

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F.1(22)/95-MP

Dated: 26.6.95

minutes of the 44th Technical Committee (special) meeting held on 16.6.95 at 9.30 A.M. in the Conference Hall, 'B' Block, Vikas Sadan.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.Ashok Pahwa, Vice Chairman (In Chair)
2. Sh.R.L.Hans, Engineer Member
3. Sh.J.C.Gambhir, Commissioner(Planning)
4. Sh.K.J.Alphones, Commr.(LM)
5. Sh.Santosh Auluck, Chief Architect.
6. Sh.K.K.Bandyopadhyay, Addl.Commr.(DC&B)
7. Sh.P.C.Jain, Addl.Commr.(AP&SP)
8. Sh.P.N.Dongre, Addl.Commr.(TYA)
9. Sh.Prakash Narain, Dir.(PPT)
10. Sh.P.V.Mahashabdey, Jt.Dir.(MP)

T.C.P.O.

11. Sh.K.T.Gurumukhi, Addl.C.P.

D.E.S.U

12. Sh.D.K.Suri, S.E.(Plg.)I
13. Sh.S.P.Agarwal, CEDII
14. Sh.D.P.S.Sachdeva, S.E.(P&C)
15. Sh.S.C.Jain, Chief Engineer(Plg.)

M.C.D.

16. Sh.V.M.Agarwal, C.E.(C)IV DWS & SDU
17. Sh.R.P.Singh, S.E.(Water) DWS & SDU

N.D.M.C.

18. Sh.S.D.Satpute, Chief Architect.

Delhi Fire Services

19. Sh.S.K.Dheri, Chief Fire Officer.
20. Sh.R.C.Sharma, Dy.Chief Fire Officer

Special Invitees:

21. Sh.M.N.Khullar, Addl.Chief Architect, DDA
22. Sh.A.K.Gupta, Director(NP)

The following item was discussed:

Item No. 35/95

Sub: Layout plan for Solid Waste Collection and Disposal Yard-Bawana.
(PVC and other inflammable waste)

File No. DIR(NP)95/239

The layout plan prepared by the Narela Project Office, DDA for re-settling the affected plot holders in the recent fire at Jawalapuri PVC market was discussed in detail and Technical Committee approved the plan subject to the following modifications/conditions:

- i) It should be ensured by appropriate marking on the final plan that no habitation in future should come within $\frac{1}{2}$ km. of the scheme area and same should also be depicted on the project scheme of Narela vis-a-vis general development plan of the area.
- ii) 30 mtrs. green belt should be ensured after right of way of Bawana Road.
- iii) The main approach road to the scheme to be made 40 mtrs right of way with dual carriage way instead of 24 mtr. and all ^{the} required facilities should abut this road and no allotted plots should have direct cess/opening towards this road so that no hindrance in the movement come in this main road.
- iv) The fire station site should have larger area and should abut the right of way of Bawana Road.
- v) The idle parking area should be a regulated one under the control of DDA and should be allotted on licence basis and should have provision for eatable shops, repair shops, facilities including rest rooms with toilet facilities for the truck drivers and helpers as well as short-term stay-accommodation for the persons connected with such trade. One weigh-bridge to be located at the entry point of the scheme.

- vi) In order to take care^{of} the solid waste from this area, about 4000 sqm. site be indentified as a dumping ground for this purpose in the North-West corner of the scheme area.
- vii) All over head electric lines should be insulated type to avoid power theft.
- viii) Standard design/architectural control for the plots to be prepared with 2 storeyed construction with ground and first floor without any basement and roof should be of sloping type^{with} gradient of 1:3 for the structure whether built single storeyed or double storeyed. Atleast one window of normal size (0.9m x 1.2m) on the first floor should be without any grill or bars for fire escape purpose and all these should form part of the lease agreement.
- ix) The activity in this proposed scheme area should be only limited to sorting/grading and disposal and not for processing purpose and this should form part of the lease condition.

The Technical Committee further recommended for processing the change of land use of an area measuring 73 hect. to be developed into two phases for this purpose from 'rural use' to 'utility'(sorting, grading and disposal of PVC material) and further constituted a committee consisting of Engineer Member, Commr.(LD), Addl. Commr. (AP&SP) and Addl. Commr. (DC&B) for taking an early decision with regard to allotment and auctioning of plots under this scheme.


(K.K. Bandyopadhyay)
ADDL. COMM. (DC&B)
MEMBER SECRETARY

Contd. ...

Memo No. F.1(22)95/MP

Dt. 26.6.95

1. OSD to VC for the information of the later.
2. Engineer Member, DDA.
3. Commissioner(Planning)
4. Commissioner(Lands)
5. Chief Architect, DDA
6. Addl. Commr. (DC&B)
7. Addl. Commr. (TYA) DDA
8. Addl. Commr. (AP) DDA
9. Chief Planner, TCPO
10. Chief Architect, NDMC
11. Town Planner, MCD
12. Secretary, DUAC
13. Land & Development officer (L&B)
14. Sr. Architect (H&TP), CPWD
15. Deputy Commissioner of Polic (T)
16. Chief Engineer (Plg) DESU
17. Director (Landscape) DDA.
18. Commissioner (LM) DDA
19. Secy. to LG
20. Director (PPR)


(P.V. Mahashabdey)
Jt. Director (MP)

The following item was discussed:

Item No.35/95

Sub : Layout plan for Solid Waste Collection and Disposal Yard - Bawana.
(PVC and other inflammable waste).
File No.DIR(NP)/95/239

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- i) It should be ensured by appropriate marking on the final plan that no habitation in future should come within $\frac{1}{2}$ km. of the scheme area and same should also be depicted on the project scheme of Narela vis-a-vis general development plan of the area.
- ii) 30 mtr. green belt should be ensured after right of way of Bawana Road.
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- iv) The fire station site should have larger area and should abut the right of way of Bawana road.
- v) The ideal parking area should be a regulated one under the control of DDA and should be allotted on licence basis and should have provision for eatable shops, repair shops and ~~Weighing~~ bridge facilities including rest-rooms with toilet facilities for the truck drivers and helpers as well as short-term stay-accommodation for the persons connected with such trade. *One weigh bridge to be located at the entry point to the scheme.*

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- vi) In order to take care the solid waste from this area, ^{about} at least 4000 sqm. site be identified as a dumping ground for this purpose in the North West corner of the scheme area.
- vii) All over ^{head} electric lines should be of insulated type to avoid power theft.
- viii) Standard design/architectural control for the plots to be prepared with 2 storeyed construction with ground and first floor without any basement and roof should be of sloping type with gradient of 1:3 for the structure whether built single storeyed or double storeyed.
- At least one window of normal size (0.9m x 1.2m) on the first floor should be without any grill or bars for fire escape purpose and all these should form part of the lease agreement.
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The Technical Committee further recommended for processing the change of land use of an area measuring 73 hect. to be developed into two phases for this purpose from 'rural use' to 'utility' (sorting, grading and disposal of PVC material) and further constituted a committee consisting of Engineer Member, Commr.(LD), Addl.Commr.(AP&SP) and Addl.Commr.(DC&B) for taking an early decision with regard to allotment and auctioning of plots under this scheme.

T. C. meeting held on 16.6.95

Item No: 35/95TC

Sub: Layout Plan for Solid Waste Collection and Disposal Yard -Bawana.
(PVC and other inflammable waste)

File No: DIR. | NP | 95 | 239

A major fire incident occurred in and around the site known as Jawalपुरi PVC market on 6.6.95. A Committee was constituted vide order dated 7.6.1995 by the Hon'ble Governor, Delhi, to examine the feasibility of shifting the Jawalपुरi PVC market. Secretary (GAD, UD and PR) is the Convenor of the Committee and DDA is represented by the Engineer Member. The report of the Committee has been sent by E.M. DDA vide his note dated 12.6.1995 to the planning office.

The following are the terms of reference of the Committee.

- i. to suggest permanent solution to the frequent fire incidents in Jawalपुरi PVC market in particular, the feasibility of shifting of this market to another place and to suggest alternative sites.
- ii. To identify the other PVC markets/other markets in Delhi stocking highly inflammable articles and to suggest the alternative sites for the shifting of such markets, as necessary.

The Committee has submitted its report on the first term of reference on 9.6.95 and on the second term report will be submitted by 22.6.95. Report of the Committee is laid on the table.

2. As per the report, the Committee has recommended a site in the Revenue Estate of village Bawana on Bawana - Narela Road, east of Western Yamuna Canal for relocation of the Jawalपुरi PVC market. The action required by various agencies have been identified in the report.

The Committee has also identified the following actions required by DDA.

- should ensure that the existing land use of the proposed site is either in conformity with the prescribed usage or secure a change in the land-use from the competent authority.
- shall move for acquisition of 40 hectares of land immediately with provision for extension if required, by sending a requisition to the Revenue Department through Secretary (Land and Building). The requisition should be accompanied with a request to invoke emergency clauses of the LA Act, 1894 and 80% of the likely acquisition cost. Since it is agricultural land, 80% of the cost may be calculated at the rate of Rs. 4.65 lakhs per acre for the initial deposit of funds.
- While planning the layout for the proposed site, it should provide for a line of control of fire in the nature of a green belt of 300 feet depth all around the site, where tree plantation shall be carried out.
- erecting a wall towards Western Yamuna Canal side of the proposed site to guard against any accidental pollution of the canal.
- develop the site according to the layout plan, in which there should be a provision for 600 plots of 50 sq. mtrs. and 500 plots of 150 sq. mts. The lay out should inter-alia provide space for the requisite number of electric sub-station, water installations, police station and fire station as per the norms.
- they should work out the terms and conditions for allotment of sites at the proposed new location, including the procedure for surrender of the old plots, allotted at Jawalapuri.

Eligibility conditions and standard building plans should be evolved and specific linkages between surrender of plots, at Jwalapuri and allotment at the new site should be worked out to ensure that allotment at the new site does not allow retention of a plot at both the sites.

3. E.M,DDA informed that 80% of the likely acquisition cost has already been sent to Secretary,L&B,NCTD and the Chief Secretary,NCTD has also issued instructions to acquire the land under emergency clause of Land Acquisition Act,1894.E.M,DDA vide note dated 12.6.95 has given a schedule according to which the layout plan for the proposed relocation of the Jawalapuri PVC market is to be prepared and finalised by 19.6.1995.

4. Proposed site

In the report of the Committee,site identified is about 180 acres (73 Ha) to be developed in two phases. In the first phase about 108 acres (43 ha) will be acquired and developed. The site identified by the Committee is in the north of the crossing of Bawana -Narela Road and Western Yamuna Canal. The land is privately owned agricultural land. The land is flat. The Western Yamuna Canal is approximately 2 mts. about the local level of the land with embankment on both sides. A metalled road of about 12 ft. wide is existing cutting across the proposed site and is leading to village Ghoga.

5. Activity/Use /Requirement

The activity by its function is collection, sorting and trading of solid waste material(scrap). The major component of the scrap is PVC,,plastic and rubber. The scrap is sorted out by type,colour and grades etc.,and is

supplied to the factories for recycling the waste material. No processing and manufacturing is visualised and has been taken in account for preparation of the layout plan.

As per the Committee report and subsequent discussions with VC, DDA and Chief Secretary GNCTD and deliberations made by officers of various departments, various requirements of the proposed complex emerged which have been taken into consideration in the preparation of the layout plan.

Site plots of 150 sq. mt. -500 nos. and plot of 50 sq. mt. -600 nos; green belt of about 30 mts. depth all around the site; provision of sufficient number of ESS, static tanks at different locations; tube wells; central water storage tanks and boosting arrangement; fire station; police station, health centre; eatable shops; sufficient parking for vehicles; standard design to check unauthorised constructions; provision of peripheral road; requisite fire arrangement etc.

6. Proposal

As identified in the report, the first phase of the development of this complex in approx. 108 acres (43.0 Ha) of land has been taken and simultaneously about 80 acres (30.0 ha) has been kept reserved for future extension. The planning has been made in such a manner that phase-1 and 2 can be integrated.

Circulation

The existing 3 carriage way Bawana-Narela Road is a major road which connects G.T. Road via Narela to Kontak Road near Tigri village. As per Urban Extension Plan this road is proposed to be 80 mt. wide Urban Extension Road. This road has been taken as an approach road to the proposed complex.

A service road within the proposed 80 mt. wide road has been proposed which will be built as part of this complex and will be incorporated in the widening of the road to provide more opening to handle ^{ingress and} egress of the vehicular movement. The access to the individual plot has been provided by a 13 mt. road which is considered adequate for the movement of the light and heavy vehicles and fire tenders at any point of time.

Clustering

The plots are grouped back to back in blocks and continuity is broken from fire safety point of view. In the layout plan sufficient parking spaces have been provided for parking of trucks and tempos covering an area of 4 ha. which will be sufficient for about 1500 vehicles. Proper plantation will be done in these pockets which will also act as lungs spaces /buffers. Plots of 150 sq. mt. (8X18.75 m) and 50 sq. mt 5x10 mt) have been provided .

Other Facilities

A. Fire Station

As this is a fire prone area and located in an isolated pocket, a site measuring 4250sq. mt. has been provided for fire station near the entrance of the complex. This will not only meet the requirement of this scheme but will also serve the adjoining areas . Location of fire station is such that the fire tenders can enter any area from the peripheral road of 18 mt.

B. Police Station

Keeping the law and order position in view, in this complex a site for police station has been proposed measuring about 1488 sq. mt.

C ESS

4 ESS sites and one switching station site has been provided. The location of ESS is identified in such a manner so that these are equidistant from the switching station and plots.

D Water Supply

Two static tanks besides the one in the fire station site have been provided along with tubewells. An UGR with 30 mt dia. has been located at the centre of the complex. These will meet the total water requirement including the water needed for the fire tenders.

D Health Centre/shops/Public convenience

Site for a health centre, eatable shops and public conveniences have been identified in the layout plan.

F Protection of Western Yamuna Canal

No entry will be permitted towards the canal and it will be protected by providing a boundary wall of wire fencing. No waste of any kind will be discharged to the canal.

| | |
|--|-----------|
| TOTAL LAND TO BE ACQUIRED (PHASE I) | 430 HAC. |
| AREA UNDER PROP. 80M. ROAD | 212 HAC. |
| AREA UNDER THE SCHEME | 40.88 HAC |

| | AREA IN HAC | %AGE |
|---|-------------|-------|
| AREA UNDER PLOTS | 10.65 | 26.06 |
| AREA UNDER FACILITIES | 142 | 34.7 |
| AREA UNDER GREEN (inclusive of green belt) | 12.67 | 31.9 |
| AREA UNDER PARKING (25 ECS) | 4.0 | 9.78 |
| AREA UNDER ROADS | 12.14 | 29.69 |

SCHEDULE OF PLOTS

| | | |
|---------------------------------|----------|------------------|
| (i) 150 SQ. M. PLOTS | 506 nos. | 18.75 M. X 80 M. |
| (ii) 50 SQ. M. PLOTS | 612 nos. | 10.0 M. X 5.0 M. |
| (iii) TOTAL COVD. AREA @ 33.33% | | 35496.0 SQM. |
| (iv) F.A.R. | | 66.66 |
| (v) MAX. HEIGHT | | 8.0 M. |

PROPOSED FACILITIES

| | AREA IN SQ. M. |
|------------------------------------|----------------|
| (i) FIRE STATION (1 no) | 4250.0 |
| (ii) POLICE STATION (1 no) | 1487.5 |
| (iii) HEALTH CENTRE (1 no) | 1487.5 |
| (iv) CONVENIENCE SHOPPING (3 nos) | 3244.0 |
| (v) E.S.S. (4 nos.) | 1008.0 |
| (iv) UNDER GROUND RESERVIOR (1 no) | 2080.0 |
| (v) TUBE WELL (4 nos) | 400.0 |
| (vi) STATIC TANK (2 nos) | |

Development controls

Plots

- Max. ground coverage 33.33%
- Max. FAK 66.66 %
- Max Height 8 mts.
(2 storey only)
- Set backs : Only front set back has been pro/posed.
No rear and site set back allowed.
- No basement permitted.
- No mezanine floor permitted.

Facilities

For other uses such as fire station, police station etc. the norms provided in MPD-2001 will be ^{as} followed:-

1. The proposal is placed before the technical committee for consideration of the following:
 - i. Layout plan of the solid waste collection and disposal yard (PVC and inflammable waste)
 - ii. Change of land use of about 40.88 ha. from "Rural Use Zone" to "Utility (Solid waste collection and disposal yard).

Present / list of members of the 41th Tech. Committee (Special) meeting held on 16-6-85 at 9.30A
 On proposed layout plan for shifting of Jwalapur, P.V. Market towards / branch

Sr. No. Name & Designation Dept. Phone No. Telephone No. Signature

1 ✓ V.M. AGGARWAL DWSBSDV. 354 479 ✓

2 ✓ D.K. SURI S.E (Pg 2) DESU. 520 628

3 ✓ R.P. Singh SRIWASTAVA DWSBSDV 331 030C

4 ✓ K.T. SUBRAMANIAM Asst. Dir, TPO.

5 ✓ S.D. BAPPUTE CH-Asst MONG 3314000

6 ✓ S.K. Dhan CFO. DFS. 3315333

7 ✓ R.C. SHARMA Dy CFO DFS

8 ✓ S.P. ANAND CE(DI) DESU

9 ✓ SE CE (Pg)

10 ✓ D.P. SACHDEV SE (PAC) DESU

11 ✓ VC. DTA in chair

12 ✓ E.M. DDA D

13 ✓ Comm. (Pg) DDA

14 ✓ Comm. (LH) "

15 ✓ AC(DC SB) "

16 ✓ AC(ASCC) "

17 ✓ AC (TYP) "

18 ✓ Chief Incharge

19 ✓ Director (NP)

20 ✓ Dir (P&K) "

21 ✓ ACA - DDA.

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DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(1)95/MP

Dated : 15.6.95

MEETING NOTICE

The 44th Technical Committee(Special) meeting of the DDA will be held on 16.6.95 at 9.30 A.M. in the Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi, to discuss the proposed layout plan for shifting of Jawala Puri,PVC market to Narela/Bawana.

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


(K.K. BANDYOPADHYAY)
ADDL.COMMR.(DC&B)

DELHI DEVELOPMENT AUTHORITY
6TH FLOOR VIKAS MINAR
INDRAPRASTHA ESTATE
NEW DELHI - 110002.

No. F.1(22)/93-MP

Dated : 15/6/95

From : P.V. Mahashabdey
Jt. Director(MP)

To

SUB : Proposed layout plan for shifting of Jawalपुरी
PVC Market to Narela/Bawana.

Sir,

The above subject will be discussed in the
44th Technical Committee meeting (Special) of the
Authority on 16.6.95 at 9.30 A.M. in the Conference
Hall, 'B' Block Vikas Sadan, INA Market, New Delhi.

The agenda shall be laid on table. You
are requested to kindly make it convenient to attend
the meeting.

Yours faithfully,

(P.V. MAHASHABDEY)
JT. DIRECTOR(MP)

DELHI DEVELOPMENT AUTHORITY
6TH FLOOR VIKAS MINDER
INDRAPRASTHA ESTATE
NEW DELHI - 110002.

Date: 12/6/55

No. F.1(22)/55-MP

From: H.V. Mananabhai
Jt. Director (MP)

To

Subject: Proposed layout plan for siting of Jawahar
NVC Market to Narela/Banara.

Sir,

The above subject will be discussed in the
4th Technical Committee meeting (Special) of the
Authority on 16.6.55 at 10.30 A.M. in the Conference
Hall, 'B', Block Vikas Bahan, INA Market, New Delhi.

The agenda shall be laid on table. You
are requested to kindly make it convenient to attend
the meeting.

Yours faithfully,

(H.V. MANANABHAI)
Jt. Director (MP)

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(1)95/MP

Dated : 15.6.95

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(K.K. BANDYOPADHYAY)
ADDL.COMMR.(DC&B)

1. O.S.D. to V.C. for information of the later.
2. Engineer Member
3. Commissioner (Planning)
4. Commissioner (LD)
5. Commissioner (LM)
6. Chief Architect
7. Addl. Commr. (DC&B)
8. Addl. Commr. (TYA)
9. Addl. Commr. (AP&B)
10. Chief Planner (TCPD)
11. Chief Architect, NIMC
12. Town Planner, MCD
13. Secretary, DJAC
14. Land & Development Officer, L&DO
15. Sr. Architect, H&T (I), Nirman Bhawan
16. Dy. Commissioner of Police (T), MSO Building
17. Chief Engineer (Plg.), DESU
18. Sh. R. K. Jhingan, Dir. Land Scapes.
19. Director (PPR)