. 1.11.93.

V.C. DDA has constituted a team to look into the representation made by the Association and to give their considered views. The team consists of Sh. Vijay Risbud, JD(Bldg), Dy. Dir.(Plg.) and Dy. Dir. Lands(Indl).

The report in brief is given below:

1. There are three types of sheds in Okhla Phase-I and Phase-II, i.e. Type-A with an area of 1300 sq.ft., Type-B' with an area of 800 sq.ft. and Type 'C' with an area of 1000 sq.ft. type design A & C are enclosed.
2. In phase-I, there are 188 sheds of type- A,B and C and in phase-II, there are 160 sheds of Type A and B.
3. The sheds type-A and B are having two approaches; one from the front and one from the rear and 'B' Type sheds are back to back.
4. These sheds are having north light roof trusses with AC sheets and the clear height of the shed upto the bottom of the truss is 14 ft. The ht. of north light truss is 6'.
5. The Association also stated that they were permitted 25% of the area of the shed as mezzanine.
6. Invariably all the allottees of the sheds have encroached upon the public land in the form of semi-pucca rooms, with a width of 6' to 8'. The back lane of the sheds(type A and C) have also been encroached upon in a similar manner.
7. The Association's main demand is to replace the north light roof trusses with a regular RCC flat slab at a height of 22'. They would also like to retain the mezzanine at 25% of the area of the shed. The Association is also requesting that a basement equivalent to the shed area be also permitted to them.
8. Association showed their willingness to pay reasonable charges to DDA for allowing the changes/additions as stated in 7 above.

Vijay Risbud

contd....2/-

Sub: Request of Delhi Police for utilisation of site allotted for police Post by L&DO in Pushp Vihar III for Forensic Science Laboratory.

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F.8(6)92-MP

DCP : HQ(III) Delhi Police vide his letter dt: 29th July, 93 has requested for 'No Objection' to utilise the piece of land allotted for a Police Post by L&DO for construction of a "Forensic Science Laboratory". L&DO vide its letter No. L-II-21(45) dated: 16th July, 82 allotted to Delhi Administration 3 plots in different sectors of Pushp Vihar on Mehrauli Badarpur Road for the construction of Police Posts, DCP: HQ(III) vide his letter referred above has stated that only two of the plots allotted are to be utilised for Police Post and one of the plot measuring around 1980 sq.mtrs. located in Sector-C Pushp Vihar is proposed to be utilised for construction of a Forensic Science Laboratory. Detailed break up of areas/use of the building as supplied by F.S.L. detail policy is placed at Annex-I. It has been further stated that this project is on the approved plan projects for which budget allocations of the work have already been provided.

2. The matter has been examined in the Area Planning Unit according to MPD-2001 Forensic Science Laboratory (Code No. 113) has been defined as a premises containing facilities for application of medical knowledge to legal problems. The land use of the site under reference as per MPD-2001 is gross residential and Forensic Science Laboratory is not permitted in the residential use zone and is permitted PS-4 (Public and semi public facilities- Police HQs and Police Line). In the approved layout plan on the basis the allotment has been made, the site has been earmarked for a police post which is also the permitted use in PS-4 Land use. Therefore, there should be no objection for permitting in the use of the premises for Mini Forensic Laboratories and would not require any change of land use.

OP

contd...2/-

The development control applicable would be same as for Police Post (use premise No. 109) reproduced below:-

- | | | |
|-------|-------------------------|-------|
| (i) | Maximum Ground coverage | 35% |
| (ii) | Maximum FAR | 70 |
| (iii) | Maximum height | 14 m. |

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

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CR

SUBJECT : Policy for resitement of objectionable
retail out lets in Delhi. F7 (26)/67-MP

1. Authority vide its Resolution No. 36 dt. 5.2.62 had approved the Master Plan for Petrol Pumps. In the plan approved by the Authority the number of retail out lets sites was proposed to be increased from existing 113 to 300 and also recommended resitement/retainment of 32 objectionable sites on the merit of each case.
2. In the year 1982 the State Level Coordinator of Oil Company submitted a list of 34 objectionable retail out let sites with their recommendations either to retain or to resite them. Some of them were common in the list approved by the Authority in the year 1962.
3. State Level Coordinator vide his letter dt. 16.8.91 has informed as under :-
"Any company desiring resitement have to table their proposals in the local oil industry meetings attended by Regional Mangers. Such meetings are chaired by the State Level Coordinator. After the clearance from all the oil industry members which is subject to each proposal meeting the various resitement eligibility criteria, the State Level Coordinator has to perform the function of coordinating this activity with the various State Govts./UT Admr. land owning agencies.
In view of the foregoing, it is requested that you may not pursue the issue of resitement of retail out lets based on the requests made by each oil company independently."
4. In addition to the above some of the retail outlets are affected in schemes of DDA mainly improvement of circulations system. These are affected ^{ow} 2 counts viz. the size becomes non-operative of the sales are adversely affected.
5. PRESENT POSITION :
i) As per information collected from the various files and site inspections it is observed that out of 32 retail out lets declared objectionable

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by the Authority 17 retail out lots have either been shifted or are not found existing. The remaining 15 out lots are continuing on 150 acres declared objectionable by the Authority.

6. In a meeting on the subject noted above held in the room of Chief Secretary, Delhi Admn., with the State Level Coordinator of Oil Industry. It was apprehended by the members present in the meeting of the State Level Coordinator that the most of the available spare sites of petrol pumps are allocated for resitment thereby effective number of retail out let in the city does not increase. Chief Secretary ^{was} of the view that the available approved petrol pump. site be offered to State Level Coordinator/Oil ~~Industry~~ Company and it is for them to decide if an existing petrol pump is to be resited or a new retail out let is made operative.

7. PROPOSAL :

In view of the position explained above. A comprehensive view needs to be taken for all these retail out lots which are considered objectionable by the Oil Company by constituting a Sub-Committee which would include the State Level Coordinator ^{and} other representatives ^{and} of other concerned Depts. like Traffic, Fire etc.. The term of reference of the Committee are proposed to be as under :

- i) To fix a new criteria for declaring any petrol pump as objectionable;
- ii) Based on the above to examine the already declared objectionable petrol pump for their resitment.

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

Amgona

Sub:- Alignment plan of Road No. 16 along the Eastern side of Jawaharlal Nehru University from Outer Ring Road to Mehrauli-Mahipalpur Road. File No. F.5(3)72-MF. (D-75).
Drawing No. TT-35/PW/93 (5 parts).

1. Location:

Road No. 16 is a Master Plan road connecting Outer Ring Road with Mehrauli-Mahipalpur Road. It is passing along the Eastern boundary of JNU University Complex. Location plan is placed at Annex. I.

2. Background:

An alignment plan of this road earlier was prepared with 30 mts. r/w and the same was approved by the Co-ordination Committee meeting under E.M., DDA on 3.11.82. The alignment plan of road No. 16 was discussed in the Technical Committee meeting held on 20.10.87. The Technical Committee resolved that "R/W of this road be increased from 30 mts. to 45 mts.". Keeping in view the development of Vasant Kunj Scheme Complex, a two lane road was constructed by DDA from the plan fund received from Delhi Administration for the construction of some other roads as per E.M.'s note No. EM-3/14/87/11047-48 dated 14.6.87. Following actions were suggested to be taken as per the above note:

- (i) Preparation of the alignment plan with 45 mts. r/w as decided in the T/C meeting held on 20.10.87.
- (ii) This road be handed over ^{to} the Delhi Administration.

In the revised composite Vasant Kunj Housing Scheme which was approved by the Screening Committee in its meeting held on 14.1.88 under Item No. 2 the r/w of the this road was indicated as 45 mts.

3. Existing Conditions:

- (a) At present 6.5 to 7 mts. car driveway & 25 to 30 mts. R/W is existing between Road No. 11 (going to Gubub Hotel) and Mehrauli-Mahipalpur Road as against 45 mts. as proposed in EPD-2001 & also in the composite Vasant Kunj Housing Scheme.

- (b) Following major junctions/intersections needs improvement:
- (i) 'T' junction with Outer Ring Road.
 - (ii) 'T' junction with Mehrauli-Mahipalpur Rd.
 - (iii) 'T' junctions which are formed with local roads.
 - (iv) Junctions with Road No. 11 & 12 which connects Road No.17 and Arbindo Marg respectively.

(c) Other Problems:

- (i) Direct access to properties from the main carriageway due to non-availability of service road.
- (ii) The stretch of road between Road No.11 and Kishan Garh Village is passing through a very undulating terrain and some sharp bends are existing.
- (iii) The road has taken a sharp curve near deep depression.

4. Feasibility Report:

A draft alignment plan with 45mts. r/w was prepared based on the plain table survey supplied by Ex.En., PWD, DA.. Feasibility report was obtained from Executive Engineer, South Western Division-I, DDA vide letter dated 11.7.91 and from Executive Engineer, PWD, Delhi Admn., Division-VII vide letter dated 6.2.92 (Annex.II).

5. Technical Committee's Decision:

"Technical Committee held on 13.4.92 resolved that:

The right of way of this road be kept as 45 mts. except for that portion of the road which passes along the Master Plan recreational area and falling between the institutional area developed by the DDA and the Vasant Kunj Scheme where the right of way could be developed as 60 mts. without providing for a service road. Further, the institutional plots allotted within the JNU Complex.

The right of way of 45 mts. in the portion between Outer Ring Road and the institutional area developed by DDA be kept by taking a strip of 15 mts. towards JNU, whereas 45 mts. right of way in the portion on the road passing through Vasant Kunj Scheme, should be taken equally on either side.

Technical Committee desired that the detailed alignment plan be prepared accordingly and put up to the Tech. Committee".

6. Action taken on the T/C decision dated 13.4.92.

The alignment plan was examined in detail with reference to Technical Committee decision and the point wise observations are as under:

<u>DECISION OF T/C</u>	<u>OBSERVATIONS</u>
1) R/W be kept 45 mts. between institutional area and JNU.	The available r/w in this stretch is 30 mts. The alignment plan has been detailed out by keeping with service road along institutional area, and main carriageway of six lanes with central verge. A service road which is existing in the JNU Campus has been retained. This service road is basically required for providing entry to JNU & other institutional buildings within JNU Campus. Thus, it is suggested that this road be developed by completing the missing links within JNU Campus by JNU authorities.
2) R/W be kept 30 mts. in front of Sanjay Van.	The boundary wall along the Sanjay Van has been constructed by DDA leaving 45 mts. right-of-way between JNU boundary & Sanjay Van Boundary. Same has been retained. However, to minimise the tree cutting, the existing carriageway has been utilised as part of the proposed 6 lane main carriageway.
3) 45 mts. r/w in the portion where the road is passing through Vasant Kunj Scheme Boundary should be taken equally from the both sides.	To examine this aspect in detail a survey was conducted by SD(3), I.P.W. It was observed that Vasant Kunj Scheme boundary (Sector-B) has been defined by a barbed wire fence. Some flats are existing very close to the barbed wire. In view of this r/w has been defined by taking the existing barbed wire (ending of Sector-B as one end of R/W and the villaia has been proposed towards Kishan Garh village side, the housing layout of Vasant Kunj prepared by DDA and approved by Screening Committee vide Item No.2 (Residential) on 14.1.93 also envisaged the widening towards Kishan Garh Village.

Accordingly, in brief the right-of-way as proposed in the alignment under consideration is as under:

- (i) in between institutional area and JNU is 30 mts. (Drg.Part-I);
- (ii) in between JNU & Sanjay Van is 45 mts. (Part-II).
- (iii) and from Sanjay Van gate Mehrauli-Kirti Nagar road is 45 mts. (Part-III). Rest of R/W is defined by existing boundary wall of properties by barbed wire fencing. The boundary of the Vasant Kunj Scheme as identified at site by barbed wire fence opposite village Kishan Garh has also been retained.

7. Modified Alignment Plan:

On the basis of above observations a revised alignment plan was prepared and sent to PWD for feasibility. It was observed from the revised feasibility report received from Ex. En., PWD, Division-VII, NCTD on 16.4.93 that a large number of trees and number of unauthorised structures were affected in the proposed r/w.

To minimise the cutting of trees etc. a joint site inspection was conducted by J.S. (T), & Land Scape Architect, DDA Ex.En., Division-VII, PWD, NCTD and D.S. (T)II, DDA. At site Ex.En. (PWD), NCTD was also requested to incorporate the existing boundary walls of JNU, Sanjay Van and Vasant Kunj Scheme. Based on the location of trees as supplied by J.S., PWD the alignment was again revised. The details of the revised alignment are as under:

Part-I: From Outer Ring Road upto Northern boundary of Sanjay Van having r/w's of 30 mts. (plus service road within JNU Campus).

Part-II: 45 mts. R/W in front of Sanjay Van.

Part-III: From the Southern boundary of Sanjay Van upto Mehrauli-Mehipalpur Road.

PART-I: From Outer Ring Road upto Northern boundary of Sanjay Van. (Sheet No. 1 & 2).

The available R/W in this stretch is 30 mts. The alignment plan has been detailed out by providing a service road of 5.5 mts. width along the institutional area developed by DDA and 6 lane divided main carriageway of 20 mts. width with 0.5 mts. central verge. The service road existing within JNU Complex has been retained. This service road is proposed to be maintained and developed by completing the missing links upto Road No.12 by JNU Authorities, since this will provide mainly access to JNU Complex only.

The 'T' intersections of 30 mts. road i.e. Road nos. 11 & 12 have been designed with proper channelisers for turning traffic and best crossing for pedestrian crossing facilities.

Three staggerred bus bays on each side have been provided (Drawing No. laid on table).

PART-II: Road section passing along Master Plan green (Sanjay Van) area falling between JDA developed institutional area and Basant Kuni Housing Scheme. (Sheet No. 3 & 4 (Part)).

In this particular stretch the available r/w between the existing boundary walls of JNU and the boundary wall/fence of Sanjay Van is 45 mts. (after Shahid Bhawan) and the same has been retained. No service road is proposed along the Sanjay Van side. A 6 lane divided carriageway of 10 mts. width on either side with 0.5 mts. central verge which is gradually increased to approximately 8.0 mts. to save the existing trees to the extent possible.

The carriageway in this stretch has been planned with following objectives/aspects:

- (a) Already existing metalled portion along the stretch is tried to be retained to the extent possible.
- (b) Carriageway, footpath and central verge are aligned in such a way as to minimise the cutting of trees. This brings out both the up and down carriageway positions at the extreme ends of the r/w with a wider central verge to accommodate the existing trees to the extent possible.
- (c) The alignment has been proposed to be extended in a straight line over a bridge of about 350 mts. long along the existing JNU boundary wall over the existing water body. This is starting from the side of International Studies Centre upto the Nuclear Science Centre. No service road has been proposed in the stretch along Sanjay Van.
- (d) In continuation, it is recommended that JNU shall develop and maintain by JNU Authority's inside the JNU boundary wall in continuation to existing service road.
- (e) On the Sanjay Van side the existing boundary wall as shown laid on the survey plan by JDA has been taken as r/w line. Any clearance, if

required from any concerned agencies for modification/for the construction of the 45 mts. R/W road as per this alignment shall be obtained by the PWD with intimation to/ consultation with D.A.

- (f) Two bus bays have been proposed.

PART-III: Road Section between the 30 mts. R/W road leading to Vasant Kunj Complex in the West and the Mehrauli-Mehipalpur Road (Sheet No.4 & Part-5).

- (a) In this stretch the proposed R/W is 45 mts. The R/W line along the Vasant Kunj Scheme has been taken as demarcated by barbed wire fence at site. Accordingly, the widening of 45 mts. R/W has been proposed towards Kishan Garh Village side. A uniform carriage-way of six lanes of 10 mts. width each divided by central verge of 1 mt. width and service roads on both sides have been proposed.
- (b) The village roads are proposed to be served through the service road.
- (c) The service road on the Vasant Kunj side has also been proposed (as shown in the drawing).
- (d) 'T' intersection of 30 mts. R/W road to Vasant Kunj with Rd. No.16 has been properly planned with smooth curves for turning traffic and channellers to reduce the conflict areas have been provided.
- (e) The existing road in the eastern corner of 'T' intersection of Road No.16 with Mehrauli-Mehipalpur Road, the existing village road is proposed to be connected through the service road to provide proper intersections of Road No.16 and Mehrauli Mehipalpur Road. The land use of this corner as per the approved layout plan of the 'Vasant Kunj Scheme is green'.

8. Feasibility for Modified alignment Plan (Para-7).

The revised modified alignment was sent to Ex.Eng., PWD for feasibility. The feasibility was received from Ex.Eng., PWD, Div.7, HCTD vide letter No.70/7/PWD/Div.7/DA/3315-16 dated 17.8.93. As per this feasibility report, in addition to 30 KV lines, 11 KV lines and some other services mainly 45 nos. S/S, 3 nos. W/S, 2 nos. Semi Pucca & 3 nos. kutchha shops/ and 342 trees are affected. The copy of the detailed feasibility report is placed at annex. III for reference.

It may be worth while to mention here that alignment plan has been revised three times as explained above to minimise the affected trees. The comparative statement of three feasibility reports w.r. to affected trees is given below.

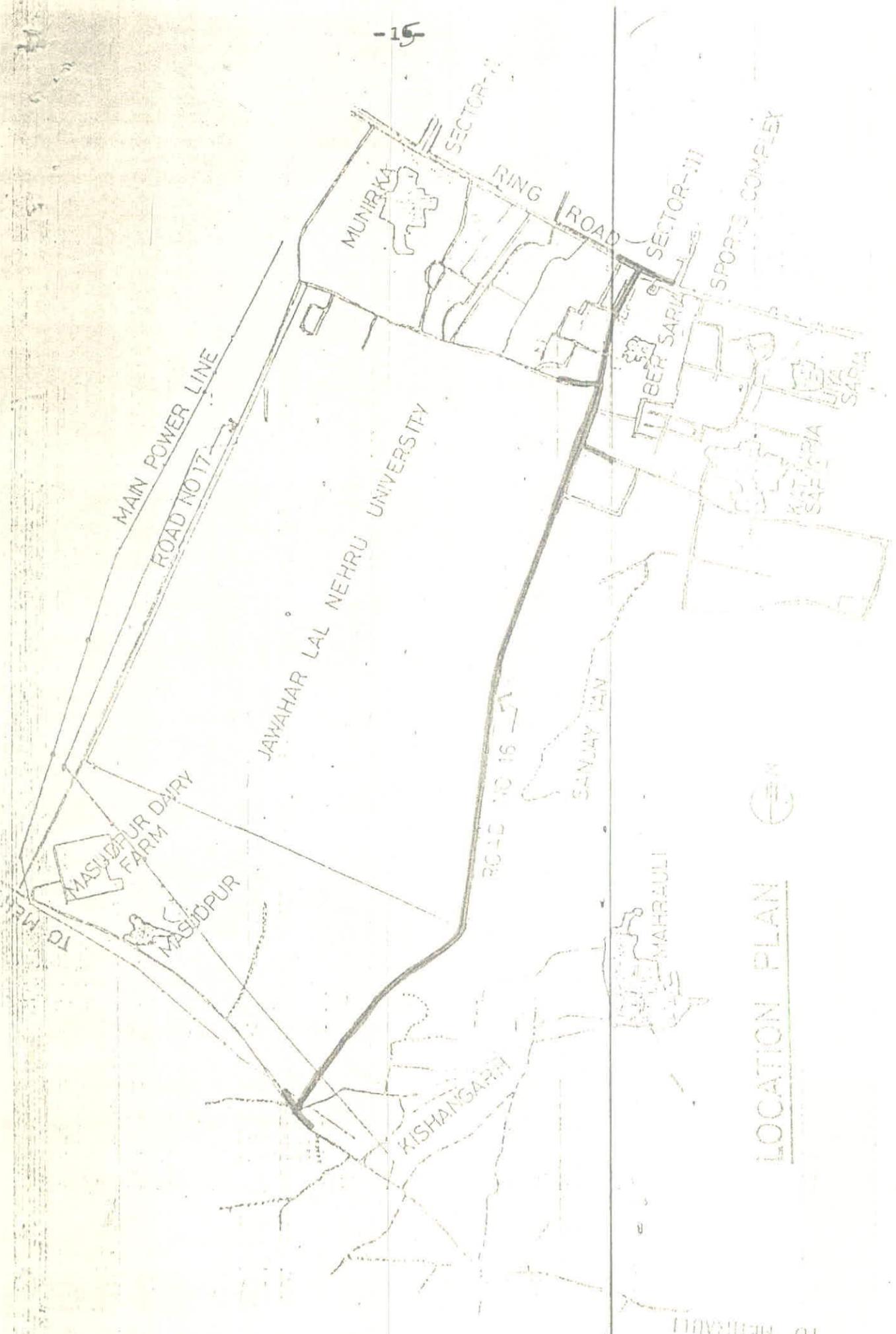
Sl. No.	Feasibility Report as supplied by PWD, Div.VII.	Date & Letter No.	Affected Trees.	Case put up in T/C meeting.	Remarks.
1.		Dt.6.2.92 Letter No.	2088	Case put up in T/C vide letter No.56/92 dt. 13.4.92.	Decision of T/C given at Sl.No. 5 above.
2.		Dt.16.4.92 Letter No. 70(7)PWD-VII/ DA/533	1277	-	-
3.		Dt.17.8.93 Letter No. 70(7)PWD-VII/DA/ 3315-16.	342	-	Feasibility report relates to modified alignment under consideration.

9. The item is placed before the T/C for consideration of:

- (i) Remodified alignment plan of Road No.16 connecting Outer Ring Road with Mehrauli-Mahipalpur road integrating junctions and intersections designs. (Drawing No.TT-35/PPW-93 in 5 parts - laid on table).
- (ii) PWD shall plant three times the number of trees required to be cut. The trees shall be removed after obtaining the approval of Competent Authority.

.....S/-

- (iii) Rehabilitation of eligible affected properties/structures shall be taken up by PWD in consultations with land owning agency.
- (iv) PWD, NCTD shall protect the r/w as per the approved alignment plan.
- (v) JNU shall provide continuous service road parallel to Road No.16 within the complex to provide access to institutional plots located within JNU Complex.
- (vi) Sanjay Van is a notified forest and the existing boundary wall of Sanjay Van has been retained. However, PWD before starting the improvements shall check with Competent authority and if required obtain the necessary permission for implementing the approved alignment of Road No.16.



LOCATION PLAN

TO MEHRABLI

TO M...

FEASIBILITY REPORT PROFORMA

1. Details of affected structures/properties in the road R/W.
- | | Pucca | Semi Pucca | Kutchra |
|--|---|------------|-----------------|
| | S/S/D/S | | T/S |
| a) Total No. of Structures/properties affected in the alignment. | 16 | 8 | 15 |
| b) No. of properties with boundary wall and setbacks only affected in the alignment. | 10 nos. boundary walls.
(Total length 2830 mts.) | - | (225 m fencing) |
| c) Width of properties affected in road R/W. | varying 9 m. to 18 mts. | | |
| d) No. of shops affected. | 34 | | |
2. Is there any deviation in the approved alignment prepared by TCPO earlier. If yes, give details. No Comment (Since the relevant documents not available in this office).
3. Whether the alignment confirms to the R/W as shown in the approved layout plans & regularisation plans of the colonies abutting this road. If no, give details. -do-
4. Details of affected services
- | | | Length in mts. |
|------------------------------------|-------------|--|
| a) Overhead high tension lines: | 220KV lines | |
| | 66KV lines | |
| | 33KV lines | 2010 mts. |
| | 11KV lines | 620 mts. |
| b) Underground lines: | 220KV lines | |
| | 66KV lines | No details available at site. |
| | 33KV lines | |
| | 11KV lines | |
| cc) Underground Sewerage lines: | | Length & No. of depth of manholes the lines affected. 2690 mts. 58 |
| d) Underground water supply lines: | | Length No. of sluice valve chambers affected. 5158 mts. 51. |
| e) Storm water drainage lines: | | Length 2157 mts. |
| f) No. of electric poles | | 107 mts. |
| g) No. of telephone poles. | | 14 mts. |
5. Details of affected trees
Total nos. Girth No.
Species. 2088nos. girth varying 0.6 to 1.5 mts. at a height of 1 m.
6. Other miscellaneous affected structures.
Temple, Mosque/Church/Gurudwara
Petrol pump (specific location be mentioned).
Milk Booth
Bus Stand. Nil

Taxi Stand

Developed park with or with at
railing pole mounted S/Stn.
11 KV.

7. General comments about the
feasibility to implement the
alignment proposal.

Nil

Bituminous
footpath- 970 mts.

C.C. foot- 949 mts.
path.

Service road 420 mts.
of no.

Sd/-
(Ex. Engineer)
PWB(DA), Div.7

-18-

लोक निर्माण विभाग १ दि० प्र० १

संख्या: 70 १७ लो० निर्मा० वि० सं-7 १ दि० प्र० १

3315-16

दिनांक

17/8/93

✓ सेवा में,

श्री टी. मण्डल
डिप्टी डायरेक्टर टी-2
दिल्ली विकास प्राधिकरण
विकास मन्तार नई दिल्ली

उपस्थित
संख्या 790
दिनांक 17/8/93

विषय:- मार्ग संख्या-16

संदर्भ:- आपका पत्र संख्या पीए/डीडी/टीडीटी-2/पीपीडब्लू/93/डी-365
दिनांक 23.7.93

उपरोक्त संदर्भ में जैसे कि आपने माना है कि मार्ग संख्या-16 के संशोधित पांच मानचित्रों में आपको अधिषिक्त है। इन मानचित्रों सहित फिजिबिलिटी के विषय में आपसे विचार विमर्श पहले ही हो चुका है।

फिजिबिलिटी रपट भी साथ में संबन्ध है।

संलग्न: 1. मानचित्र-5
2. फिजिबिलिटी-1

प्रतिलिपि प्रेषित:

सहायक इंजीनियर-2, उनके पत्र संख्या 23 137 (स. इ-2/लो निर्मा वि सं-7 १ दि० प्र० १ 1106 दिनांक 6.8.93 के संदर्भ में सूचनाार्थ।

कार्यपालक इंजीनियर

CORCORANT

Letter in the R.L. no. 66 file.

18/8/93

A. K. K. K.

FEASIBILITY REPORT PROPOSED ROAD No. 16 (Eastern side of U.M.C.)

1. Details of affected structures/properties in the road R/W.

	Rucca		Semi Rucca	Kutchra
	S/S.	D/S.	T/S. ^{Thujira} 30m	-
a) Total NO. of structures/properties affected in the alignment.	-	-	-	-
b) No. of Properties with boundary wall and set backs only affected in the alignment.	-	10 Nos.	Railway - 50 metres Boundary wall - 150 metres (150 x 10)	-
c) Width of properties affected in road R/W:-	5 to 20 metres		2 Nos	Kutchra 3 Nos
d) NO. of shops affected.	S/S - 45 Nos, D/S - 3 Nos		2 Nos	3 Nos
	<u>S/S & basement - 17 Nos</u>			

2. Is there any deviation in the approved alignment prepared by PCPO earlier. If yes, give details.

Raised alignment plans given to the D.A. Office.

3. Whether the alignment conforms to the R/W. as shown in the approved layout plans & regularisation plans of the colonies abutting this road. If no, give details.

4. Details of affected services.

a) Over head high tension lines.

	Length in mt.
220 KV. lines	-
66 KV. lines	-
33. KV. lines	- 1230M
11 KV. lines.	- 680M

b) Underground lines:-

220 KV. lines.	} Not available, as no details at site.
66. lines	
33 K.V. lines	
11 K.V. lines.	

c) Under ground sewerage lines.

Length & depth of the lines. } NO. of manholes affected. } 11 Nos

d) Underground water supply lines.

Length 4570M } No. of sluice valve chambers affected. 4 Nos.

Details of Affected Trees in proposed

Alignment plan of Road No 16 (Eastern Side of JNU)

Referenced by sheet.	No. of Trees affected in proposed Colony way & Service Road.
Sheet No ①	55 Nos
Sheet No ②	41 Nos
Sheet No ③	51 Nos
Sheet No ④	195 Nos
Sheet No ⑤	-
Total	342 Nos.

[Signature]
[Faint, illegible text]

Sub: Planning clearance for construction of Jawahar Navodaya Vidyalaya at Jaffarpur Kalan in Najafgarh block.

Fa (1)/92-MP.

Background

Novodaya vidyalaya Samiti, an autonomous organisation of Ministry of Human Resource Development, Department of Education has requested no objection certificate for construction of Vidyalaya complex building on 22 acre plot at Jaffarpur Kalan in Najafgarh block. Novodaya Vidyalayas are meant mainly for talented rural children. Normally 80 seats are available in the Vidyalaya and those children who have studied class III, IV and V in a Govt. recognised school are eligible to appear.

ADM-Cum-Dir.(P), Development Deptt, of Delhi Administration has allotted a piece of land measuring 101 Bigha 12 Biswa (about 22 acre) in Jaffarpur Kalan to the Directorate of Education, Delhi Admn. for setting up of the Vidyalaya on the basis of L.G.'s resolution dated 4.5.88.

2 Observations

1. (i) The land in Jaffarpur Kalan Village ~~is~~ falls in "Rural use" zone which is outside the proposed Urban Extension, of MPD-2001.

2. (ii) As per MPD-2001, for the development of such facilities growth centres are identified in Rural Areas of Delhi. Nearest growth centre to this site as identified in MPD-2001 is village Mitraon which is about 4 kms from this site.

3. (iii) MPD-2001 area standard for schools are :

- | | | |
|----|---|------------|
| a) | Senior Secondary School(VI to XII)
1000 students | - 1.60 Ha. |
| b) | Integrated school(I to XII) without
hostel facility 1,500 students | - 3.50 Ha. |
| c) | Integrated school with hostel
facility 1000 students | - 3.90 Ha. |

The request of the Navodaya Vidyalaya is for about 22 acres which is much more than the area permitted in MPD-2001.

4.
11/ The site is marked on a survey of India base map, laid on table. There is an I.T.I and a hospital adjacent to this site. It is approachable from the village road only and the approach road has to be constructed. For other services namely water and sanitation Municipal services are not available at present.

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

Sulainan

F2 (13)93 - spl.cell RYB.

Location of a 10 MLD Mini Sewerage Treatment Plant near Delhi Gate Nallah and change of landuse from District Park, Playground, Open Spaces near Power House A & B to Utility (Sewerage treatment Plant).

F2(13)93/spl.cell/RYB.

Shri S.S. Ramrakhiani vide his D.O. letter No.F.55/WSU/CE(C)II/93/1915 dated 27.7.93 has requested Commissioner (Land Management) for the allotment of an area 60 mtr.X100 mtr. This piece of land abuts on existing road in the south of DTC Rajghat Bus Terminal east of Gandhi Darshan and north of an existing Hanuman Mandir. Required available area is 6000 Sqm. and would be used for the construction of a mini sewerage treatment plant of 10 MLD capacity, as details given in the letter.

The project is a part of Ganga Action Plan Phase II launched by MOS for Environment and Forest on 5.6.93.

2. This particular piece of land is suitable for a mini sewerage treatment plant. Therefore, it is proposed to approve the location and change of landuse from District Park, Playground, Open Spaces to Utility.

3. The item is placed before the Technical Committee for approval of the item as given in Para 2.



(R.G. GUPTA)
DIRECTOR (SPL.CELL) D.D.A.
20.8.93

SUBJECT:-Construction of an Electric Crematorium
on Punchkuian Road.

REFERENCE:File No.F.23(21)92/IL

- 1.0 Executive Engineer, MCD vide his letter No.239/EEV VIII/92-93 dt.2.12.92. has requested for allotment of land measuring 200'x 100' (approximately) for the construction of an electric crematorium in addition to cremation by natural course at Punchkuian Road.
2. The case is examined and the comments are given as under:-
 - 2.1 The location is shown on the plan of Jhandewalan 'E' Block.
 - 2.2. In the Special Area Plan MPD-2001 - one cremation ground has been shown on the junction of Link Road/ Punchkuian Road and Rani Jhansi Marg, accordingly the cremation ground has been shown in the Zonal Development Plan of zone-B- Draft of which has already been approved by the Authority on 17.12.92.
 - 2.3. Alignment plan of Rani Jhansi Road near cremation ground has already been prepared by T.T. Unit. The road alignment has been super imposed on the layout plan of 'E' Block, Jhandewalan which shows that if electric crematorium is also constructed then the road alignment as proposed ~~is~~ not disturbed.
 - 2.4. As per the report of Lands Section the site under reference falls under Revenue Estate of Jhandewalan and vests with DDA and land under reference is developed into a park.
 - 2.5. The existing cremation ground at Punchkuian Road does not have a proper parking space thereby creates traffic congestion on Rani Jhansi road.
- 3.0 RECOMMENDATIONS:

Keeping in view the fact that there is a provision of cremation ground in MPD-2001 /Draft Zonal Plan approved by the Authority. The existing cremation ground could continue without any further expansion due to parking problems and the site asked for is already developed in a park.
- 4.0 The proposal contained in para 3.0 above is placed before the Technical Committee for its consideration.

gmk

Sub: Development control norms for two-three wheelers filling service station.

FIX(48)99. Building.

D.D.A. has introduced a new concept of filling service station for two-three wheelers in Delhi. Based on this concept three sites with an area of (50 ft x 40 ft.) have been allotted to Bharat Petroleum Corporation Ltd. These sites are generally the part of Community Centre or Local Shopping Centres. As there are no development control norms stipulated at the time of allotment of the plots. Bldg. Section, DDA is not in a position to sanction the bldg. plans.

The Bharat Petroleum Corporation has submitted a design for the construction on these plots. This design consist of a room of 8 mtr. x, 3.9 mtr. on stilts with a canopy. This was done with a view of providing additional two pumps under stilts in view if the demand increases in future. This also enables them to maintain 6 mtrs. set back from the boundary of the plot as per the requirements of Deptt. of explosives.

Proposed Development Control Norms:

The matter was discussed with Commr.(Plg.) and Director(AP). It was felt that we may allow only single storey construction consisting of a room including toilet with a maximum area of 15 s.mtr. This room may touch the rear boundary wall of the plot. However, no opening or projection on this side shall be permitted. The maximum height of the room shall be 4 mtr. The exterior treatment will be in accordance with the architectural control for the LSC/Community Centre. In addition to this room a space for compressor and generator of the size 2m x 2m be also permitted with a shed.

It is requested that the development norms suggested may please be approved so that these can be uniformly adopted for such type of filling station.

Tabbar Singh

Sub: Directions issued under section 41 of DD Act 1957 by the Ministry of Urban Development in respect of reducing seating capacity of cinemas to a minimum of 300 and utilising the balance FAR for commercial purposes. F.11(1)91-MP

Reference is invited to the Authority Res. No. 55/93 dt. 16.4.93 approving the amendment in MPD-2001 in the use activity permitted in the use premises at page 155 of Gazette of India (extra ordinary) Pt. II and section-3 sub-section (ii) under the heading of 'Cinema'.

2. The Govt. of India, Ministry of Urban Dev., was requested to convey the approval of Central Govt. under section 11 A of DD Act 1957 to issue public notice for inviting objections/suggestions from the public. The Govt. of India, Min. of Urban Dev. had conveyed the approval of the Central Govt. vide their letter no. K-13011/17/92-DDIB/VA Pt. dt. 17.8.93. Accordingly, a public notice was issued on 10.9.93.

3. ~~Two~~^{Three} objections or suggestions have been received in response to the public notice, which are as follows:

i. From President National Association of Motion Picture Exhibitors: They have stated that the MCD & NDMC be directed to examine the individual plans of the cinema/theatre with reference to the directions under section 41 (1) of DD Act 1957 issued by the Ministry of Urban Development. They have further quoted the minutes of the meeting held in the Ministry of Urban Development dt. 12.11.92 in which it was decided that the 300 seats capacity can be divided in small halls within the rules of the cinematography Act.

4. Observations: The NDMC & MCD can only be directed to examine the individual cinema / theatre plans, after the modifications in MPD-2001 are finally notified by Min. of Urban Development, Govt. India. Regarding allowing 300 seats to be divided into small halls within the rules of cinematography Act, this was agreed upon in the meeting

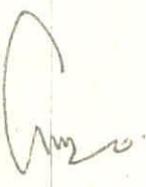
held in the Ministry of Urban Dev., on 12.11.92 and the minutes are at Appendix I.

ii. From Honorary General Secretary, Rajdhani Estate Promoters & Builders Association (Regd.) : The objections/suggestions submitted by this Association are the same which have been submitted by the President National Association of Motion Picture Exhibitors. Therefore, the above observations are applicable to this objections/suggestions.

iii. From the Secretary, DUAC, New Delhi stating that the Commission felt that even if cinemas today are losing proposition, it is not correct to camouflage it by increasing the commercial and office areas. A conscious decision needs to be taken by the competent Authority for conversion of cinema to other use.

The decision of amendment in MPD-2001 was taken after the discussions in the DDA as well as Ministry of Urban Dev.

5. The proposal for amendment in MPD-2001 in the use activity permitted in the use premises at page 155 of the Gazette of India (extra ordinary) Pt. II Section 3, sub section (ii) under the heading cinema, is placed before the Tech. Committee for approval and recommending the Authority to request to Govt. of India, Ministry of Urban Dev., to issue the final notification for the said amendment under section 11 of DD Act 1957 and also endorsing the decision of the Ministry of Urban Dev., Govt. of India, taken in the Meeting held in Ministry dt. 12.11.92 (Appendix ..I.....)



-39- 2

MINUTES OF THE MEETING KEPT ON 12TH NOV. 92 IN THE MATTER OF CINEMA HALLS

1. A list of participants is annexed herewith.
2. The National Association of Motion Picture Exhibitors had submitted a Memorandum dated 12th Oct., 1992 seeking clarifications of the Govt. in furtherance to this Ministry's Directions to the DDA. The Directions advised the DDA to allow cinema halls to convert part of their premises to other commercial useage compatible within the sense of the Master Plan, so long as they maintain a minimum of 300 seats for a cinema. Addtional Secretary in the Ministry of Urban Development explained the basic ingredients of the instructions issued to the DDA in this regard.
3. Issues raised by the NAMPE in their representation cited above were taken up for discussion and the summary of decision reached are minulised below:-

i) Conversion charges for cinemas located on free-hold plots

It was agreed that insofar as free-hold plots are concerned no conversion charges would be leviabile.

ii) Conversion charges from cinemas located on lease-hold plots

While the cinema owners stressed that addtional premium would not be attracted for conversion from one commercial mode i.e. cinema to another, the DDA was of the view that conversion charges would nonetheless be applicable on account of two reasons:-

...2/-

- (a) the entire premises were allowed to be used as cinema halls based on a historical premium of land at the time of auction/allotment:
- (b) allowing part conversion at this stage would be synonymous with allowing a new commercial activity to take place at the present point of time depending upon the present market premium. The DDA, therefore, had the right to tap the incremental land values inherent in such a conversion. No consensus could be reached on this issue and it was agreed that the Ministry would examine this matter in greater detail.

iii) F.A.R. permissible

The Ministry clarified that on account of such conversions, no cinema hall-cum-commercial complex would be given the benefit of additional FAR. Thus, if the FAR of a complex considered to be a community centre was 100, it would continue to be 100 even after part conversion was allowed. This matter assumes importance in the context of certain halls in Connaught Place where the FAR according to MPD-62 was 300. It was clarified that so long as conversion were made within the existing building, they would not be looked upon as redevelopment. However, in the case of total redevelopment on a plot, the present day FAR as dictated by MPD-2001 would hold.

LIST OF PARTICIPANTS

Ministry of Urban Development

1. Sh.R.V. Pillai, Addl.Secretary - In the Chair
2. Sh.R. Bannerji, Dy.Secretary

Delhi Development Authority

3. Sh.K.J. Alphonse, Commissioner (Lands)
- ✓ 4. Sh.S.C. Gupta, Director (DC&F)

Others

5. Sh.Sidheswar Dayal
6. Sh. Gopal Ansal
7. Sh.Ajay Koshish

4. The National Association of Motion Picture Exhibitors in the Memorandum pointed out that while the decision of the Ministry was to direct to have halls having at least 300 seats, the NAMPE felt that instead of having one hall with 300 seats, the DDA and the Ministry should be liberal in allowing two or three mini halls subject to the total number of such seats being 300. The Ministry had no objection to this prima facie so long as the tiny halls fell within the rules of the Cinematographic Act.

5. The meeting adjourned with vote of thanks to the Chair.

.
No.K-13011/17/92-DD1B(D.L.)
Ministry of Urban Development

.
New Delhi, dated the 21st Dec., 1992

Copy forwarded to : All present.


R. Bannerji
Dy. Secretary to the Govt. of India

Laid on Table.

Subject: Approval of modified layout plan in Najafgarh Area for allotment of L.P.G. godown site (20 mtr. x 26 mtrs.) to BPC (Mrs. Nirmaha Devi) ✓
File No. 13(29)/93/CRC/B.D.A.

Reference is made to the letter of BPC Ltd. dated 17.8.93 ^(appendix) for allotment of LPG Godown in Najafgarh Area. The application has been duly forwarded by BLM for indicating the availability of site.

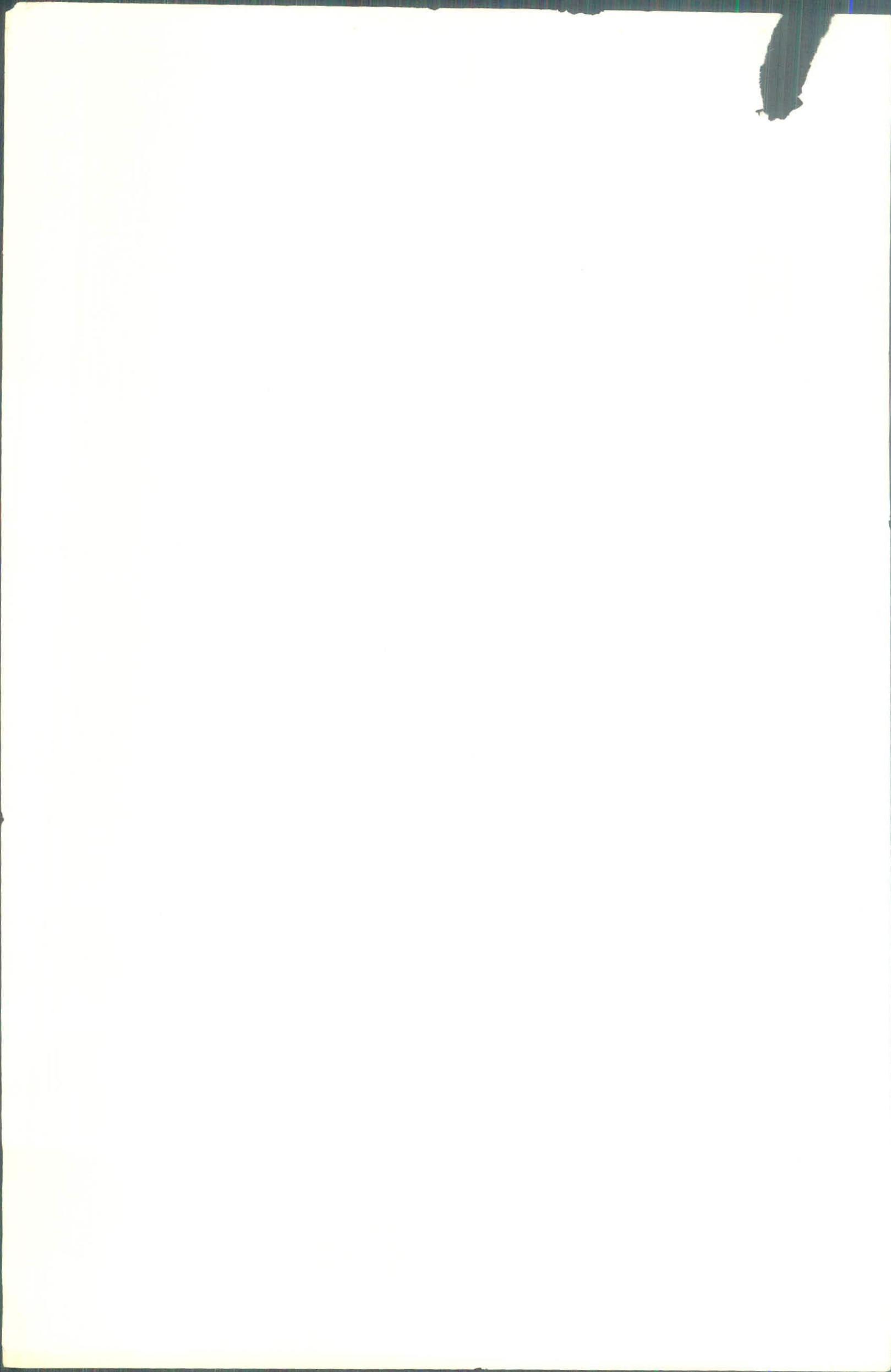
2. Earlier in a similar request one site of LPG Godown was approved and allotted to also BPC Ltd. (Sh.K.K.Chepra) in November, 90, duly approved by Technical Committee/V.C. in file No.F.13(38)88-CRC/BDA. (appendix-- --). Accordingly to this approved plan be consisted of one LPG Godown and two SKO/LDO sites. It is mentioned here that these two SKO/LDO sites are still unallotted.

3. The BDA land in Najafgarh Area are mostly managed by Hort. Deptt. The matter was accordingly referred to Director (Hort.) for his comments and also the location where such facilities can be provided. Director (Hort.) has opined that one of SKO/LDO sites be converted into LPG gas godown sites instead of locating it in other green areas. The site will require some filling of the site/pond which is not desirable to be utilised for plantation keeping with the present site circumstances and water logging condition.

4. In view of the suggestions received from the Director (Hort.), the matter was further examined and the earlier approved layout plan has been modified, providing two LPG godown sites and one SKO/LDO sites. One of the LPG gas godown is already existing/functioning. As per MPD-2001 standards two gas godown sites and one SKO/LDO site are sufficient to cater the requirement of the population in Najafgarh and surrounding areas.

5. The modifications proposed in para 4 above is submitted for consideration of Technical Committee for approval of the modified layout plan.

....



BY HAND

D.LPG.SELEC.CON.

AUGUST 17, 1993

Smt. Nirmala Devi
W/o. Shri Ganga Prasad,
AH-74, Shalimar Bagh,
NEW DELHI.

AWARD OF LPG DISTRIBUTORSHIP : MOP NOMINEE AT NAJAFGARH,
NEW DELHI

Dear Madam,

We refer to the advice from Ministry of Petroleum & Natural Gas vide their letter.

1. It is intended to offer you the distributorship at Najafgarh (N.Delhi) on the condition that you will :-

(a) LAND

Procure a suitable plot of land measuring (32M x 29M) for storing LPG in cylinders either purchased by you or leased to you initially for a period of 10 years with a renewal option thereafter for a minimum period of 5 years, for construction of a godown and a showroom, with telephone connection, preferably in a prominent locality within your distributorship's area of operation, within a period of 4 months from the date of this letter, after getting clearance from our Delhi LPG Divisional Office in writing for the particular godown site and the showroom. The godown site should also be as close as possible to the showroom and godown should have Mastic flooring.

(b) FINANCE

Make all financial and other arrangements for operating the distributorship within 4 months from the date of this letter.

(c) COMMISSIONING

Make all out efforts to commission the distributorship within 6 months from the date of this letter. In other words, it



should be your endeavour not only to arrange for land and finance within the stipulated period as mentioned above, but also to complete various formalities in such a way that the distributorship is commissioned within the stipulated period of 6 months from the date of this letter.

- 1.1 If we find that the progress made by you towards the above within the stipulated period is not to our satisfaction, this offer is liable to be withdrawn.
- 1.2 You shall not induct any additional partner/s, nor make any change in the constitution of the partnership as existing at the time of application.
- 1.3 You shall shift your residence to N.Delhi (if you are presently staying away from this location) in order to effectively operate the distributorship as stated in item 1.4 below.
- 1.4 You shall operate the distributorship personally full time and give us a written undertaking to this effect.
2. Provisionally it is intended that your area of operation will cover Najafgarh and adjoining area as decided by the Corporation. This is however, subject to change as may be considered necessary by the Corporation at a later date, even after the distributorship is commissioned. Further, from time to time, you may be required to take over some existing customers also of other distributors in your area of operation. Similarly, you may be required to surrender some customers to other distributors.
3. The distributorship to you will, on your complying with the conditions spelt out here in before, be confirmed formalised by an appointment letter followed by the signing by both you and us of our standard Distributorship Agreement.
4. This letter is merely a letter of intent and is not to be construed as a firm offer of distributorship to you. If we find that the progress being made by you towards the above is not to our satisfaction, this offer is liable to be withdrawn.
5. Our offer will stand automatically cancelled in case you have received Letter of Intent for any other dealership/distributorship either of our company or any other Oil Company in your individual capacity or in partnership with any other individuals.
6. This letter does not permit or authorise you to start enrolment of customers and/or obtain money by way of advance or towards purchase of stove/gas burners until a



regular distributorship agreement is entered into as stated in para 3 above and you are specifically authorized on the above.

7. If already employed, you will have to submit acceptance of resignation letter from your employer, prior to the issuance of Appointment Letter by us.

8. Public Sector nationalised banks and Indian Scheduled commercial banks in the private sector will consider advancing loans at reasonable terms to distributor select under the Social Objective Category. Should you require any further assistance, please get in touch with our Divisional Officer at the below mentioned address.

Bharat Petroleum Corporation Limited,
G-7, Lakshmi Building (IIIrd Floor),
Connaught Circus, P.B.No. 396,
NEW DELHI-110 001.

9. We are also requesting by a copy of this letter, the Chief Secretary, Delhi Administration to issue necessary instructions to the concerned department for extension of assistance in regard to allotment of a suitable plot of the land for godown, showroom space and also financial assistance in line with their Policy.

Please acknowledge receipt of this letter.

Yours faithfully,
for BHARAT PETROLEUM CORPORATION LIMITED

SENIOR LPGM-DELHI

निर्मिता देवी

Minutes of the Meeting of Tech. Committee
held on 28/8/88.

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Item No. 155

- 7 -

Sub:-Allotment of L.P.G. gas godown sites in
Najafgarh Area- request from BPCL.

F. 13(38)/88/CRC/DDA.

Bharat Petroleum Corporation Limited vide their letter dated 6.2.89 have requested for allotment of a gas godown in Najafgarh Area. In the letter it has been further indicated that the Corporation has no distributor operating in Najafgarh Area and this would be the agency appointed by them.

2. The case was referred to Lands Section to indicate DDA owned land in Najafgarh Town to identify a suitable site for locating LPG godown. Lands Section have indicated 4 sites where the land was owned by the DDA. The detailed survey were conducted for site No. 2 & 4. Site no. 2 is located in community Centre and site no. 4 is along N.G. Road near DESU sub station. An area has been identified which will consist one gas godown site and two SKO/LDO sites as per the details shown in the plan placed opposite.

3. The case is submitted for the consideration of the Technical Committee.

DECISION

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The proposed sites was approved. Technical Committee also desired that the planning work for Najafgarh town be taken up on priority basis for utilisation of acquired lands and further proposal for additional lands to be acquired be worked out.