

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO. F.1(19)/97-MP

Dated: 12.8.97

Minutes of the 79th meeting of Special Technical Committee held on 29.7.97 at 9.30 A.M. in the Conference Hall, 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh. P.K. Ghosh, Vice Chairman, (In Chair)
2. Sh. R.K. Bhandari, Engineer: Member
3. Sh. Vijay Risbud, Commissioner (Plg.)
4. Sh. K.K. Bandyopadhyay, Addl. Commr. (MPD)
5. Sh Chandra Ballabh, Addl. Commr. (AP)
6. Sh. A.K. Jain, Addl. Commr. (DC&B)
7. Sh. Pradeep Behari, Chief Architect.

T.C.P.O.

8. Sh. K.T. Gurumukhi, Addl. Chief Planner

M.C.D.

9. Sh. Shamsheer Singh, Addl. Town Planner

D.V.B.

10. Sh. H.N. Lamba, Executive Engineer (Plg.) IV
11. Sh. S.K. Chaudhary, EXEN (Plg.)

DELHI POLICE

12. Sh. Prem Nath, ACP (T)

SPECIAL INVITEES

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18. Sh. Anil Barai, Dir. (NCR&UE), DDA
19. Sh. Shameem Ahmed, Dir. (LM), DDA
20. Sh. R.K. Jain, Jt. Dir. (NCR&UE), DDA
21. Mrs. Savita Bhandari, Jt. Dir. (LS), DDA

1. Item No. 38/97

Sub: Permission of uses other than those permitted as per MPD-2001 on Industrial Plots.

F. 3(50) 97/MP.

The Technical Committee discussed in detail the proposal for allowing commercial use in Light and Extensive Industry plots and its implications in respect of development controls, traffic and transportation, parking, infrastructure services and the judgement of the Supreme Court in case of non-conforming/hazardous industries. It was also pointed out that on the basis of recommendations of the Steering Committee on MPD-2001 Review, the Technical Committee last year had recommended mixed land use (10% of FAR for commercial and 10% of FAR for residential use) in industrial plots subject to payment of conversion charges.

Keeping in view the reality of large scale conversion of industrial plots for commercial use and inability to enforce land use provisions, Technical Committee recommends that in Light and Extensive Industry plots (max. 2000 sqm. area) commercial use may be allowed with development control norms applicable for industrial use, subject to payment of conversion charges. Parking area shall be provided according to the norms of commercial use. The layout plan of a typical industrial pocket may be prepared detailing out parking, traffic and environmental impact due to the proposed conversion.

2. Item No. 39/97

Sub: Development Scheme along the Rohtak Road between Urban Area and Delhi U.T. Boundary.

F.No. 20(25) 94-MP

- i) The scheme be dovetailed with comprehensive proposal of Urban Extension and be forwarded to the NCR Planning Board, EIAA, MCD, DWSSDU, I & F Deptt. & DVB for preliminary approval/feasibility and to work out services requirements.
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(A.K. JAIN)  
ADDL. COMMR. (DC&B)  
MEMBER SECRETARY

Dated: 12.8.97

File No: F(1)19/97-MP

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(P.V. MAHASHABDEY)  
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*Vikas Minar*

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Dated: 12.8.97

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20. Secretary to L.G.

13/8/97

13/8/97

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13/8/97

21 Dir (AP) I 13/8/97

22 Dir (NER & UER) msl 13/8/97

23 Dir (AP) II 13/8/97

24 Dir (AP) III

25 Dir (MPD-2021) - by hand

26 Dir (TT) 19/8/97

27 Dir (ZP) 19/8/97

28 Dir (SP) 19/8/97

29 Dir - (Narels) 19/8/97

30 Dir (Rohini. Plg) - RD

31 Dir (Building)

32 Dir (DWB) - RD

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

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

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Vikas Sadan / Mirman Bhanu

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ADDL. COMMR. (DC&B)  
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Dated: 12.8.97



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

By hand  
18/8/87

14/8/87

14.8.87

18/8

DELHI DEVELOPMENT AUTHORITY  
( MASTER PLAN SECTION )

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12.2.97

NO.F.1(19)/97-MP

Dated 29.7.97

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File no. F(1)19/97-MP

A. K. JAIN  
Member Secy



DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

No.F.1(1)97-MP

Dated: 25.7.97

MEETING NOTICE

The 79th Special Technical Committee meeting of the DDA will be held on 29.7.97 at 9.30 A.M. in the Conference Hall, 5th floor, I.P. Estate, New Delhi.

Agenda for the meeting will be circulated in the meeting. You are requested to make it convenient to attend the meeting.



(A.K. JAIN)  
ADDL. COMMR. (DC&B)  
MEMBER SECRETARY

I N D E X

<u>S.NO.</u>	<u>ITEM NO.</u>	<u>PARTICULARS</u>	<u>PAGE NO.</u>
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Sub: PERMISSION OF USES OTHER THAN THOSE PERMITTED  
AS PER MPD-2001 ON INDUSTRIAL PLOTS.

F. 3(50)/97/MP

BACKGROUND

Besides the two planned industrial estates i.e. i) along Najafgarh Road by D.I.T., ii) the other near Okhla by GOI, Other planned industrial estates were developed as proposed in the Master Plan for Delhi-1962. The MPD-2001 more or less retained the same industrial estates within Delhi Urban Area-1981. The Master Plan proposed development of new industrial estates in the urban extension also.

As a reconnaissance survey of some of the industrial areas would show that some of the industrial plots are being used for activities other than those permitted as per Master Plan. These activities have been running on industrial plots without any proper permission under the law from any competent authority. Recently, a number of requests have been received for utilisation of industrial plots for uses like commercial, recreational, public & semi-public etc.

MASTER PLAN PROVISIONS

The permission of uses/activities in the industrial plots/premises as given in the Master Plan is given below :

Light Industry Plot

Light industrial unit as per list given in Annexure-III of MPD-2001, Administrative Office, Sales Outlet, Residential Flat to the extent of 5 per cent of the floor space or 50sqm. whichever is less for watch & ward and supervision.

Extensive Industry Plot

Extensive Industry as per the list in Annexure-III of MPD-2001, Administrative Office, Sales Outlet, Residential Flat (for maintenance for watch & ward and supervision staff) on 5 per cent of floor space or 50 sqm. whichever is less.

In addition to the permission of uses/use activities given above, in the Light and Extensive Industry use zone/estates as premises level, uses like commercial, recreational governmental and public & semi-public are allowed in commercial centres planned in the industrial use zones/estates. It may be observed here that some of the industrial areas developed earlier do not have a planned commercial centres and therefore such activities never find place in these industrial areas or are functioning in the industrial plots.

EXAMINATION

The Master Plan recommends Hazardous, noxious and other such industries to be shifted from Delhi and to be relocated in DMA/NCR. The NCR plan envisages development of industrial estates at designated locations.

It may also be observed that commercial and office activity in a limited manner is already permitted by way of sales outlet and administrative office pertaining to that industry only.

The requests received for allowing uses other than permitted is an indicator that there is a declining need or demand for nature of industries for which these plots are designated. And therefore, in the new scenario that emerges, it may be in fitness of planned development to allow uses other than permitted on industrial plots.

PROPOSAL

It is recommended that uses/use activities as permitted in the Master Plan of Delhi-2001 and given in para 2 above may be modified as under :

Light Industry Plot

Industrial unit as per provisions of MPD-2001

commercial office, departmental store, indoor recreational activity, clubs, PSP/institutional, government office, residential.

Extensive Industry Plot

Industrial unit as per provisions of MPD-2001

commercial office, departmental store, indoor recreational activity, clubs, PSP/institutional, government office, residential.

The permission of uses as indicated above would be subject to terms and conditions to be decided by Lands and Finance Department and also subject to the payment of levy by way of conversion/betterment charges to be determined on the basis of difference of prevalent market rates for which permission has sought and the prevalent rate of industrial land/area. The development control norms would continue to be the same as given in MPD-2001 for Light and Extensive Industry alongwith all mandatory clearances required for specific uses.

RECOMMENDATIONS/SUGGESTIONS

The proposal as given above is submitted to the technical committee for consideration and approval.

*M M*  
24/07/97

SUBJECT: -DEVELOPMENT SCHEME ALONG THE ROHTAK ROAD BETWEEN  
EXISTING URBAN AREA AND DELHI U.T. BOUNDARY

File no. F20(25)94-MP

### 1.0 Introduction

To accelerate the planned development of city especially along National Highways which are more prone to unauthorised development, the development scheme along Rohtak Road has been prepared. The part of landuses beyond Urban limit MPD-2001, stands approved by the Authority. On the south side of Rohtak Road which is rural at present, development scheme for 950 hact land has been prepared. The scheme is bounded by Rohtak Road, U.T boundary 60 mts proposed road and express way.

### 2.0 Existing Development Along Rohtak Road

The approximate length of the Rohtak Road from Punjabi Bagh to the Delhi border is about 20 kms. The existing right of way of the road varies between 30 to 50 mts. within the urban limit. Earlier, along Rohtak Road, (in between Rohtak Road and the Railway line) near Punjabi Bagh, oil terminal and depots were located. These were shifted near Tikri Kalan after the major accidents in the oil depot. The land where oil depots have been shifted stands approved by the Authority and is being processed for change of land use by the Ministry.

Within the urban limit of Master Plan for Delhi-2001, area between Rohtak Road and the Railway line i.e. on the Northern side of the Rohtak Road, land use designated as undetermined that is for defence, residential and light industrial. while on the southern side most of the residential area is already developed.

#### Development in scheme area & boundary

The development beyond the urban limit of Master Plan for Delhi-2001 upto the Union Territory boundary. The Aerial photographs of 1993 indicates that along the Rohtak road on both the sides, there are scattered unauthorised development. In some of the cases only boundary walls are constructed and in some cases along with boundary wall some temporary and permanent construction are coming up. Around village Tikri Kalan, there is concentration of built up structure.



### 3.0 Master Plan for Delhi & Phases of Development

Master Plan for Delhi - 2001 came into force on 1st August, 1990 wherein it is envisaged that to accommodate 30-40 lakh population in urban extension approximately 18,000 to 24,000 hec. of land would be required. To accommodate this population, development in continuation of existing (1981-2001) urban limit, in four phases have been worked out with the details as given under.

#### Phase - I

Area = 5648 hect.  
Population = 1.10 million

#### Phase - I B

Area = 5121 hect.  
Population = 0.30 million

#### Phase - II A

Area = 6915 hect.  
Population = 1.40 million

#### Phase - II B

Area = 2050 hect.  
Population = 0.70 million

#### Phase - III

Area = 6200 hect.  
Population = 1.20 million

#### Phase - IV

Area = 5436 hect.  
Population = 1.10 million

### 4.0 Land Use Break Up along Rohtak Road as approved by Authority

The plan indicating the four phases of development was put up to the Authority along with the Master Plan for Delhi 2001 documents which stands approved by the Authority vide item No.79-Master Plan for Delhi Perspective - 2001 dt.30.6.87. In this land use plan of the urban extension, the land use beyond urban limit of MPD-2001 upto the U.T. boundary between Rohtak Road and Railway Line and between urban area upto to the expressway on South side of Rohtak Road also stands approved. The break-up of the land use between the Rohtak Road and the Railway line i.e. Northern of the Rohtak Road has been indicated as under:-

Residential = 112.070 hect.  
Recreational = 105.863 hect.  
Industrial = 275.374 hect.  
Wholesale/  
Warehousing = 102.464 hect.

On the South of the Rohtak Road upto the depth of 1.6 km. between existing urban limit and proposed expressway, land use break up is given as under:-

Residential	=	654.81	hect.
Recreational	=	219.74	hect.
Commercial	=	36.82	hect.
Institutional	=	59.23	hect.

*Indusko?*

5.0 Proposed Uses in Rural area on South Side of Rohtak Road

Considering the development around Tikri Kalan and development of PVC market in the South of Tikri Kalan, it is necessary that rural/agricultural area between the expressway upto the Tikri Kalan may also be developed to avoid unintended/unauthorised urban growth.

In this rural area along the Rohtak road upto Tikri Kalan, in the area along the road, privately owned either commercial storage, building material godown or tree plantation are predominant. Therefore, along the roads either commercial/warehousing have been proposed.

One new road with 60m R/W has been proposed connecting the expressway to PVC market and the area between the proposed road and Rohtak Road has been identified for the purpose of institutional and residential. The residential area along the Rohtak Road may be developed in the form of Group Housing with the height variation of 4 to 8 storeys. The total length of the scheme from existing urban limit to the Union Territory limit is about 12.0 km.. The Proposed right of way of the Rohtak Road in the Urban Extension as given in the Master Plan would be 100 mts, On both sides of the road right of way, 50 mt. green strips on either side has been proposed as per requirement of NCR Plan.

Proposed Land use break up and other analysis of the scheme is as under.

Residential

	area in hact	proposed density/hact	proposed population
Pocket A	56	400	22,400
B	105	600	63,000
C	40	400	16,000
D	70	400	28,000
E	70	600	42,000
			-----
			171,400

Public Semi-public  
(Institutional)

To meet the demand of proposed 1.7 lakh population in the scheme area, Institutional Land use of 87 hect. has been proposed. In this area community facilities required as per provision of MPD-2001, would be accommodated. (The facility area for 1 lakh population 39.7 hect.) refer Annexure A.

In the scheme two pocket one for 400 KV sub station of Delhi Vidut Board and one sports school have already been committed.

Commercial

Along the Rohtak Road after keeping provision of 50 mts. wide green belt and service road of 30 mts, commercial strip of 50 mts. depth has been proposed where commercial, ware housing use shall be permitted. Besides this, at two places, community centre one each of area 6 hect. to serve residential population of 1 lakh has been proposed.

Area under commercial use

- a) Along Rohtak Road - 13 hect.  
50 mts. wide strip
- b) Two community centre - 12 hect.

-----  
25 hect.

Green

MPD 2001 recommends green area @ 9 sq mts per person in urban extension, thus requiring about 162 hect.area for 1.7 lakh population. In the proposed scheme details of green is as under:

	Area
i) Green belt along U.T boundary	200 hect.
ii) District park (1)	51 hect.
iii) District park (2)	47 hect.
iv) Green area along Rohtak road and other roads	95 hect.
v) Green strip of 400 mts width along 60 mts. R/W on south for passive recreational use.	

Transportation  
(Road and circulation)

Right of way of Rohtak Road beyond urban limit MPD-2001, upto U.T boundary has been proposed as 100 mts. R/W of road connecting proposed expressway and Tikri kalan PVC market has been proposed as 60 mts. R/W of other roads has been proposed as 40 mts, except service road where R/W of 30 mts. has been proposed.

Area under roads

Service road	30 mts. R/W	8.0 hect.
Road	40 mts. R/W	40.8 hect.
Road	60 mts. R/W	27.0 hect.

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75,00

6.0 Norms for Development

In the light industrial land use plotted development or flatted factories could be accommodated. The norms for residential, commercial, institutional & warehousing indicated in Master Plan, would be applicable. Residential area as proposed in scheme shall basically accommodate group housing plots.

7.0 Operationalisation of the Scheme:-

a) Delhi Development Act 1957 provides acquisition Development and disposal of land by Authority for the purpose of development. In the last few years large scale land development policy could not be much effective. In this scheme as suggested by Steering Committee constituted by Ministry of Urban Affairs and Employment private participation and Land Pooling techniques may be attempted.

b) At the initial stage this scheme may be declared as development area under D.D Act 1957 for overall control on the scheme for its correct implementation. The betterment charges as well as Development charges will have to be recovered from beneficiaries. The trunk services will be provided by MCD under planned funds.

c) The scheme area shall require public notification after the approval of Authority/Ministry for the purpose of change of landuse.

d) As the scheme is outside the urbanisable limit, hence the Land use permission from NCRP Board is required and accordingly comprehensive proposal of entire urban extension including this area is being submitted to NCRP Board.

8.0 The scheme is submitted for consideration and approval by the Technical Committee as well as consideration of change of Landuse from Rural Zone to Residential, Commercial, Institutional, Recreational and Transportation.

*PSP*

*Anil Barai*  
(ANIL BARAI)  
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*R.K. Jain*  
28/7/97  
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