

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(29)96-MP

Dated 4.11.96

Minutes of the 72nd meeting of the Technical Committee held on 29.10.96 at 11.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, IP Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. Anil Kumar, Vice Chairman (In Chair)
2. Sh. Arun Mhaisalkar, Commr.(Plg.)
3. Sh. K.K. Bandyopadhyay, Addl. Commr. (AP)
4. Sh. Chandra Ballabh, Addl. Commr. (DC&B)
5. Sh. A.K. Jain, Addl. Commr. (Project)
6. Sh. M.N. Khullar, Chief Architect
7. Sh. K.K.Jhingan, Director (LS)

TCPO:

8. Sh. T.D. Bhatia, Town & Country Planner

DESU:

9. Sh. S.C.Chattopadhyay, Suptd.Engg.(Plg.I)
10. Sh. S.K.Mehta,Suptd.Engg.(Plg.II)
11. Sh. V.K.Sakhuja, Addl. C.E.(Plg.& SLDC)
12. Sh. H.N. Lamba, Ex. Engg.(Plg.)

MCD:

13. Sh. Shamsheer Singh, Addl. Town Planner

SPECIAL INVITEES:

14. Sh. B.L.Khurana, Chief Engineer (Elect.)
15. Sh. Pradeep Behari, Addl. Chief Architect-I,DDA.
16. Sh. C.L.Aggarwal,Addl.Chief Arch.-II
17. Sh. Prakash Narayan, Director (DC&MP)
18. Sh. A.K. Gupta, Director (Narela)
19. Sh. B.K.Jain, Director (SP)

Item No. 104/96

Sub: Route alignment of 66 KV double circuit tower line from Patparganj Industrial Area S/Station to 66 KV Vivek Vihar Sub Station.

F6(8)95-MP

Technical committee approved the route alignment as contained in para '3' and '4' of the agenda note, with the observation that the necessary clearances will be obtained by DESU from other concerned agencies.

Item No. 105/96

Sub: Route alignment for laying of 2 nos. 3x300 sq.mm.XLPE 33 KV cables from 33KV grid sub station at Wazirpur Industrial Area Phase II to 33 KV S/stn. at Ashok Vihar.F6(8)96-MP.

Technical committee approved the Alternative-I of route alignment proposal as contained in para '2' and '3' of the agenda note with the observation that the necessary clearances will be obtained by DESU from other concerned agencies.

Item No. 106/96

Sub: Route alignment of 66 KV DC Tower line for looping in and looping out of existing Mehrauli Malviya Nagar Tower Line to Indira Gandhi National University (IGNOU)
F6(19)96-MP

Technical committee after discussion observed that alternative (iii) of route alignment proposal as contained in para '2' of the agenda note is technically acceptable. However the formal approval will be issued after DESU submits the clearance from Ridge Management Board.

Item No. 107/96:

Sub: Change of land use for the area measuring 101 hect. (250 acres) from 'Rural use zone/ Agricultural Green' to 'Light and Service Industry' for PVC Bazar at village Tikri Kalan, Delhi.F.20(12)95-MP.

Technical committee recommended the proposal to the Authority for change of land use for issue of final notification with the observation that simultaneously NCR Planning Board be requested to consider and approve the amendment in the Regional Plan 2001 for NCR.


(CHANDRA BALLABH)
ADDL.COMMR.(DC&B)
MEMBER SECRETARY

Copy to:

1. OSD to VC for the information of the latter.
2. Engineer Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Planning)DDA
5. Commissioner (LD)DDA
6. Chief Architect, DDA
7. Addl. Commr. (DC&B)DDA
8. Addl. Commr. (Projects)DDA
9. Addl. Commr. (AP)DDA
10. Chief Planner, TCPO
11. Chief Architect, NDMC
12. Town Planner, MCD
13. Secretary DUAC
14. Land & Development Officer (L&B)
15. Sr. Architect, (H&TP)CPWD
16. Deputy Commissioner of Police (T)
17. Chief Engineer (Plg.)DESU
18. Commissioner (LM)
19. Director (Land Scape)
20. Secretary to L.G.
21. Director (PPR)


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

4.11.96

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(3)96-MP

Dated: 24.10.96

MEETING NOTICE

The 72nd Technical Committee meeting of the DDA will be held on 29.10.96 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, IP Estate, New Delhi.

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


(CHANDRA BALLABH)
ADDL.COMMR.(DC&B)
MEMBER SECRETARY

I N D E X

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1.	104/96	Route alignment of 66 KV double circuit tower line from Patparganj Industrial Area S/Station to 66 KV Vivek Vihar Sub Station. F.6(8)95-MP	1-2
2.	105/96	Route alignment for laying of 2 nos. 3x300 sq.mm. XLPE 33 KV cables from 33 KV grid sub station at Wazirpur Industrial Area Phase II to 33 KV S/Stn. at Ashok Vihar. F6(8)96-MP	3-4
3.	106/96	Route alignment of 66 KV DC Tower line for looping in and looping out of existing Mehrauli Malviya Nagar Tower Line to Indira Gandhi National University (IGNDU) F6(19)96-MP	5-6
4.	107/96	Change of land use for the area measuring 101 hact. (250 acres) from 'Rural Use Zone/ Agricultural Green' to 'Light and Service Industry' for PVC Bazar at village Tikri Kalan, Delhi. F20(12)95-MP	7-10

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(CHANDRA BALLABH)
ADDL. COMM. (DC&B)
MEMBER SECRETARY

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4.	107/96	Change of land use for the area measuring 101 hact. (250 acres) from 'Rural Use Zone/ Agricultural Green' to 'Light and Service Industry' for PVC Bazar at village Tikri Kalan, Delhi. F20(12)95-MP	7-18

Subject : Route alignment of 66 KV double circuit tower line from Patparganj Industrial Area S/Station to 66 KV Vivek Vihar Sub-station.

File No. : F.6(8)/95-MP.

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INTRODUCTION.

1. The above mentioned case was discussed in the Technical Committee Meeting held on 28/5/96 in which the following decision was taken :-
"The item was deferred with the observation that the views of PWD including the feasibility of route alignment of the Eastern side of 60M R/W along the existing H.T. overhead line be obtained."
2. The H.T. route is proposed in two stretches i.e. between existing 66 KV tower line from Patparganj S/Stn. on the Eastern side of Road no.56 upto the ROB on the existing Delhi-Ghaziabad Railway line. The second stretch is between the existing 66 KV tower line after the above ROB and Vivek Vihar S/Stn.

DETAILS/EXAMINATION.

3. As a follow-up action to the decision of the Technical Committee, SE(Plg.)I, DESU had discussed the case with PWD officials and desired that the proposed H.T. line be taken preferably outside the R/W of road no.56 ; as no development is proposed on either side of this road due to existing Shahdra link drain on West and Delhi-UP Border on the East. In the stretch between the existing 66 KV tower line and the Road Overbridge on Delhi-Ghaziabad railway lines, the

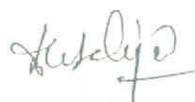
contd.....2/-

proposed 66 HT line is taken along the edge of road no.56. Between ROB and Vivek Vihar S/Strn., there is an existing 66 KV line on the eastern side of road no.56 and corridor for another line parallel to this line is not feasible. The route thus suggested by DESU along Road no.56 towards Delhi-UP Border upto ROB on Railway line and along Shahdra link drain upto Vivek Vihar Station is desirable alternative.

4. In this route proposal, no structure is affected except a few existing trees which may have to be pruned/cut for which DESU shall obtain permission of the Competent Authority.

RECOMMENDATIONS.

5. The route as suggested by DESU in para-3&4 is put up to Technical Committee for consideration subject to obtaining the permission for cutting/pruning of trees from the competent Authority.


(D.K. SALUJA)
DIRECTOR (TT) PLG.

Subject : Route alignment for laying of 2 nos. 3x300 Sq.MM XLPE 33 KV Cables from 33 KV grid sub/stn. at Wazirpur Industrial Area Phase-II to 33 KV S/Stn. at Ashok Vihar.
File No. : F.6(8)/96-MP.

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INTRODUCTION.

1. Above said route proposal has been submitted by DESU for supplementing the infeed supply from Wazirpur Industrial Area Phase-II S/Stn. to Ashok Vihar S/Stn. Length of the route is 2.20 Kms. and is proposed to be taken underground. Route proposal is shown in DESU's Drg.No.13-4337.

ROUTE DETAILS.

2. Two alternative route proposals are suggested as per details given below :-

a) Alternative-1.

In this proposal, the cables are proposed to cross the Western Yamuna Canal and then taken on northern side of 45M R/W road no.37 below the green area leaving the six lane divided carriageway and is then taken above the Rly. line in FP of ROB through the inner footpath of road no.37 upto 30M R/W road leading to Ashok Vihar. From here the cables shall again cross the Western Yamuna Canal and taken to the Ashok Vihar grid S/Stn. after crossing the 30M R/W road. Along road no.37, no development is to come up on the northern side abutting the Western Yamuna Canal accordingly, construction of service road is not required. 14M width be taken for development of eight lane carriageway and the cables be adjusted below the remaining area.

contd....2/-

b) Alternative-II.

In this proposal, it is suggested that the cable be taken below the green belt on the northern side of Western Yamuna Canal between the existing ROB and the drain. The cables shall cross the Rly. lines and 30M R/W road leading to Ashok Vihar to connect the 33 KV Ashok Vihar S/Stn.. In this proposal, the main advantage is that there is no need to cross the Western Yamuna Canal nor will there be any disturbance along road no.37. Some jhuggies are existing in this corridor and approval of Railways has to be taken to take the lines below the existing lines.

3. Desu has already obtained approval of an overhead route in this alignment but the same could not be implemented due to non-availability of permission from the forest deptt. of Haryana Govt.. Further as informed by SE(PLG.), this O/H route shall also be erected as and when the permission of Haryana Govt. is received.

RECOMMENDATIONS.

4. The case is put up to Technical Committee for consideration of Alternative-I proposal submitted by DESU to meet the immediate load request of Ashok Vihar.



(D.K. SALUJA)
DIRECTOR(PLG.):TT UNIT

Subject : Route alignment of 66 KV DC Tower line for looping in and looping out of existing Mehrauli-Malviya Nagar Tower line to Indira Gandhi National University(IGNOU).
File No : F.6(19)/96-MP.

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INTRODUCTION.

1. DESU has submitted the above said route proposal to provide the power supply to Indira Gandhi National Open University Complex. Presently the temporary load requirement of this complex is being fed from existing 11 KV network. The 66 KV S/Stn. is proposed within the IGNOU Comp-lex and is yet to be erected. Length of the route is 1.66 Km. and is proposed to be taken overhead on pylon. Route proposal is shown on part regional plan survey of the area.

ROUTE DETAILS.

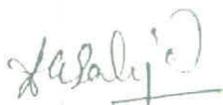
2. Three alternative route proposals were studied as follows :-
- i) By taking it along the existing approach road to IGNOU through Village Neb Sarai. In this, there are a large number of encroachments along the road side, even if pylon locations are made available, the line will be passing above the structures.
 - ii) A perpendicular route could be taken to the existing line to link to IGNOU S/Stn. but there are existing structures of Sainik Farm over which the route would have to pass.

contd....2/-

(ii) The third alternative is the route suggested by DESU which is taken diagonally through the South Central Ridge. This area forms part of Urban Extension. Zonal Plan of this area is yet to be prepared. About 10 pylons with base width of 3M to 3.8M shall have to be erected. Cost of the overhead line shall be Rs.48.20 lacs and if it is taken underground, it shall be Rs.482 lakhs. As per the feasibility report, no structure/tree is affected in this proposal.

RECOMMENDATIONS.

3. Alternative-(iii) route alignment suggested by DESU may be considered subject to its clearance by the Ministry of Environment & Forest.


(D.K. SALUJA)
DIRECTOR(IT):PLG.

SUB :CHANGE OF LANDUSE FOR THE AREA MEASURING 101 HACT. (250 ACRE) FROM 'RURAL USE ZONE'/AGRICULTURE GREEN TO 'LIGHT & SERVICE INDUSTRY' FOR PVC BAZAR AT VILLAGE TIKRI KALAN, DELHI.

F.NO:F.20(12)/95-MP

1. Public Notice under Section 11-A of Delhi Development Act, 1957 inviting objections/suggestions with regard to the change of landuse was issued on 3-8-96 after obtaining the approval of Central Government. (ANNEXURE-I)

2. In response to the Public Notice, two objections/suggestions have been received which have been examined and comments are given.

3. OBJECTION/SUGGESTION-I:

(i) Addl.Commr.(Projects), DDA vide file no.Dir/NP/95/239-I dated 16.8.96 has observed certain errors in the public notice and suggested the following corrections/modifications. (ANNEXURE-II)

a). The words 'falling in urban extension' may be deleted.

b). The words 'PVC & other solid waste' may be replaced by 'PVC Bazar'.

Planning Comments:

Above suggestions are factually correct and need to be incorporated in the proposed amendment.

OBJECTION/SUGGESTION-II:

Chief Regional Planner, National Capital Region Planning Board, Ministry of UA&E vide letter no. K-14011/17/96-NCRPB dated 10-9-1996 has made the following objections/suggestions: (ANNEXURE-III)

a).The site is 700-800 mt. from the boundary of NCTD. It falls within 2 Kms. protected belt along the boundary suggested by the Master Plan under green belt. In view of the above, since the change of landuse of this site would be a violation of the Regional Plan as well as all the provisions of the Master Plan. It has been requested that no change of landuse should be undertaken in this area.

b). It is suggested that to facilitate location in this very direction, the GNCTD/DDA can request the Haryana Govt. to identify an area of about 100 hac. within the industrial area Bahadurgarh where a specific

industrial estate for the purpose under consideration could be created. In fact, for this purpose, a joint venture between the DSIDC & HSIDC/HUDA may also be considered.

Planning Comments:

a). A devastating fire broke out in 6-9-95 in PVC Market at Jwalapuri. The Government of Delhi decided for immediate rehabilitation/shifting of the PVC Market.

A High power Committee was constituted by the Hon'ble Lt. Governor, Delhi to submit a report by 9-6-95 indicating the alternative site/location.

- The committee initially identified a site near Bawana which was turned down on 23-6-95 in the Chief Secretary Delhi's meeting.

- Following criteria for selection of area/site were suggested

- Contiguous piece of land away from habitation.

- Should not be closed to any Defence Installation, high tension lines, gas pipelines, oil depot, LPG Bottling Plant etc.

- Should be closed to some natural drain and the PVC Market at Jwalapuri and approachable by a major road.

- The committee visited various areas/localities such as Bawana, Kanjhawala, Ditachao Kalan and Tikri Kalan.

- The site at Tikri Kalan was found to be most suitable and accordingly agreed for rehabilitation/shifting of Jwalapuri PVC Market.

- As regards the depth of the green belt all around the border of NCTD, MPD-2001 also stipulate a depth of the green belt less than 2 Km. wherever such a depth is not available.

b). The rehabilitation was absolutely necessary in view of the fact that MCD, Delhi after the fire in June, 1995 banned the PVC trade in Jwalapuri area.

- Jwalapuri PVC Market was developed by DDA and the plots were allotted on lease basis and accordingly, it became the obligatory responsibility of DDA to rehabilitate the trade within the jurisdiction of NCTD.

- The land for PVC Bazar for which the change of landuse is under consideration has already been acquired by DDA and the development work is in advance stage. The allotment process has also been started.

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

Kalyanacharya
14/10/96

[Signature]
17/10/96

DELHI DEVELOPMENT AUTHORITY

No.F.20(5)94-MP

Dated: 22.7.96.

PUBLIC NOTICE

The following amendment/modifications which the Central Government proposes to make to the Master Plan for Delhi-2001/Zonal Development Plan are hereby published for public information. Any person having any objections or suggestions in writing to the Commissioner-cum-Secretary Delhi Development Authority, Vikas Sadan, 'B' Block, I.N.A., New Delhi within a period of 30 days from the date of this notice. The person making the objections/suggestions should also give his name and address.

MODIFICATIONS :

i) "On page 148 RHS of Gazette of India dated 1.8.90 under the heading 'Zonal (Divisional) Plan in para '3' the words 'within a period of 3 years' are substituted as:

"Upto 31.7.97".

ii) "The land use of an area measuring 0.329 ha (0.813 acres) falling in Lutyens' Bungalow Zone in Zone 'D', bounded by Copernicus Lane in the North, Copernicus Marg in the East, Canning Lane in the south and the existing Bungalow No.20 in the west, is proposed to be changed from 'public and semi-public facilities' to 'Govt Offices' subject to an FAR of 150 and maximum height of 20M".

✓ iii) "The land use of an area measuring 101 ha (250 acres) falling in Urban Extension, bounded by Agricultural land in the North, East and South and the existing Tikri-Kalan - Jharoda Kalan Road in the West is proposed to be changed from 'agricultural green/rural use zone' to 'light and service industry' (PVC and other solid waste complex)".

2. A copy of the MPD-2001 text report indicating the proposed amendment/modifications as well as plans will be available for inspection at the office of the Joint Director, Master Plan Section, 6th floor, Vikas Minar, I.P.Estate, New Delhi on all working days within the period referred above.

(V. M. BANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

New Delhi

Dated 3.8.96.

संख्या: एक/20858/94-एम.पी.

दिनांक: 22.7.96

सार्वजनिक सूचना

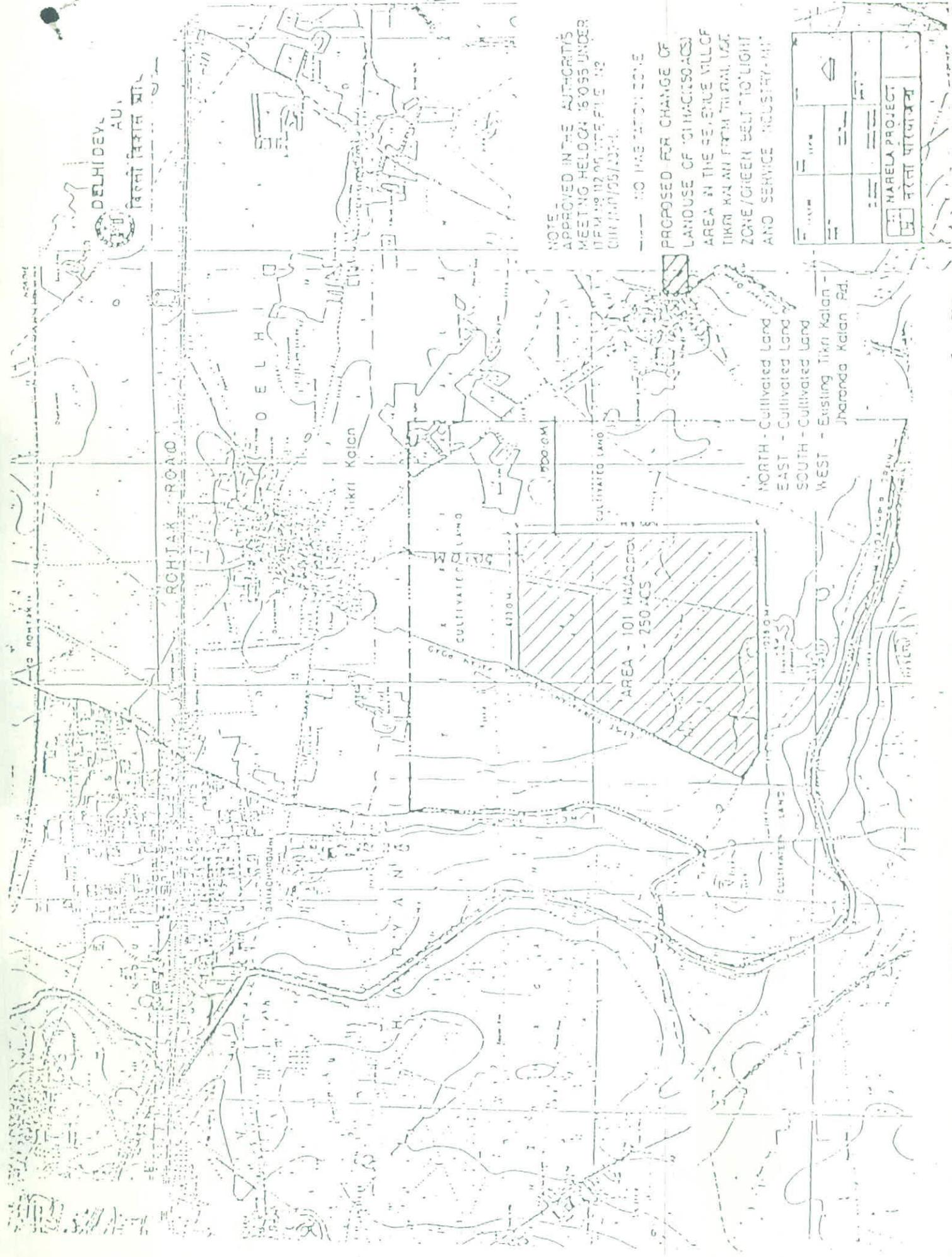
केन्द्रीय सरकार का दिल्ली की मुख्य योजना-2001/क्षेत्रीय विकास योजना में निम्न-विधित संशोधन/परिवर्तन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए सहायता प्रकाशित किया जाता है। प्रस्तावित संशोधन/परिवर्तन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा सुझाव देना हो तो यह अपनी आपत्ति अथवा सुझाव लिखित रूप में इस सूचना के जारी होने के 30 दिनों की अवधि के अन्दर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, विकास सदन, नई दिल्ली को भेजें। आपत्ति करने/सुझाव देने वाले व्यक्ति को अपना नाम और पता भी देना चाहिये।

संशोधन:-

1. "दिनांक 1-8-90 को भारत के राजपत्र के पृष्ठ 140 की दाईं ओर पर पैरा "उ" में "क्षेत्रीय/राज्यीय योजना" शीर्षक के प्रस्तावित लिखे "3 वर्षों की अवधि के अन्दर" को "31-7-97 तक" के रूप में बदला जाता है।"
2. "जोन "डी" में सुविधेय के संश्लेषा जोन में आने वाले 0-329 हेक्टेयर 0-813 एकड़ भूमि क्षेत्र, जो उत्तर में कॉपरनिक्स लेन, पूर्व में कॉपरनिक्स मार्ग, दक्षिण में कैनिंग लेन और पश्चिम में विद्यमान संश्लेषा संख्या 20 से घिरा हुआ है, के भूमि उपयोग को "सार्वजनिक और अर्ध-सार्वजनिक सुविधाओं" से "सरकारी कार्यालय" में परिवर्तित किया जाना प्रस्तावित है, क्योंकि कि पूर्वी क्षेत्रफल अनुभागात् 150 हो और अधिकतम ऊंचाई 20 मीटर हो।"
3. "101 हेक्टेयर 8250 एकड़ भूमि क्षेत्र, जो बाहरी विस्तार क्षेत्र में आता है और उत्तर, पूर्व और दक्षिण में कृषि भूमि तथा पश्चिम में विद्यमान टीकरी कला-झड़ौदा कला रोड से घिरा हुआ है, के भूमि उपयोग को "कृषि हरित/ग्रामीण उपयोग जोन" से "हल्के और रेशा उद्योग" पी.वी.सी. और अन्य कूड़ा-करकट परिसर में परिवर्तित किया जाना प्रस्तावित है।"
2. नया और प्रस्तावित संशोधन/परिवर्तन को दशानि ताजी दिल्ली मुख्य योजना-2001 की सामग्री रिपोर्ट की एक प्रति निरीक्षण के लिए उपर्युक्त अवधि के अन्दर सभी कार्य दिवसों में संयुक्त निदेशक, मुख्य योजना अनुभाग, छोटी मंजिला, विकास मीनार, आई.पी.सर्टेट, नई दिल्ली के कार्यालय में उपलब्ध रहेगी।

नई दिल्ली
दिनांक: 3.8.96.


§ विषय मोहन शर्मा §
आयुक्त एवं सचिव
दिल्ली विकास प्राधिकरण



NOTE -
 APPROVED IN THE AUTHORITY'S
 MEETING HELD ON 16/03/55 UNDER
 ITEM NO. 112 OF THE FILE NO. 112
 CIVIL DP/105/335-4.

--- NO H.A.S. ZONE
 PROPOSED FOR CHANGE OF
 LANDUSE OF CHHACISSOACS
 AREA IN THE SERVICE MILL OF
 TIKRI KALAN FROM RURAL USE
 ZONE/GREEN BELT TO LIGHT
 AND SERVICE INDUSTRY-MIX

NO. 1	NO. 2	NO. 3	NO. 4
NO. 5	NO. 6	NO. 7	NO. 8
HARELA PROJECT			
TIKRI KALAN PROJECT			

NORTH - Cultivated Land
 EAST - Cultivated Land
 SOUTH - Cultivated Land
 WEST - Existing Tikri Kalan -
 Jharanda Kalan Rd.

The public notice on change of land use with the PVC Bazar, Feroz Kotla has been issued on 22.7.96 of which a copy has been forwarded to Director (Waste) on 6.8.96.

In the notice at para iii it has been stated that the area measuring 10/11a (2500 sq ft) falls in the Urban Extension. The PVC Bazar does not fall in the Urban Extension - 2001. The T.C. agenda/minutes of 26.9.95 and the authority resolution no 112/95 dt 16.10.96 placed on file may please be referred. In view of this we may request J.D.(MP) to do the following correction/modification in para iii of the notification.

- "Falling in the Urban Extension" may be deleted.
- The scheme is now known as "PVC Bazar" and not PVC and other related waste complex.

Submitted please

Dir (P) on leave.

Kalyan Choudhary
16/8/96 D.P.O.

Adl. Comm (Projects)

The above may be considered as an obj/sugg.

Adl. Comm (DTS)

CPD
16/8/96

16/8/96

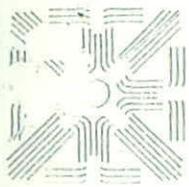
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16.8.96

19/8/96

361-A/ATC (Projects)
16-8-96

16/8/96
11/11/96



FA x/Cell 11/17/96
- 14/-

ANNEXURE-III

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD
1st Floor, Zone-IV,
Indira Habitat Centre,
Lodhi Road, New Delhi-110003
राष्ट्रीय कार्य एवं रोजगार मंत्रालय
Ministry of Urban Affairs & Employment
Fax No : 4642163

CHIEF REGIONAL PLANNER
PHONE : 4642289

12/9/96
13/9/96

Dated: 10 September, 96.

No. K-14011/17/96 - NCRPB

To

Shri Arun Mhaisalkar,
Commissioner (Planning),
Delhi Development Authority,
Vikas Minar, I.P. Estate,
New Delhi-110003.

Sir,

This is with reference to your letter No. 20(5)/04-MP dated 6-8-1996 vide which the Public Notice No. F.20(5) 04-MP dated 22.7.1996/3-8-1996 has been sent to the NCRP Board. The case under reference relates to the change of land use of an area measuring 101 Hectares East of Tikri Kalan - Jharoda Kalan Road from Agricultural Green/Rural Use Zone to 'light service industry'. This site is located within the area proposed as a 'green belt/green wedge' in the proposed land use Plan for the NCR as well as in the land use plan published with the Delhi Master Plan -2001. On an examination of the site vis-a-vis the Delhi Haryana boundary indicates that this site is within about 700 to 800 meters of the boundary. As such, it also falls within the 2 Kilometers protected belt along the boundary suggested by the Master Plan under GREENBELT. (copy enclosed). In view of the above, since the change of land use of this site would be violation of the Regional Plan as well as of the provisions of the Delhi Master Plan itself, it is requested that no change of land use should be undertaken in this area.

2. As an alternative, it is suggested that to facilitate location in this very direction the GNCT Delhi/DDA can request the Haryana Government to identify an area of about 100 Ha. within the Industrial Area of Bahadurgarh where a specific Industrial Estate for the purpose under consideration could be created by them. In fact, for this purpose a joint venture between DSIDC and HSIDC/HUDA may also be considered.

Yours faithfully,

(R.C. Aggarwal)
Chief Regional Planner

Encl: As stated in para 1 above.

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12/9/96
13/9/96
12/6/96

Haryana and Uttar Pradesh. The area needs to be provided with a reasonably high level of infrastructure and good road linkages with the city.

GROWTH CENTRES

Based on the population, its growth rate and road linkages, five villages have been identified for the location of major health facilities and markets. To cover the deficiencies of lower level health facilities, school and location of rural industry another six rural settlements have been identified with the details as under :

Bakhtwarpur: hospital, health center, dispensary, vet. hospital, rural industrial area and commercial centre.

Bawana : health centre, rural industrial area and commercial centre.

Jharoda Kalan: hospital, dispensary, vet. hospital, rural industrial areas and commercial centre.

Dhansa: dispensary, rural industrial area and commercial centre.

Chawala: hospital, vet. hospital, rural industrial area and commercial centre.

Jagatpur: dispensary and rural industrial area.

Ghogha: dispensary and rural industrial area.

Qutab Garh: dispensary and rural industrial area.

Jaunti: dispensary and rural industrial area.

Mitron: dispensary and rural industrial area.

Gommanhera: dispensary and rural industrial area.

Each commercial centre shall be about 3 ha to accommodate, cinema, shopping, bank, post office, co-operative store etc. The industries to be permitted in the rural industrial area are given in the annexure III G.

The following stretches of roads interconnecting these important settlements would require upgrading:

(a) G.T. Road to Bakhtwarpur, G.T. Road to Bawana 15 km

(b) Bawana to Ghoga to Najafgarh, Bawana to Qutab Garh, Najafgarh to Jharoda Kalan to Rohtak Road 27 km

(c) Najafgarh to Dhansa 15 km

(d) Najafgarh to Gommanhera, Khanjawala to Qutab Road, Road No. 50 to Bakhtwarpur 32 km

Each individual settlement would require improvements in water supply and other facilities. Housing for the landless is required to be taken up through public housing agencies. Rural village abadies and extensions shall be regularised as per Govt. of India orders of Feb. 1977.

Milch cattle from the urban area should be shifted to the Dairy Colony to be developed at a suitable place in the rural area.

Farm houses in a minimum of 1 ha land could be located in the rural use zone. These could be developed for flowers, fruits, vegetable, poultry farming, etc.

GREEN BELT

Green Belt and its other synonyms are a planning tool to restrict the growth of towns and cities to definite limits. Delhi Master Plan prescribed an agricultural green belt around the urbanisable limits defined for 1981. This green belt was also intended to be inviolable and was to restrict physical growth or overspilling of urban development beyond the urbanisable limits, with a depth of 1.6 km. It was in the background of this proposal that requirement of expansion beyond urban limits should be examined for a period upto the turn of the century and beyond.

A considerable part of this green belt has already been utilised for urban extension both for planned and unplanned development.

The rapid growth of urban population of Delhi implies that expansion of the urban limits is inevitable. The urban extension only beyond the existing belt would not be feasible as it would involve avoidable extension of infrastructure over this stretch of green belt and there would be constant threat of unauthorised development in the intervening area.

With the shape of things to come, the concept of green belt should be suitably modified to meet the new situation. A lesson should also be derived from the existing situation on the eastern border of Delhi where practically there is no hinter-land between Delhi's urban development

and the urban development of neighbouring towns in Uttar Pradesh. The fact is that there is lot of development taking place across the southern and western border of Delhi also. The metropolis should be saved from a total confusion of urban agglomeration around the entire city. Taking all these into consideration, it would be most appropriate to establish a green belt all along the border of the Union Territory upto a depth of about two kms. A lesser depth may have to be accepted where such a depth is not available.

MODERNISATION AND CITY'S PERSONALITY

A city belonging to this age should have (i) efficient transportation and communication system (ii) convention and exhibition centres (iii) shopping arcades and amusement parks and places for comfortable living for the visitors. In providing all these, the city should reflect its personality, its age old traditions and culture and its warmth to the visitors and its inhabitants.

A modern transportation system for a city should be comfortable and visually satisfying with high level of service. Large innovations in urban transportation system have taken place. Transfer of technology would be highly beneficial in this regard. It may not be possible to provide telephone service at the level available elsewhere but in due course the city should be able to provide a communication system of contemporary standards. The underground cabling for telephone and power lines is of considerable importance in improving the quality of service.

At present Delhi has got one convention centre, i.e. Vigyan Bhawan which has become a famed centre for international conferences and it may not be necessary to duplicate the same. Another convention centre at national level could be developed near Asian Games Village. Along with proposed convention centre in South Delhi, a site has been earmarked for a contemporary shopping complex. The Exhibition Ground for International Fairs, i.e. Pragati Maidan, is very well located.

Delhi is increasingly becoming a focus of the developing world. A new Institute for higher

learning in the development planning mainly to deal with the planning and development problems of the developing countries could be started in the city. Such an Institute along with the research and training in the development problems could have specialised departments of newly emerging fields, e.g. Energy, Ecology, Environment, Genetics, Computer Science and others.

It needs to be emphasised that the modernisation of the city is not to be in parts but as a whole, not as limited actions in certain fields but as an attitude to decision making. In the development of all the areas for urban activities i.e. housing, commercial and industrial areas and areas for public facilities, the emphasis should be on long range efficiency, futuristic view point and healthy environment for sustaining a high quality of life.

Delhi has distinct personality. In the process of modernisation the city along with providing an environment of livability, performing functions of state and economic efficacy, must reflect its personality through its form and through its activity in its parts and as a whole.

LAND USE PLAN

The Land Use Plan-2001 has been prepared considering (i) the policies enunciated for different urban activities in the chapter (ii) requirements of additional physical and social infrastructure, transportation and work centres (iii) intensity of land use along with ring rail. (iv) restructuring land uses based on the studies for the Perspective-2001 and considering the inter relationship of urban activities, environment and image of the city and (v) land use modifications already approved.

With the shape of things to come, to control the development, the areas have been designated as one of the 37 use zones identified in the Development Code. These 37 use zones have been broadly classified in nine categories of land uses namely Residential, Commercial, Manufacturing, Recreational, Transportation, Utility, Government, Public and Semi-Public and Agriculture and Water Body. The development in these use zones would be carried out in accordance with regulations as laid down in the Development Code.

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

SPECIAL INVITESES :

1. Addl. Chief Architect-I, DDA
2. Addl. Chief Architect-II, DDA
3. Chief Engineer (Elect.) DDA
4. Director (SP), DDA
5. Director (Narela), DDA
6. Director (DC&MP), DDA