

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(20)98/MP

11.9.98

Minutes of the 91st Technical Committee meeting held on 1.9.98 at 10.00 AM in 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.A.Ramaswamy, Principal Commr.
4. Sh.Vijay Risbud, Commissioner(Plg.)
5. Sh.Pradipta Behari, Chief Architect
6. Sh.Shareea Prasad, Commr.Land Disposal
7. Sh.K.K.Bandopadhyay, Addl.Commr.(MPD)
8. Sh.Chandra Ballabh, Addl.Commr.(AP)
9. Sh.A.K.Jain, Addl.Commr.(DC&B)
10. Smt.Savita Bhandari, Director(Landscape)

I.C.P.O.

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

M.C.O.

12. Sh.Shamsher Singh, Addl.Town Planner

Land & Development Office

13. Sh.R.L.Singla, B.O.

C.P.W.D.

14. Sh.Rajiv Shankar

N.D.M.C.

15. Sh.Karam Chand, Architect

Delhi Traffic Police

16. Sh.Ravinder Suri, ACP

Delhi Vidhut Board

17. Sh.D.K.Suri, Addl.C.E.(Plg.)

Special Invitees

18. Sh.H.A.Arifi, Secy.Env.& Chairman, DPCC
19. Sh.P.D.Gupta, G.M., RITES
20. Sh.B.I.Singal, Adviser, RITES
21. Sh.BVM Rao, AGM, RITES
22. Sh.N.P.Sharma, DGM, RITES
23. Sh.Kant Chawla, Manager, RITES
24. Sh.Chandu Bhutia, AT&CPM L&B Deptt.
25. Sh.B.L.Khurana, CE(Plg.), ODA
26. Sh.S.C.Karanval, Addl.C.A., ODA
27. Sh.N.K.Agarwal, OSD(PC), ODA
28. Sh.S.C.Sharma, Addl.CLA, ODA
29. Sh.Prakash Narayan, Dir.(TI), ODA

30. Sh.B.K.Jain, Dir.(Building), DDA
31. Sh.K.L.Sabherwal, Dir.(Plg.) Narela Project, DDA.
32. Sh.B.K.Saluja, Dir.(AP) II, DDA
33. Sh.A.K.Gupta, Dir.(Dwarka), DDA
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35. Sh.Ashok Kumar, Dir.(Plg.) Rohini, DDA
36. Dr.S.P.Bansal, Dir.(ZP), DDA
37. Sh.Anil Barai, Dir.(MCR), DDA
38. Sh.S.C.Tayal, Dir.(MM), DDA
39. Sh.S.R.pandey, SE(QC), DDA
40. Sh.Vinod Sakle, J.D.(Plg.) Dwarka, DDA
41. Sh.R.K.Jain, Jt.Dir.(Plg.) Master Plan, DDA
42. Sh.H.S.Dhillon, Dy.Dir.(Plg.) TT, DDA
43. Sh.Tapan K.Mandal, DD(AP) II, DDA
44. Sh.A.K.Manna, Dy.Dir.(Dwarka), DDA
45. Smt.Anju Aggarwal, AD(ZP) DDA
46. Sh.A.K.Srivastava, Jr.L.O., DDA
47. Sh.Anand Prakash, Asstt.Dir.(Plg.) MP

1. Item No.20/98

Sub: Setting up of ready mix concrete plant in Dwarka.

F.3(91)97-MP

Technical Committee agreed with the proposed site subject to obtaining clearances, as mentioned in the agenda item, according to prescribed procedure. The period and terms of licencing shall be within the purview of legal provisions, which may be worked out separately by Director(MM) in consultation with Legal Deptt.

2. Item No.22/98

Sub: Zonal Development Plan for River Yamuna Area (Zone and part zone P).

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Technical Committee desired that the zonal plan of river Yamuna area (Zone O and part Zone P) may be first discussed in a separate meeting where the representatives of concerned deptts./organisations may be invited. Also, the environmental impact assessment study being conducted by NEERI may be followed up.

3. Item No.50/98

Sub: Permission for allowing the garage block in the set back in respect of bigger size of plot in Dwarka.

F.3(82)98-MP

Technical Committee observed that this is a case of modification of approved layout plan. Accordingly, the feasibility of modification of LOP may be examined, keeping in view MPD-2001 norms, BBL and site position and put up to Commr.(Plg.) for taking a decision.

4. Item No.51/98

Sub: Draft development plan for zone Part K Dwarka sub-city

F.4(5)98-MP

Draft zonal plan for zone part K (Dwarka) is recommended for approval and further processing, with the observation that the width of road network and land use at zonal plan level may be in accordance with the stipulated practice.

5. Item No.52/98

Sub: Allotment/Regularisation of additional land to South Delhi Education Society.

F.9(3)92-MP

After detailed discussion, Technical Committee resolved the following:-

- i) Keeping in view the allotment of land by L&DO in 1968 and the existence of the school since long time, Technical Committee recommends change of land use of the land duly allotted by L&DO (1.378 acres) for school.
- ii) It was explained by the representatives of Legal Deptt. that perhaps due to court case, the DDA could not proceed with the removal of encroachment/unauthorised construction so far. However, LM Branch may examine if there is a stay order and take necessary action in this regard.
- iii) Accordingly, necessary action be taken for modification of land use in Master Plan/Zonal Plan, and draft Zonal Plan of Zone 'D' should be accordingly consistent with the land use.

6. Item No.53/98

Sub: Proposal to consider CNG filling station on existing petrol pump-cum-service station sites.

F.3(15)95-MP/Pt.I

The item was deferred with the suggestion that the representatives of GAIL, Oil Companies & Delhi Fire Service may be invited when the item is placed before the Technical Committee again.

7. Item No.54/98

Sub: Draft Zonal Plan for Planning Zone 'L' (West Delhi-III)

F.4(6)98-MP

Technical Committee while conceptually agreeing with the proposals of draft zonal plan desired that it may be circulated to the MCD; Development Commissioner, GNCTD; Deptt. of Rural Development, GNCTD; NCR Planning Board; Commissioner(Industries); Engineer-in-Chief, PWD and other concerned deptts. for their observation before it is processed further.

Laid on Table

8. Item No.55/98

Sub: Grade separator on outer ring road, road no.41, Madhuban Chowk.

F.5(8)92-MP

Technical Committee noted that this is not one of 15 flyovers which are to be taken up priority. However, the proposal is agreed in principle, with the following observations:-

- i) The feasibility of proposal may be checked with particular reference to underground services and water proofing treatment required for underpass, keeping in view the level of sun-soil water.
- ii) Proposed MRTS be integrated with the underpass proposal.

9. Item No.56/98

Sub: Grade separator on Wazirabad Road - Road No.66

F.5914)98-MP

The representative of RITES was permitted by the Chairman of the Technical Committee to make a presentation of modified design of grade separator on Wazirabad Road-Road No.66. It was explained that further studies were conducted as decided during the site inspection of VC,DDA alongwith other officers held on 27.8.98. A two phase proposal has been worked out with the two options of flyover and the subway. In the first, a simple flyover on Wazirabad road covering Gokulpuri and Road no.66 in phase I, while subways are proposed to be taken up in the second phase which would cater only to light vehicles. Technical Committee agreed in principle, with the concept plan, with the observation that engineering details may be examined and approved by a Committee under the chairmanship of EM,DDA.

10. Item No.57/98

Sub: Layout plan for Transit Camp in Narela.

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After detailed discussion, Technical Committee agreed with the proposed layout plan and recommended the proposed change of land use. However, the width of proposed roads is subject to feasibility of provision of services which may be examined and decided by the EM,DDA.

NO.F.1(20)98-MP

CPD
11/09/98
ADDL. COMM. (DC&B)

Copy to:

1. OSD to VC for information of the latter.
2. Engineer Member
3. Principal Commissioner
4. Commissioner (Planning), DDA
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
7. Chief Architect, DDA
8. Addl. Commissioner (MPD)
9. Addl. Commissioner (AP) DDA
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11. Chief Architect, NDMC
12. Town Planner, MCD
13. Secretary, DUAC
14. Land & Development Officer, MOUAE
15. Sr. Architect, (H & TP) CPWD
16. Dy. Commissioner of Police (T)
17. Chief Engineer (Plg.) DVB
18. Director (Landscape)
19. Secretary to Lt. Governor

R.K. Jain
11/5/20.

(R.K. JAIN)
JOINT DIRECTOR (MP)

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F. 1(20)98/NP

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Vikas Sadan

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*Recd. Neechi
16/9/98*

*Bimla
16/9/98*

16-9-98

*R.K. Jain
11/9/98*

(R.K. JAIN)
JOINT DIRECTOR (MP)

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(MASTER PLAN SECTION)

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NO.1(1)98-MP

DATED: 28.8.98

MEETING NOTICE

The 91st Technical Committee meeting of the DDA will be held on 01/09/98 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi.

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



(A.K. JAIN)
ADDL.COMMR.(DC&B)
MEMBER SECRETARY
Ph. 3311416 Off.
6492237 Res.

I N D E X

S.NO.	Item No.	Particulars	Page No.
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4.	51/98	Draft development plan for Zone Part K Dwarka sub city)F4(5)98-MP	13-14
5.	52/98	Allotment / Regularisation of additional land to South Delhi Education Society. F9(3)92.MP	15-18
6.	53/98	Proposal to consider CNG filling Station on existing petrol-pump-cum service station sites. F3(15)95-MP/Pt.I	19-30
7.	54/98	Draft Zonal Plan for Planning Zone 'L' (West Delhi III) F4(6)98-MP	31-34

SR.NO.1/ITEM NO. 20/98/TC

Sub: Setting-up of ready mix concrete plant in Dwarka.
(File No. F3(91)/97-MP)

Background/Introduction

The proposal for setting-up of a ready mix concrete plant in Dwarka was put-up in the Technical Committee meeting held on 7-4-98. The decision of the Technical Committee was as follows:

"In principle, Technical Committee agreed with the proposal for setting-up a ready mix plant in Dwarka. However, the site will be identified after a joint site inspection. It was observed that the project would continue for a minimum period of 5 years and justification of quantum of land may be given in the form of brief report."

As per the decision of the technical committee a site inspection was held and a site in service centre sector-20 instead of earlier site in passenger terminal was identified for setting-up of ready mix concrete plant in Dwarka. A brief report was sent by Sh.S.C. Tayal, Director(DDA) regarding justification of Land & Plant.

Based on the report, it is proposed to go in for a ready mix concrete plant set-up by a private entrepreneur to whom DDA will allot land on lease and licence basis for a period of 5 years. The entrepreneur will supply ready mix concrete to DDA at agreed rates and sell the spill over quantity in the market. Earlier as stated in the T.C. agenda dated 7-4-98, it was proposed to set-up a joint venture with 51% participation of DDA in the form of land. But the proposal did not find favour with the legal Department which stated that DDA cannot enter into a joint venture with profit motive and in case DDA wants to set-up a joint venture approval of Central Govt. will be needed. Hence it was decided that the Ready Mix Concrete plant should be set-up by a private entrepreneur.

Sh. S. C. Tayal in his report has stated that the quantum of land is dependent on various parameters viz. size of plant, number of truck mounted mixers, storage capacity for the ingredients can be replenished. It is proposed to take the exact requirement of land from the entrepreneur and he will be asked to pay licence fee at predetermined rates on per ha. basis. It is proposed to set-up a 60.0 cu.m. per hour capacity plant for which minimum requirement of land will be 1.06 ha. considering that stocks sufficient for one week requirement will be kept at a time.

Proposal

It is proposed to set-up the ready mix concrete plant on 1.97 ha. piece of land in service centre, sector-20. Presently this land is earmarked for commercial/green and UCF. This will be a temporary activity for 5 years and the land will be reverted to its original use when this area gets habited. The site is approachable through 20.0m and 30.0m roads.

Conditions

1. Clearance for setting-up the project would be taken from Delhi Pollution Control Committee by Eng. Department, D.D.A.
 2. Due to proximity of proposed site to the airport, clearance from Airport Authority would be obtained by Engg. Deptt. DDA.
 3. Land would be reverted back for the original use after 5 years or when the sector is habited, which ever is earlier
- The proposal with the conditions is submitted for consideration and approval of the Technical Committee.

Vinod Sakle
(Vinod Sakle) 15/7/58.
Jt. Director (Plg) DDA & ITC-VV

SUBJECT : ZONAL DEVELOPMENT PLAN FOR RIVER YAMUNA AREA
(ZONE-O AND PART ZONE-P)

F. 4 (2)/98/MP

1.0 BACKGROUND :

1.1 The above said Zonal Development Plan was considered by the Technical Committee vide item No.22/98/PC in the meeting held on 7.4.98 (Agenda annexed)-I wherein following was decided:-

"A presentation of draft zonal plan (River Yamuna) (Zone-O) and part Zone-P was made before the Technical Committee. Keeping in view that this project involves various agencies, copies of draft zonal plan may be circulated to concerned agencies which will include Land & Bldg. Deptt., GNCTD. Irrigation & Flood Deptt., CWC; NCRPB;MCD;TCPO;L&DO and NDMC for obtaining their observations."

2.0 ACTION TAKEN :

2.1 As per the decision of the Technical Committee the draft report alongwith the plan was circulated to the Secy.(Land & Bldg.), Chief Engineer(I&F), Member Secy., Yamuna Committee, Chief Regional Planner, NCR Planning Board, Town Planner, NCTD, Chief Planner TCPO, L&DO and Chief Architect, NDMC vide this office letter dtd. 15th May,98 requesting therein to send their comments if any by 3rd June,98.

2.2 Chief Planner, TCPO vide his letter dtd. 5th June,98, Jr. Town Planner, MCD and Member Secretary, Yamuna Standing Committee vide letter dtd. 20.7.98 have sent observations.

2.3 Comments on the observations are given in Annexure-II & III.


2.4 In addition to the above as per the decision of the Authority, DDA is in the process of assigning the work of Environmental Management plan of River Yamuna to NEERI.

3.0 PROPOSAL :

3.1 The draft report considered by the Technical Committee in its meeting held on 7.4.98 is placed before the Technical Committee for his consideration/approval so that the same can be placed before the Authority.

The report of Zone-O & part-P so prepared/approved by Authority would form the basis for the preparation of the Environmental Management Plan.

4.0 The proposal contained in Para-3 above is placed before the Technical Committee for its consideration.


OSD (PC)

Minutes of the Technical
Committee meeting held on 7/4/98

SR.NO.6/ITEM NO.22/98/TC

Subject : Zonal Development Plan for River Yamuna Area (Zone 'O' and Part Zone 'P')

T. 4(2)/98/MP

1.0

Introduction

1.1

As per MPD-2001 notified on 1.8.90, the National Capital Territory of Delhi has been divided into fifteen zones (Divisions), eight in Urban Delhi (A to H) six in Urban Extension and rural areas (J to N&P) and one, Zone-O (River Yamuna and River Bed Area) which falls under the Land use category of A 4 (Agricultural and Water Body) as per MPD-2001 Landuse Plan.

1.2

The present Zonal Development Plan is for River Yamuna Area (Zone-O and part of Zone - P) which has to be different from that of the other zones due to its special characteristics.

1.3

Based upon the various studies conducted so far the Zonal Development Plan is conceived primarily as policy document and sets out strategies for formulation of action plans for ecofriendly development in the process of city building.

2.0

Background

2.1

MPD-62, MPD-2001, DUAC Conceptual Plan - 2001, NCR Regional Plan - 2001 and the Steering Committee Recommendations on review of MPD-2001 have in no certain terms emphasised the need to make River Yamuna pollution free, develop the river bed and river front as to make it as a *project of special significance* to the population not only of Delhi but of the region as a whole.

2.2

For this purpose various studies in terms of alternative development models, feasibility of channelisation, utilisation of river as a transport corridor etc. have been undertaken from time to time.

2.3

Attempts have also been made in the recent past to set up the sewage treatment plants, development of electric crematoria, development of bathing ghats recreational areas etc. but in the absence of a comprehensive policy document, these isolated efforts have no significant impact on the environment of the city as whole.

3.0

Existing Characteristics

3.1

The following are the predominant characteristics of River Yamuna and its environs:

i)

River Yamuna enters Union Territory of Delhi at Palla, in the Northern and leaves Jaitpur in the South after traversing a distance of about 50 kms the Union Territory of Delhi.

- ii) Its spread varies from 1.5 kms. to 3.0 kms.
- iii) Nine Road Bridges and two Railway Bridges and three fair weather Pontoon Bridges cross River Yamuna
- iv) Seventeen major drains are discharging untreated effluents into the river.
- v) The river bed gently slopes from 210 MSL in the North to 199 MSL in the South.
- vi) The area has an assortment of authorised and unauthorised uses like Samadhis, Cremation Grounds, Sports Complexes, Thermal Power Stations, Bathing Ghats, Unauthorised colonies, other unauthorised use and flyash dumping ponds mostly in the south of Wazirabad road, i.e. Zone 'O'.
- vii) Some of the pockets are being used for thick plantation and most of the River-Bed area in Zone O is under agriculture, horticulture and has a wealth of flora & fauna.
- viii) The continued encroachment in the River Bed Area aggravates the pollution in River Yamuna i.e. the land beyond the water course is being gradually filled up to carry out different kinds of construction activities in an unplanned manner.

4.0 Proposal

Keeping in view the various studies undertaken so far and the objects of Water Supply Augmentation, Pollution Abatement, Land Utilisation/ Management, and Ecofriendly Development, the broad proposals are as under:

- i) It is proposed that the River Yamuna in Union Territory of Delhi be delineated as Zone 'O' which will require modification in MPD-2001.
- ii) The area is proposed to be divided into eight sub-zones characterised by distinct physical features & attributes and the measures for pollution abatement, land management and suggestive landuses with their possible locations have been given in detail in the report / plan annexed (Annexure-I). The summary of land utilisation proposals are given in Annexure-II.

5. *The proposal contained in para 40 above and the Master Plan modification given as under is placed before the Technical Committee for its consideration:*

The area of Zone - 'O' would increase from 6081 Ha. to 9700 Ha and that of Zone 'P' will reduce from 15707 Ha to 12107 Ha. and the northern boundary will extend upto NCTD-Haryana Border.

SR-NO. 6/ITEM NO.22/98/TC
F.4(2)98/MP

DECISION

A presentation of draft zonal plan (River Yamuna) (zone 'O') and Part zone 'P' was made before the Technical Committee. Keeping in view that this project involves various agencies, copies of draft zonal plan may be circulated to concerned agencies which will include Land & Bldg. Deptt., GRCTD, Irrigation & Flood Deptt., CWC; NCRPB;MCD; TCPO; L&DO and NDMC for obtaining their observations.

CPS
23/4/98

.....
tu p
22/4/98

[Signature]
27.4.98
Member Secretary
Technical Committee
Delhi Development Authority

ANNEXURE-II

Comments on DO No.F.No.1-50/93-TCPO/UT/ dtd 8/6/98 received from Chief Planner, TCPO.

POINTS	COMMENTS
1. River Yamuna, passing through the centre of the city, acts as an urban lung and brings particularly to the transyamuna area fresh cool air and helps to maintain the under ground water table and ensure greenery. The large expanse of the river bed adjacent to the river acts as a sponge, absorbing the fury of flood waters. It also collects silt to add to the fertility of the soil. Therefore, it is imperative to ensure that bunding and channelising the river may not increase the flooding problems. The Central Water and Power Research Station, Pune which conducted hydraulic model studies on channelisation have observed that channelisation between Indraprastha Barrage and Wazirabad Barrage could be taken up only after the renovation of old rail cum road bridge and Wazirabad barrage cum bridge.	In the Zonal Development Plan there is no proposal for channelisation of River Yamuna rather it has the objective of water supply augmentation, pollution abatement, Land Utilisation/ Management and Eco-friendly development keeping in view the recommendations made by CWPRS, Pune.
2. One of the objectives of the development of River Yamuna is to mitigate the constraints of land for public and semi-public uses in the adjoining areas. Though the channelisation of River Yamuna may be felt necessary to provide land for river bed development, development of this for uses other than recreational will have to be done very carefully. Excessive urbanisation may cause problems of civic facilities and amenities and may prove counter productive as far as	The objectives of River Front Development set out in the Zonal Development Plan do not anticipate the mitigation/shortage of public and semi public uses in the nearby areas to a large extent as apprehended. The detailed objectives have already been given in para-1 above.

prevention of the pollution of the river is concerned.

3. As far the land utilisation proposals, in some of the sub-zones the proposed predominant land use has been indicated as public and semi-public facilities. Since the MPD-2001 land use of the River Yamuna is recreational/agricultural and water body it would be appropriate to retain the predominant use in all the sub zones as per MPD-2001 proposals. Uses other than recreational may be kept at a low intensity just to meet the shortfalls in public and semi-public facilities of the surrounding zones, which may be clearly spelt out. It is advisable that to have low intensity development, percentage of non-recreational urban uses be fixed, which may be applicable to all sub zones of River Yamuna.

The extent of the development in a particular sub zone would be determined with the help of the findings of NEERI so as to ensure that the proposed development is eco-friendly. The percentage of urban uses in the River Bed area cannot be made uniformly applicable in all the sub zones as it will depend upon flood plane zones.

ANNEXURE-III

Comments on points raised by Jr. Town Planner, MCD vide his letter No.TP/G/2020 dtd. 20.7.98 (page-19/C).

OBSERVATION OF MCD:

1. The existing features/landuse in the river Yamuna area as mentioned the draft report as listed below have not been shown in the draft plan.
 - a) Area under thick plantations which are being used for agriculture horticulture and has wealth of Flora & Fauna.
 - b) Area under encroachment and various unauthorised uses; and fly ash dumping pond.
 - c) Authority approved uses as listed in the draft report.
2. The adjoining transport network which shall provide accessibility to the sub-zones has not been indicated in the draft plan. In doing so, the width of the roads may be specified so that impact of proposed widening could be identified on the plan.
3. The unusable stretch of land in terms of (i) flood prone stretch and (ii) areas not fit for development has not been physically identified/shown in the plan. This is essential for proposed land utilisation and landuse distribution.
4. In the proposal the entire zone has been sub-divided into 8 sub-zones. The physical features bounding these sub-zones has not been mentioned in the draft report.
5. The landuse proposal has not been area specific and the proposed landuse distribution has not been indicated in the plan. In the absence of the above as well as existing transport network, existing features/landuses and land suitability (unusable/flood prone area) it is not possible to comment upon the proposed land utilisation/landuse distribution given in the zonal plan.
6. The ownership pattern of the land in this zone should be added to the zonal plan document. In case most of the land in public land the role of development agencies/DDA for construction activities/widening of road/providing network of services and amenities in the zone needs to be stated. Policy for development of land by private agencies if any, should be mentioned as involvement of private agency is essential for speedy development of the area.
7. In the draft report it has been mentioned under the heading "Land Utilisation" that preparation of detailed layout plans of the area in a time bound manner. The agencies which shall be responsible for preparing these layout plans have not been spelt out. The zonal plan is therefore idle to gear up actual development of site.

8. The proposal does not speak of flood protection measure/safety of the area to be developed in this zone.

9. The areas to be developed/being developed under Yamuna action plan for certain projects which are funded by central govt. should be integrated into the proposal and should be earmarked in the draft zonal plan.

COMMENTS:

The issues raised above are more pertinent to at the time of undertaking a development scheme in particular sub-zone/stretch in the River Bed Area, while the zonal development plan is largely a concept plan identifying various uses and the sub-zones which could form basis for detail planning supported by various related studies like photography, urban design concept, flood control measures, environment management plan etc. As such, the issues raised therein the letter under reference would be considered while working out the detail plans of sub-zones to be prepared on the basis of the concept plan.

SR.NO. 3/ITEM NO. 50/98/TC

Sub: Permission for allowing the Garage Block in the set back in respect of bigger size of plots in Dwarka. F. 3(82)98-MP

BACKGROUND:


There has been a practice to allow a garage measuring 2.75 m x 5.4 m. in the side set back of bigger size of plots (above 250 sq.m.) within 6 m. from the rear plot line as permissible under clause 14.10.1 of BBL-83 and also as per the position of set back/garage block shown in the Layout Plans.

The MPD-2001 came into force in the year 1990 in which the side set back was recommended on the minimum plot size of 300 sq.m. and above. Accordingly, the building plans in Dwarka area were sanctioned with garage block (after counting in FAR) in set backs on the plots measuring 300 sq.m. and above.

In order to *resolve* the issue, a meeting was held in the chamber of Commissioner(Plg.) at Vikas Sadan on 19.5.98 which was also attended by Director(Bldg.), Director(Dwarka), Jt. Director(Dwarka) and Jt. Director (Bldg.)Resdl. During the discussion, the following provisions of MPD-2001 were considered:

- (1) Clause 8 (iv) CONTROL FOR BUILDING/BUILDINGS WITHIN USE PREMISES.

"that the objective of these regulations is to provide control in building/buildings within use premises excluding the internal arrangement which is covered and controlled by building bye-laws".


P. M. PATEL
Jt. Dir. (Bldg.)



SR. NO. 4 | ITEM NO. 51/98/TC

SUB : Draft Development Plan for Zone Part-K (Dwarka Sub-City).
F1(334)/96-DWK.

1.0 INTRODUCTION

As per MPD-2001 notified on 1.8.90 the Zonal Development Plan for the zones J to P shall be prepared as per the development needs. The Zonal (divisional) plans of the area shall be prepared under section-8 and processed under section-10 and simultaneously the modifications of the landuse shall be processed under section 11-A of the Delhi Development Act.

Zonal Development Plan is for part of zone-K of the Urban Extension Plan so as to formulate the policy guidelines as per the Urban Extension Plan and the development need of the Dwarka Sub-City.

Here in after the Zonal Development Plan will be referred to as Zonal Development Plan for Dwarka Sub City.

2.0 LOCATION AREA & BOUNDARY

The Dwarka Sub-City is situated in the South-West of Delhi and forms part of Zone K of the division of UT of Delhi. It is bounded by Najafgarh Road on the North-West, Pankha Road on the North-East, the Rewari Railway line on the South-West and the Najafgarh drain on the West. (Refer Map-I in the report)

The total area of the sub-city is 5648 Ha. This is bisected by the underground Mathura-Jullandhar oil-pipeline into Phase I on the North East and Phase II on the South-West. Area under Phase I is 3652 Ha. while under Phase-II, it is 1996 Ha.

3.0 FRAME WORK FOR THE PREPARATION OF ZONAL DEVELOPMENT PLAN.

Since Dwarka is part of the only belt available for urban extension and as this area was coming heavily under intensive pressure of further unauthorised & speculative encroachment, it was felt, development in a planned manner was the necessity. Accordingly DDA formulated a structure plan which was approved by DDA on 7.7.92 vide item No. 81/92. The structure plan provides 29 sectors.

Subsequently preparation of section plans was taken up and layout plans of 23 sectors stand approved.

The preparation of the Zonal Development Plan as required under DD act-1957 and MPD-2001 takes into consideration of the landuse proposal of the approved structure plan and sector plans.

4.0 LAND USE PLAN

Zonal Development Plan proposals have been detailed out with in the frame work of MPD-2001. Taking the cognisance of the structure plan approved by the Authority vide its item No. 81/92 Dated 7.7.92 the notification of MOUD Dt. 6.11.93 regarding change of land use in respect of Phase I and proposed modification of land use approved by the Authority vide its item No. 86/96 Dated 27.8.96 in respect of Phase-II, the land use break up has been worked out. The plan takes care of the need of allocating 2% of the total land (113.0 Ha.) for service Industry as per the DDA resolution No. 43 Dated 27.3.91. This use has been considered within the land use category commercial as mentioned in the DDA resolution. Accordingly, the land use break up is given as under.

LAND USE BREAK UP

S.No.	USE	AREA (in Ha.)	PERCENTAGE
1.	Residential	2909.99	51.52
2.	Commercial	352.88	6.24
	a) Commercial 239.88 (Ha)		
	b) Service Centre 113.00 (Ha)		
3.	Govt. Use	65.67	1.16
4.	Public & Semi Public	368.32	6.52
5.	Utility	138.76	2.45
6.	Recreational	1041.18	17.95
7.	Transportation	797.47	14.11
	Total	5648.00	100.00

5.0 PROPOSAL

The report of Draft Zonal Development Plan for part of Zone K Dwarka Sub-City alongwith the landuse plan is placed before the Technical Committee for its consideration. (The draft report and land use plan shall be laid on table).



SR NO. 5/ITEM NO. 52/98/TC

Sub: Allotment/regularisation of additional land
to South Delhi Education Society.
F.9(3)92/MP

1. BACKGROUND

i) Secy., South Delhi Education Society vide letter dated 14.5.92 had requested for allotment and regularisation of additional land measuring 1.232 acres adjacent to the existing school. The society vide its letter dated 17.2.98 informed DDA that :

- a) Additional land is already in their possession;
- b) it has deposited the damages of pucca building on 380 sqm.(approx.) and
- c) the society has obtained the 'stay' against the proposed demolition action of the DDA

2. EXAMINATION:

- i) The South Delhi Education Society was allotted land measuring 1.378 acres for the construction of 'primary school' by L&DO on 19.7.68.
- ii) The school land and the adjacent piece of land (site No.21 as per the approved MOR plan at Defence Colony) was transferred to DDA under the Ministry of Rehabilitation package deal on 2.9.82. As per the plan, site No.21 is shown as partly school and partly vacant, park, ESS and taxi stand.
- iii) Land Use:
 - a) MPD-62: Residential Use Zone.
 - b) Sub-zonal plan D-20 (approved); Recreational (Distt. Park).
 - c) MPD-2001: Recreational (Distt. Park).
 - d) Draft ZDP (zone D): PSP (Sr. Sec. School).
 - e) Ministry vide its notification dated 26.10.77 modified the zonal plan for change of land use of an area meas. 1.378 acres from 'Recreational' to 'Public & Semi-public' (Institutional and Educational).

iv) Other facts:

a) Detailed PT survey of the site got conducted in 1993-94 revealed that the Society has been unauthorisedly occupying land measuring 0.616 acres out of said land and has raised a hall and rooms in part of its area (about 380 sqm. i.e. 0.095 acres).

b) This case was discussed in the I.A.C. meeting dated 24.6.93 where the following was recommended:-

"In this case it was desired by the Committee to find out as to out of present area under the occupation of the school, how much is built up and how much is being used before. A clarification may also be sought from planning as to how much area is proposed to be given for building in the changed layout.

The matter was discussed.

It was noted that the request for allotment of land is not for additional construction but it is only for playfields out of the adjoining green land. The Lands Deptt. may be requested to take action on the first part of IAC decision and after receiving the information from the school authorities, the matter may be referred to the Planning Deptt., if necessary."

c) The above recommendation for allotment of additional land was submitted to Vice-Chairman, DDA whose order dated 24.10.93 is reproduced as below:-

"After removal of encroachment raise demand for damages for u/a occupation, question for allotment of green (DDA park) will be considered thereafter".

Accordingly, action was to be taken by Lands Branch and allotment recommended by IAC was not finalised.

v) The matter subsequently was taken to the Court by the South Delhi Education Society against demolition by the MCD & others. The next date of hearing is fixed for 9.9.98 in the High Court. The panel lawyer of DDA has referred the case for taking a stand of the DDA on following points:-

- i) Whether DDA is willing to change the landuse or not?
- ii) What steps have been taken by DDA against the unauthorised construction done by the school?
- iii) If the landuse is to be changed, let the proposal for the same (under the provisions of D.D. Act) be put up to the Competent Authority.
- iv) All other details to be worked out.

3. In view of the facts above and the decisions taken at various levels in the past, following options are available:-

- i) Option I: The site allotted by L&DO for a primary school (1.378 acres) may be incorporated in the Zonal Plan/Master Plan for PSP (Institutional and Educational) use, for which change of land use was earlier processed in 1977. Rest of the area may be retained as Recreational Area (Park).
- ii) Option II: Recognising the fact that a Sr. Sec. School is already functioning in this site (measuring 1.378 acres) allotted by L&DO for which change of landuse was processed in 1977, . may be recommended for Sr. Secondary School (Bldg. component), which is more or less near to 0.60 ha. for Sr. Secondary School as per MPD-2001 norms. Additional land of 1.232 acres as recommended by IAC for playground with zero FAR be considered for allotment to the school, after the payment of damages and requisite charges and removal of

SR. NO. 6/ITEM NO. 53/98/TC

Sub: Proposal to consider CNG Filling Stations on existing Petrol Pump-cum- Service Station sites

File No. F. 3(15)95-MP/Pt. I

1. INTRODUCTION

Sr. Manager (JE), GAIL, vide his letter dated 24.10.97 has conveyed a list of 19 existing retail outlets (petrol pumps) for locating CNG dispensing units. The list is placed at Annexure I.

General Manager (I&PE), GAIL vide his letter dated 18.3.97 has requested DDA to allow 20% additional coverage for locating CNG dispensing unit in existing retail outlets. The dispensing unit shall consist of following equipments:

S.No.	DESCRIPTION	TYPICAL SKID SIZE	APPROX. SIZE OF OPEN SHED
1.	CNG Compressor	4.5 m X 3 m	8 m X 6 m
2.	Cascade (of 30 cylinders)	2.0 m X 1.5 m	4 m X 3.5 m
3.	CNG Dispenser	2.0 m X 1 m	4 m X 3 m

General Manager, GAIL, has also indicated that as per the Chief Controller of Explosives, total area required for locating CNG Dispensing unit works out to be 12 mtr X 9 mtr.

By. General Manager (Mech.), GAIL, vide letter dated 18.9.97 submitted a plan indicating the requirements of the equipment and also total area for CNG dispensing unit.

The plan and letter from Dy. Chief Controller of Explosives is placed at Annexures II & III.

2. BACKGROUND

Govt. of India has initiated number of measures to conserve the Petrol products and to reduce pollution in NCTD. Compressed Natural Gas (CNG) is one of the petroleum products identified to replace petrol as a fuel for the use in vehicles. Gas Authority of India Ltd. has been nominated as a Nodal Agency to initiate actions for popularising the CNG in the Road Transport Sector.

On the request of the Gas Authority of India, the Authority has resolved vide item No.16/Plg./1997 dated 13.3.97 to consider CNG Mother Station sites as utility premises in the Master Plan for Delhi-2001. The necessary modifications in the Master Plan are under process.

3. DRAFT GUIDELINES ISSUED BY GAS AUTHORITY OF INDIA-LTD.

Gen. Manager GAIL vide letters dated 22.12.97 has conveyed guidelines for Natural Gas dispensing facilities for vehicles which are given below:

1. As safety norms for CNG dispensing facilities have been issued by the Chief Controller of Explosives minimum safety distances of CNG equipment specified in these guidelines may be taken as the basis for approval.
2. For safety reasons and for rain/weather protection, CNG equipment need to be installed in sheds/canopies with roof designed for ventilation and dispersal of gas. Typically such sheds are constructed of asbestos roof and their construction is temporary in nature. The additional ground coverage by temporary sheds/canopies over CNG equipment at petrol pump outlets may be permitted as long as there is no other modification in the building plan and additional coverage is being made for purpose of installation of CNG equipment only.
3. Explosives norms also require that CNG compressor and cascade cylinders shall be located in an isolated areas, duly enclosed by chain-link fencing. The construction of chain-link fencing for CNG equipments may be allowed.
4. The set back distance of 2 meters from the boundary wall may be permitted for CNG compressor and cascade of cylinders, if on the sides towards boundary of service stations the clearances is not available, provided boundary wall portion facing CNG compressor and cascade is made of 22.5 cm. RCC wall 2.5 m high and adequate clear space is available on the other side as specified by the Explosive Department.
5. Existing bye-laws for petrol pump outlets require 40 ft. clearance from the opening of Service Bay towards boundary wall and petrol pump outlets. This may be relaxed to the extent for installation of CNG Compressor and cascade (within chain-link fencing enclosure) provided adequate clearance is available for vehicular movement.

4. DIRECTIONS OF ENVIRONMENT POLLUTION (PREVENTION & CONTROL) AUTHORITY OF NATIONAL CAPITAL REGION FOR PROVISION OF CNG FACILITY

The Chairman, Environment Pollution (Prevention & Control) Authority for the National Capital Region vide his DO letter No.EPA-NCR2/98 dated 16.7.98 (Annexure IV) addressed to the Secretary, Govt. of India, Min. of Petroleum and Natural Gas, endorsing a copy to Lt. Governor, Delhi has emphasized that the

EPA has chalked out priority measures for implementation of the requirement of significant quantity of CNG in the existing Petrol Pumps to provide CNG dispensing facility in the existing petrol pumps.

4. DETAILS AND EXAMINATION

- A) Most of the sites selected for locating CNG Dispensing Units are 30 X 36 mtrs. in size.
- b) The Plan submitted by GAIL vide letter dated 18.9.97 has been examined and it is observed that as per the plan submitted by GAIL the Petrol Pump building is covering 154 sq. mtr. of floor space in addition to the canopy. This is about 14% of the plot area.
- c) The covered area required by GAIL as given in para 1 is 60 sq. mtr. for equipments and 12 sq. mtr for filling station. This is about 7% of the plot area. The total area for existing Petrol Pump building & CNG Dispensing Unit works out to be 20% of the total site area. Therefore, in the case of an existing petrol pump-cum-Service Station of a size measuring 30 mtr X 36 mtr., no addition coverage is required.
- d) As per the Master Plan-2001, the Plot sizes measuring between 1000-2000 sq. mtr. area, a set back of 3 metre along the 3 sides and 6 mtr. in front is required. In the proposal submitted by GAIL the area where the temporary CNG equipments will be installed, a set back from the compressor shall be 2 mtr. and from the column for shed, and 1 mtr. from the Outer line of the shed. Thus, a relaxation of 2 mtr. in set back line may be required which may be considered as CNG is an environment friendly fuel.
- e) The location of CNG compressor shall be on the area where underground tank is not existing. To achieve better circulation, it is suggested that the CNG equipment be installed behind the entrance of the service station. In case where the underground tank is existing on that side then some modification in the existing layout can be made.
- f) In case of rebuilding/new petrol pump sites, provision should be made for CNG facilities within the permissible ground coverage and FAR.
- g) As per the prevailing practice petrol pump sites are allotted by DDA on licence fee/lease basis

to various oil companies for one filling point of petrol and one filling point of diesel. For every additional point 12% of the licence fee is charged in addition to the prescribed licence fee. The lease for the retail outlet-cum-service station is stipulated for five years. A condition is also bevided that no transfer/sale, parting with possession shall be made by the licensee under any circumstances. In view of the above conditions while allowing CNG Dispensing Facilities, the allottee/licencee oil company may be permitted for subletting/sub-leasing the area required for CNG Facilities. This aspect needs to be examined by Lands and the Finance Wing of DBA.

5. RECOMMENDATIONS FOR CONSIDERATION

The recommendations/guidelines issued by Gen. Manager, GAIL, as given in para 3 above, are placed before the Tech. Committee for consideration. The Tech Committee may like to modify the point 2 of the guidelines as no additional coverage in existing petrol is required. As CNG Dispensing Unit can be incorporated in already approved plans of retail outlets and if any additional coverage is required for CNG only that shall be considered on case to case basis. Only relaxation in set backs as given in para 4 be considered.

H. S. Dehion 14/8/98
(H.S. DEHION)
DY. DIRECTOR (TT)

Prakash Narayan 14/8/98
(PRAKASH NARAYAN)
DIRECTOR (T. T.)



गैस अथॉरिटी ऑफ इंडिया लिमिटेड
(भारत सरकार का उपक्रम)
Gas Authority of India Limited
(A Govt. of India Undertaking)

NO. ND/CNG/GOVT/DDA/97

24th Oct., 1997.

Shri Prakash Narayan,
Director (Planning),
Delhi Development Authority,
Vikas Minar, I.P. Estate,
NEW DELHI-110 002.

Date: 17/10/97
Date: 2/11/97

2034/m8
वि.सं. 100
वि.सं. 100

Sir,

Please refer to our discussions regarding requirement of space for CNG stations in Delhi. As desired in the TC meeting dated 11.6.93, existing petrol pump retail outlets locations on Ring Road were considered and an exercise for identification of suitable sites has been made. In this regard a copy of letters from the MOPNG (ref. No./P-27013/2/97-CC, dated 12th June 1997 and P-27013/12/94-CC dated 8th July, 1996) and a list of identified retail outlets is enclosed. However, Explosive clearance for some of these identified outlets has been refused and some other outlets are also facing problems of NDMC/MCD approval to obtain the extra electrical power to run the CNG equipment. In this regard, please refer to our letter ref. no. ND/CNG/GOVT/DDA/97 dated 19.3.97 to Commissioner (Planning), DDA (a copy enclosed for ready reference). We request you to issue brief guidelines to NDMC & MCD for addition of CNG equipments at petrol pump outlets at the earliest.

As there is no CNG station in the North Delhi, our earlier proposal for a CNG station near ISBT Flyover (abutting DVB sub-station) may please be expedited. We also wish to inform you that recently City Gas Distribution Network has been laid to supply Natural Gas to Govt. colonies in Kaka Nagar, Bapa Nagar and Pandara Park. The gas pipeline is passing opposite Pragati Maidan, Gate No.-1 and we would request you to explore allotment of suitable site on vacant space in this area. A copy of the distribution network is enclosed for reference.

With regard to your query about the minimum area required for dedicated CNG dispensing, it is clarified that same can be setup within 25 M. X 25 M. area, provided other safety clearance on the sites are satisfied and acceptable to the Explosive Department. However, the minimum area requirement for the CNG "Mother" station is approximately 36 M. X 30 M., because it has facilities for filling of vehicles as well as mobile cascade under separate sheds.

Thanking you,

Yours faithfully

(B.P. Singh)
Sr. Manager (E)

16, भीमराजजी कामा प्लेस, आर.के.पुरम नई दिल्ली-110066 दूरभाष : 6172590 फैक्स : 011-6185941 तार : गैलइन्ड टेलिग्राफ 031 92094
16, Bhikaji Cama Place, R.K. Puram, New Delhi-110066 Phone: 6172560 Fax: 011-6185941 Grams: GAILIND Telex: 031 92094

LIST OF PETROL RETAIL OUTLETS IDENTIFIED FOR ADDITIONAL CNG DISPENSING FACILITIES IN DELHI

Sl.	Name of RO	Oil Company	Location	Proposed basis of CNG dispensing
<u>i) Report No. 1 of the Committee, submitted to MOPNG vide letter dated 29.7.96</u>				
1.	Surya Service Station	IOCL	Opposite CGO Complex	"On-line"
2.	Gupta Service Station	IOCL	South Moti Bagh	"On-line"
3.	Delhi Tourist Tpt. S/Station	IOCL	Sarojini Nagar	"Daughter"
4.	Automotives	HPCL	Lodhi Road, Near Dayal Singh College	"On-line"
5.	Dhaulakuan Service Station	HPCL	Dhaulakuan Roundabout	"On-line"
6.	Inder Service Station,	IOCL	Opp:Bhikaiji Cama Place	"On-line" *
7.	Highway Service Station	HPCL	Opp:Bhikaiji Cama Place	"On-line" *
8.	New United Service Station	BPCL	Opp:Bhikaiji Cama Place	"On-line" *
9.	R.K. Service Station	IOCL	Chanakya Puri	"On-line" *
10.	Yashwant Place S/Station	BPCL	Chanakya Puri	"On-line" *
* With common compressor and cascade storage equipments				
<u>ii) Report No. 2 of the Committee, submitted to MOPNG vide letter dated 29.7.96</u>				
11.	Car Care, Lodhi Road	BPCL	Near CGO Complex	"On-line"
12.	Rajiv Service Station	HPCL	Sunder Nagar, Mathura Road	"On-line"
13.	Batra Care Care	HPCL	Pandara Park, Humayun Road	"On-line"
<u>iii) Report No. 3 of the Committee, submitted to MOPNG vide letter dated 25.7.97</u>				
14.	Syall Service Station	BPCL	Kirti Nagar	"Daughter"
15.	Bhola Ram & Sons	BPCL	Sham Nath Marg	"Daughter" ✓
16.	Associated Service Station	HPCL	Sham Nath Marg	"Daughter"
17.	Gay Service Station	IOCL	Old GT Karnal Road	"Daughter"
18.	Delhi Diesel	IBP	Gokul Puri, Wazirabad Road	"Daughter"
19.	Auto Speed Service Stn	HPCL	Delhi-Gurgaon Road	"On-line"

श्री. एत. रियासत
कायदा (आई एवं पी. ई.)
S. RIAT
General Manager (I & PE)

(भारत गैस अथॉरिटी लिमिटेड)
16, भिकैजी कामाजी रोड
आर.के. पुरान, नई दिल्ली-110066
GAS AUTHORITY OF INDIA LIMITED
(A Government of India Undertaking)
16, Bhikaiji Cama Place,
R.K. Puram, New Delhi-110066

No: ND/CNG/GOVT/DDA/97

March 19, 1997

Dear Shri Vijay Rizbud,

I wish to express our sincere thanks to you for the detailed discussions held with you and other senior officials of DDA on 04-03-97 regarding installation of CNG equipments at petrol Retail Outlets (ROs). As you are aware, the CNG facilities and conversion of Government vehicles into CNG mode are being closely monitored by the Hon'ble Supreme Court and GAIL is required to make CNG available at convenient locations in Delhi.

I am enclosing a typical layout of CNG facilities to be added at an existing petrol RO. CNG facility, required to fill on-board vehicle cylinder, consists of following 3 major CNG equipments :

	<u>Description</u>	<u>Typical Skid size</u>	<u>Approx. size of Canopy/ Open shed</u>
1.	CNG Compressor	4.5m x 3m	8m x 6m
2.	Cascade (of 30 cylinders)	2m x 1.5m	4m x 3.5m
3.	CNG Dispenser	2m x 1m	4m x 3m

CNG facility is feasible only at ROs of size 36m x 30m or larger, since minimum safety clearance, as stipulated by the Explosive Department, are to be observed. As per CCE norms (a copy enclosed for ready reference) a minimum clearance of 2m from the boundary wall is required if the wall is made of RCC. The minimum clearance between compressor and cascade is 2.5 meters and 4 meters around clearance. CNG dispensing unit need to be located minimum 6 meters away from MS/HSD pumps and must have 4 meters around clearance. For safety reasons and for rain/weather protection all three equipments must be housed under open shed/canopy to cover them. Sometimes compressors are supplied with cubicle container and in that case, the shed over compressor is not required. CCE norms also require that compressor and cascade be kept in a bounded area (chain link fencing and lockable gates) with minimum clearances, which works out to approx 12 m x 09m, as per details enclosed. The dispensing unit is to be installed outside this fenced area at a place where vehicles can be refuelled. Due to safety reasons, above CNG equipments can not be kept under or adjacent to any building.

We may also invite reference to DDA's letter No. F 7(7)95-MP/13 dated 26-02-97 to the Commissioner (Transport) advising that additional coverage for CNG equipments has to be met within existing limits (of 20% of plot size) and no additional

ground coverage can be provided. However, existing petrol ROs have already reached the prescribed limits and it is not possible to divert covered area already constructed for CNG equipments. Moreover, it is very difficult to remodel the RO to add CNG equipments as it will lead to high construction cost as well as disruption of existing facilities. Even without remodelling, CNG facility at a RO would cost Rs. 65 lakh and the cost of laying a pipeline to the RO is extra. It is worth mentioning that additional costs for CNG facilities are being borne by GAIL and not by RO dealers / Oil Marketing Companies.

It may be recalled that DDA Technical Committee had advised GAIL in June, 1993 to seriously consider identifying existing petrol pump outlets on Ring Road for CNG facility rather than asking for new sites. During survey by a Committee to identify suitable locations it was found that due to limited space available at ROs, the feasibility of accommodating both CNG compressor and cascade within a fenced enclosure and a dispenser while observing safety distances and clearances is difficult until unless additional ground coverage is provided.

In view of above, we would like DDA to allow additional ground coverage for only 3 CNG equipments, as shown in the typical layout plan, and relaxation to the DDA norms. The clearance of Explosives as well as Delhi Fire Service shall be obtained. This will facilitate CNG availability to vehicles at petrol ROs where open space is available but existing DDA norms do not allow such addition. As CNG is being introduced as an alternative clean fuel for environment protection, the request to amend DDA norms for addition of CNG may please be considered for the public interest, to enable a quick expansion of CNG facilities.

I shall be grateful if you could kindly re-examine the proposal on above mentioned arrangements shown in the typical layout, as other suitable locations in vicinity of gas pipeline in Delhi are not available. Once again, it is emphasised that remodelling of an existing RO or accommodating CNG equipments in the prescribed ground coverage is not possible.

In view of above, it would be possible to make some progress with minimum need of allotting separate lands for CNG stations. Please let us know if any other information is required.

Regards,

Yours Sincerely,

(R S R)

Shri Vijay Richard,

Member, DDA, Delhi,

DDA, Ring Road, Delhi.

Phone: 2611111

ENVIRONMENT POLLUTION (PREVENTION & CONTROL)
AUTHORITY FOR THE NATIONAL CAPITAL REGION

BHURE LAL
CHAIRMAN
Tel No. 3382169

Bikaner House,
Pandara Road,
New Delhi - 100 001

समाख्येय कार्यालय
डायाली नं. 3536...
दिनांक... 29/7/98

D.O. No. EPA-NCR/2/98-11/15
July 16, 1998

D.D. No. 402
Date 1/8/98

Dear Shri Sengupta,

I am in receipt of a copy of your letter no. D.O.P-45011/9/98-Dist, dated July 4, 1998 addressed to Shri Vishwanath Anand, Secretary, Ministry of Environment & Forests (MoEF), Govt. of India regarding the issues discussed in the meeting held by Union Minister for Environment & Forests on July 1, 1998. Pointwise clarification on issues raised by you in your above mentioned letter is appended below :

i. As you are aware, progress of implementation of action points of the 'White Paper on Pollution in Delhi with an Action Plan' has to be monitored by the Authority as per Gazette notification, dated January 29, 1998. Supply of pre-mix petrol through dispensors from the retail outlets to 2/3 wheelers is one of the action point of the 'White Paper' and has to be implemented as per schedule. This will take care of the most of the requirement, however, to remove any doubt, the necessary legal enactment will be ensured by Ministry of Environment & Forests. However, necessary action may be taken to provide this facility without waiting for the proposed notification. In case, necessary enquiry is made to the suppliers of the dispensors indicating number of dispensors with time and frame, the suppliers/manufacturers might enhanced their production.

The present utilisation is low because availability is not wide and deep enough. The Authority has chalked out priority measures for implementation as prescribed which well require significant quantity of CNG within short period. The priority measures proposed by the Authority can not be implemented unless sufficient outlet of CNG at reasonable distance are made available.

iii) We were informed that over 40 existing petrol pumps can provide CNG dispensing facilities. For other locations, Gas Authority of India Ltd. may be directed to take up with DDA/other land owning agencies for providing land for more CNG outlets. The Authority is also advising the Lt. Governor of Delhi to look into the matter and provide land for CNG outlets.

iv) The Authority is happy to note that the Benzene content in petrol being supplied to Delhi is within the prescribed standard of 5%.

contd...2/-

M. discuss.

Dir (CT)

T.C. Anand

3.8.98

The file has already been sent to Dir CT on 1.8.98

by o/n (T.C.)

P.T.O

M.O. P.T II

7/8/98

(M)
29/7
Sengupta
28/7/98
H. N. C.
22/7/98
iii)
6/8/98
VC (DDA)

Sub : Draft Zonal Plan for Planning Zone 'L' (West Delhi-III).

F.4(6)98-MP

1. INTRODUCTION

The Zonal Development Plan is a legal document prepared and processed under the Delhi Development Act. It provides a link between the Master Plan and the layout plan. According to MPD-2001 the National Capital Territory of Delhi has been divided into 15 planning zones. Out of those, 8 zones (A to H) cover urban areas. Zone 'O' covers River Yamuna and the remaining 6 zones (J,K,L,M,N &P) cover rural area/urban extension.

2. SALIENT FEATURES OF ZONE 'L'

Zone 'L' covers an area of 22,979 ha. and is bounded by NH-10 and the railway line in north, Zone 'K' (Dwarka sub-city) in the East and boundary of NCT Delhi in South Western sides. About 46 villages fall in this zone, with Najafgarh as the major urban agglomeration. The population of the zone as per the 1991 census is 1,57,561 and the projected population by the year 2001 is 2,35,148. The other features i.e. source of water supply, hydro-drainage, forest, monuments etc. are given in chapter 3 of the report. Some of the salient existing features are: i) Najafgarh Jheel & Najafgarh drain; (ii) Najafgarh Road; (iii) 2 reserved forests as shown in the plan; and (iv) large campuses viz BSF, CRPF.

3. OBJECTIVES OF THE ZONAL PLAN

- i) Improve accessibility/connectivity with both the urban extension and the rural areas.
- ii) Upgrade infrastructure.
- iii) Preserve natural resources and eco-system.

4. PLANNING FRAMEWORK

Draft Zonal Plan has duly taken into account the provisions of Regional Plan 2001 for NCR, draft sub-regional plan for NCT Delhi, provisions of MPD-2001 & the Mini Master Plan scheme for GNCTD. These are given in chapter 3 of the report.


5. GIST OF PROPOSALS

- a) With a view to meet the objectives of planned development, the planning zone has been divided into 7 sub-zones with the following hierarchy of settlement system:
- i) Najafgarh urban agglomeration
 - ii) Growth centres (6) namely Ujwa, Gummanhera, Chhawla, Dhansa, Mitraon & Jharodakalan.
 - iii) Growth points (10)
 - iv) Basis villages (30)
- b) The plan proposes provision/upgradation of road network and linkages, bus terminals/dpots, rail/MRTS. In order to maintain an integrated and rural character of the zone, the draft plan does not envisage provision of any new interstate road network.
- c) In order to improve physical infrastructure, proposals with respect to water supply, sewerage, power, drainage and waste management have been made. Improvement of existing natural water bodies, rainwater harvesting have been proposed. Setting up of windmills and solar energy centre is preogated.
- d) Improvement of social infrastructure is proposed through upgrading health, education, tele-communication and other facilities such as police, fire-stations etc.
- e) The manufacturing and commercial activities are within the proposals of MPD-2001 and approved scheme of Mini Master Plan.
- f) Consistent with the Master Plan, the draft zonal plan proposes a greater flexibility in terms of rural facilities and utilities to promote better quality of life.
- g) In order to preserve the natural resources and to enhance the eco-system, the plan proposes revitalaisation of Najafgarh Jheel, protection of reserve forest, conservation of monuments and historic sites, protection of green belt and development of new recreational facilities.

h) The basic priority of development as enunciated in the draft zonal plan, is as given below:-

- a) Restrict urban related growth
- b) To conserve the natural features and sustain the eco-system
- c) To develop scheme for supply of water, power and other utilities etc.
- d) Provision of community facilities, utility and job oriented education centre.
- e) Implementation of Mini Master Plan proposals.

6. The draft plan is put up for consideration of the Technical Committee for further processing as per the Delhi Development Act.


26/8/98

DRAFT ZONAL DEVELOPMENT PLAN

PLANNING ZONE - 'L'

(WEST DELHI-III)

DELHI DEVELOPMENT AUTHORITY

ZONAL PLAN UNIT.

CHAPTER - I

STATUTORY PROVISIONS & OBJECTIVES

1.0 BACKGROUND:

The Zonal Development Plan is a statutory document under the provision of Master Plan and it is to be prepared & processed under the D.D. Act. It provides a link between the Master Plan and the Layout Plans.

1.1 According to MPD-2001, National Capital Territory of Delhi has been divided into 15 Planning Zones. Out of these, 8 zones (A to H) cover Urban Area as shown in the landuse Plan. Zone 'O' covers River Yamuna and the remaining 6 zones (J, K, L, M, N, & P) cover Rural area/Urban Extension (refer map 1).

2.0 OBJECTIVE:

The basic objectives of Zonal Plan for Planning Zone 'L' are:

- (i) Improve accessibility/connectivity with both the Urban Extension and the Rural Areas.
- (ii) Upgrade infrastructure.
- (iii) Preserve natural resources and eco-system.

3.0 CONTENT AND THE PROCEDURE:

3.1 The Delhi Development Act-1957 under section-8, provides a list of features that may be included in the Zonal Development Plan. Section-10 of the Act, provides for the procedure to be followed in the preparation of Zonal Development Plans.

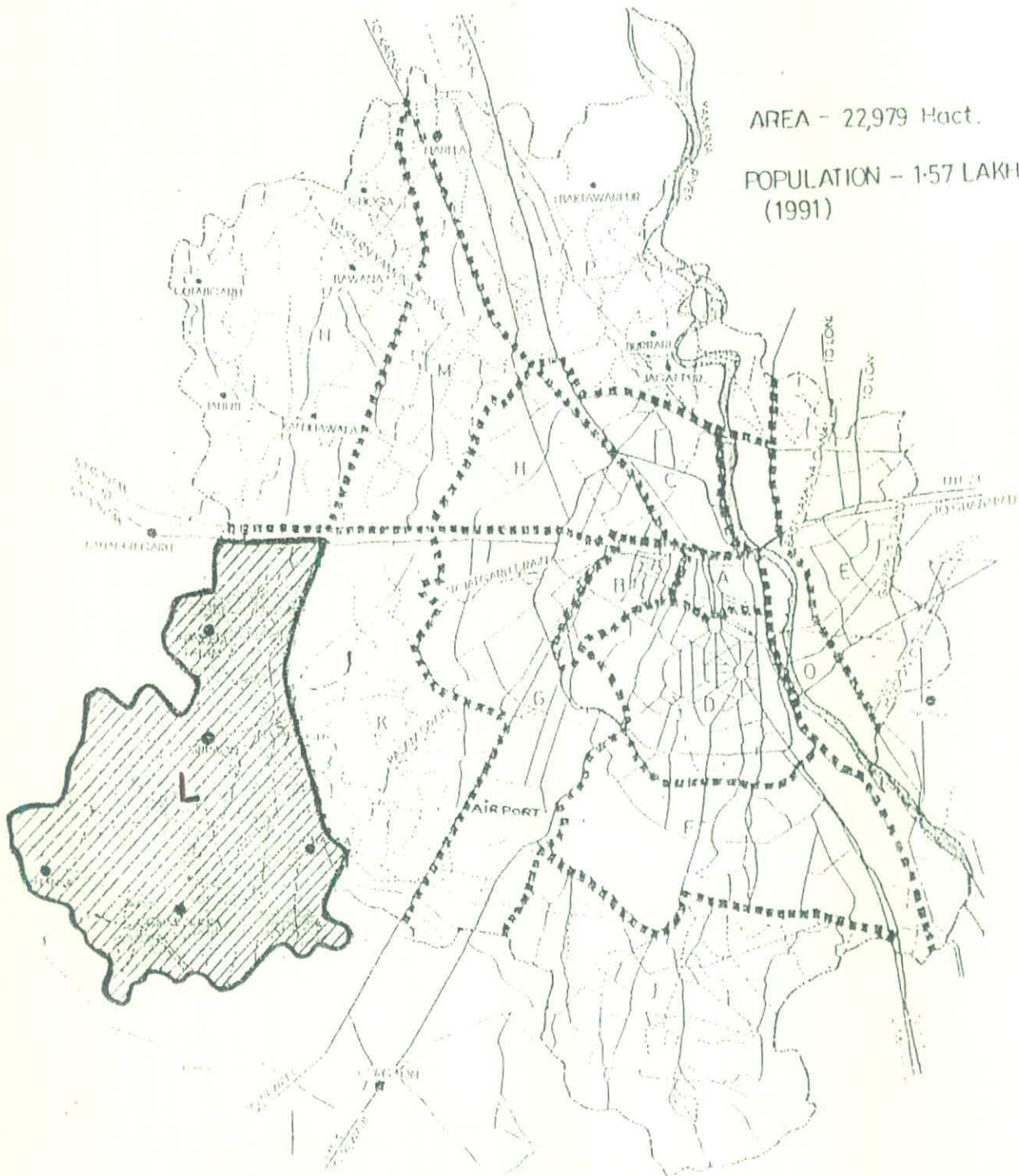
3.2 The Zonal Development Plan for Planning Zone 'L' (West Delhi-III) has been prepared using the available information in respect of following :

- Census data - 1991
- Survey of India maps of 1979-80
- Updated Aerial Survey 1993 & Survey of India map 1996 (1,50,000)
- Draft Zonal Development Plan of Najafgarh (Zone 1-2) prepared in 1974
- Regional Plan - 2001 of NCR
- Draft Sub-Regional Plan for NCTD (1994)
- Mini Master Plan for intergrated dev. of Rural areas prepared by GNCT, Delhi (95-96)
- Existing Landuse (1980), provisions of MPD-2001 & its amendments
- Other such relevant report/data that was available

LOCATION MAP ZONE- 'L'

AREA - 22,979 Hact.

POPULATION - 1.57 LAKH
(1991)



SCALE: 1:100000

MAP NO
1

PLANNING ZONE -L (WEST DELHI-III)

3.3 The proposal for different aspects of the Zonal Development Plan, zone 'L' (West Delhi-III) is based on the recommendations of MPD-2001, approved policies and proposal of integrated development for rural Delhi. The implementation of planning proposals in the zone such as MRTS, Express Way, Growth Centres, Growth Points etc. shall be in accordance with the approved plans prepared by the concerned agencies/authority.

CHAPTER II

SALIENT FEATURES OF ZONE 'L' (WEST DELHI III)

1.0 LOCATION & AREA:

The zone covers an area of 22,979 hac. & is surrounded by the following

- (i) NH-10/Rohtak Road and Railway Line, in the North.
- (ii) Zone 'K', mainly comprising of Dwarka sub-city, in the East, and
- (iii) The National Capital Territory of Delhi boundary on its Southern and Western sides.

1.1 Approximately, 46 villages fall in this zone (Refer Annexure I). Najafgarh is one of the major urban agglomeration. Other Settlements like Tikri Kalan, Dhansa, Jharoda Kalan, Jafarpur Kalan etc. are major rural settlements.

2.0 POPULATION

- (i) Population as per Census-1981 = 88,342
- (ii) Population as per Census-1991 = 1,57,561
- (iii) Projected population by the year 2001 (as per trend 1981-91) = 2,35,148
(Refer. Annexure II)

2.1 POPULATION DISTRIBUTION

Villages falling in this zone have following population distribution pattern.

Category	Range of Population	No. of villages	
		1981	1991
I	Upto 199	1	1
II	200-499	4	4
III	500-1999	24	17
IV	2000-4999	15	19
V	5000-9999	2	4
VI	10,000-50,000	-	1
	TOTAL	46	46

3.0 SALIENT FEATURES :

3.1 Najafgarh Drain Basin : Most of the planning zone 'L' forms part of Najafgarh drainage basin, which is a sub-basin of Yamuna River. The Topography of the zone depicts gentle slope from North to South. The Najafgarh drain originates from Najafgarh Jheel in South-West Delhi-Haryana Boarder and travers a length of about 51 kms before joining Yamuna. The inflow of water into the drain is mainly from the following sources:

Both these forests are indicated in the plan. These are proposed to be protected as per the provisions of Forest Act. In addition to these forests any additional area recommended for afforestation by the Forest Deptt. may be suitably incorporated in the Zonal Plan.

- 3.7 Monuments: Master Plan for Delhi 2001 recommends conservation of Urban heritage. As per the Archaeological Survey of India (1911), 1321 historical monuments, sites and buildings were identified of which only 170 monuments have been declared as protected monuments under ASI Act. Attempts are being made for identifying all the 1321 monuments and buildings on a plan. These once identified shall be suitably incorporated in the Zonal Plan for conservation on the basis of criteria specified in the Master Plan.
- 3.8 Major existing campus: Two major institutional campuses related to Para Military Forces are existing in the zone. The campus of Boarder Security Force is located in the Revenue area of village Chhawla whereas campus of Central Reserve Police Force (CRPF) is located in village Jharoda Kalan. These sites are existing for more than a decade and shall continue to function in near future.
- 3.9 Unauthorised colonies: According to Slum Wing of MCD, Delhi has about 1071 unauthorised colonies existing in different parts of the city. Final decision regarding upgradation of the existing housing stock in the existing unauthorised colonies is to be taken up on the basis of approved Govt. guidelines. Hence, such settlements are to be dealt as per the approved Govt. policy.

- c) Chhawla : Hospital, venterinary hospital, rural industrial area, and commercial centre.
- d) Mitraon : Dispensary and rural industiral area.
- e) Gummanhera : Dispensary and rural industrial area.

(Ref. map 3)

3.2 COMMERCIAL CENTRES: As part of each growth centre, MPD-2001 recomends a commercial centre (about 3 hect.) to accommodate cinema, shopping complex, bank, post office and co-operative store etc. Types of industries that are to be permitted in rural industrial area are to be in accordance with the provisions of MPD-2001 i.e. Annexure-III 'G' (Ref. Annexure-III).

3.3 INFRASTRUCTURE UPGRADATION: Each individual settlement requires improvement in water-supply and other facilities. Housing for the landless is required to be taken-up through Public Housing agencies.

Following stretches of roads, which are connecting important settlements are recommended for upgradation:

- a) Bawana to Ghoga to Najafgarh.
- b) Najafgarh to Jharoda Kalan, then to Rohtak Road.
- c) Najafgarh to Ghūmenhera.

(Refer Map 3)

3.4 GREEN BELT: MPD-2001 recommends a green belt all around the border of Delhi Territory upto a depth of 2 Kms. However, lesser depth may be adopted, wherever such area is not available/already developed. (Refer map 3 for tentative location)

3.5 URBAN EXTENSION: 556.5 Hac. area out of the total area of zone 'L' (22,979 hact), has been designated as Urban Extension, which is situated between NH-10 and the Railway line in North. The major landuses proposed are Residential, Industrial and Recreational (Refer map-3).

3.6 FARM HOUSES: Farm house in a minimum of 0.8ha land could be allowed in the rural use zone. These could be developed for flowers, fruits, vegetables, poultry farms etc. with development norms of MPD-2001. However, the present policy for development of farm houses is under review and shall be made applicable after its finalisation.

- 1) Intensive agriculture and allied activities.
- 2) Afforestation especially on the hill/rocky lands.
- 3) Regional recreational facilities such as regional parks, wildlife sanctuary.
- 4) Cemeteries, schools, institutions, like hospitals may be permitted. However, the proposed development, should neither involve the use of high yielding agricultural land nor should it adversely affect a site or special scenic beauty or ecological interest.
- 5) Quarrying. (Subject to Supreme Court order)
- 6) Brick kilns. (- do-)
- 7) Existing village mandies.
- 8) Rural industries etc.

2.0 DRAFT SUB REGIONAL PLAN: NCT DELHI:

The draft sub-regional plan for NCT Delhi proposes a 4-tier hierarchical system of settlements, consisting of Regional Centres (3 lakh and above), Sub-regional Centres (0.5 to 3 lakh), Service Centres (10,000-50,000) and Basic Villages (less than 10,000). In case of Delhi, Najafgarh is designated as a sub-regional centre, with following six villages: as Service/growth centres:

- Jharoda Kalan
- Dhansa
- Chhawla
- Mitraon
- Jaunti
- Gummanhera

The Draft plan recommends preparation of detailed development plans in r/o sub-regional centre as well as each of the proposed service centres, to serve the rural land mainly for collection and distribution of agricultural products and agro based warehousing and marketing facilities.

3.0 PROVISIONS OF MPD-2001:

The MPD-2001 describes zone 'L' mainly as "Rural Area" with part Urban Extension along the NH-10 between Railway line and the NH. The proposals related to rural area of zone 'L' are as follows:

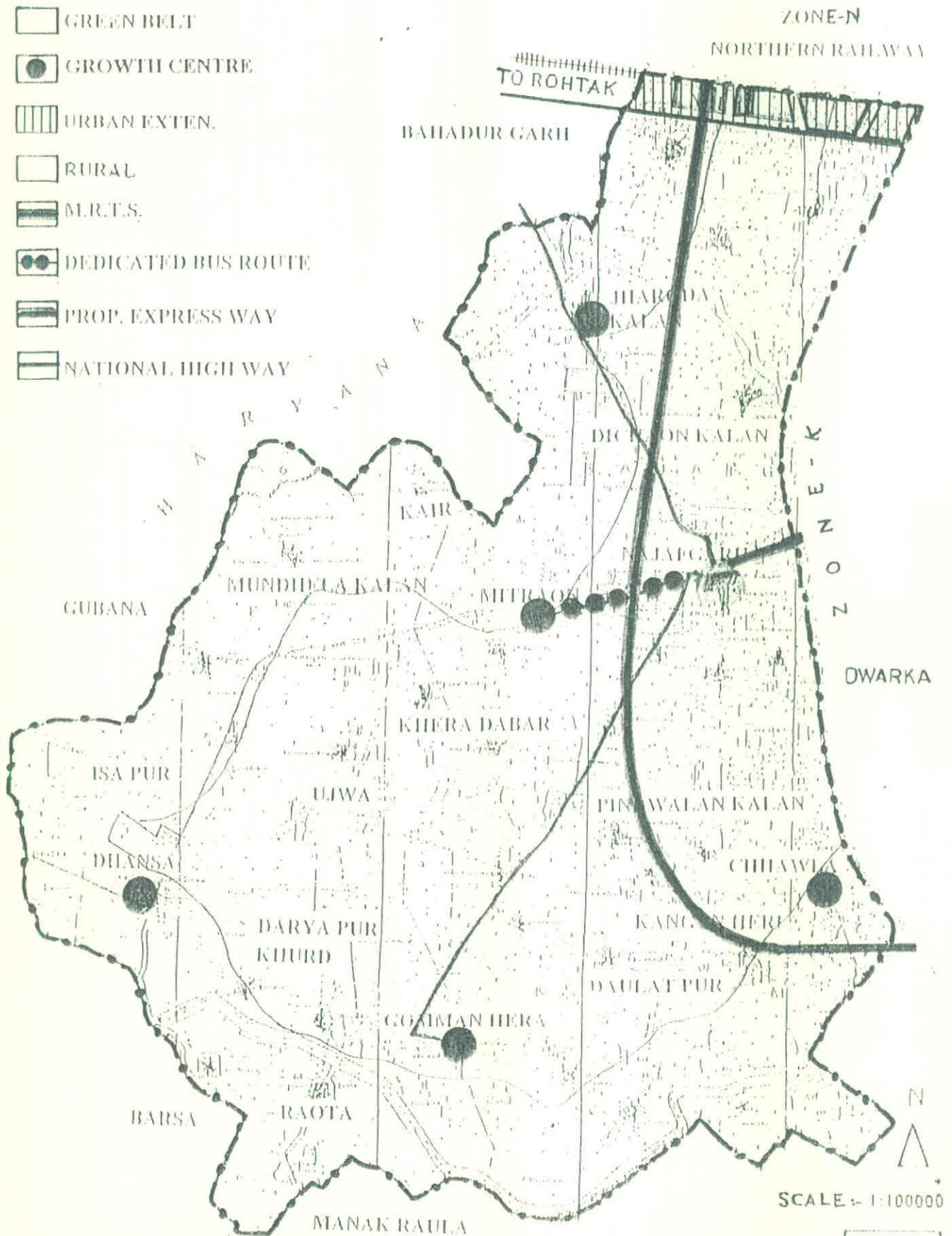
3.1 GROWTH CENTRES: Based on population, its growth rate and road linkages, following five villages, falling in zone 'L' have been identified for the location of major health facilities and markets,

- a) Jharoda Kalan : Hospital, dispensary, veterinary hospital, rural industrial area and commercial centre.
- b) Dhansa : Dispensary, rural industrial area and commercial centre.

PROVISION OF MPD-2001

LEGEND

-  GREEN BELT
-  GROWTH CENTRE
-  URBAN EXTEN.
-  RURAL
-  M.R.T.S.
-  DEDICATED BUS ROUTE
-  PROP. EXPRESS WAY
-  NATIONAL HIGHWAY



PLANNING ZONE -L (WEST DELHI III)

MAP NO.
3

3.7 DRAFT SUB-ZONAL PLAN OF NAJAFGARH: The Draft Sub-zonal Plan of Najafgarh was published for inviting objections/suggestions, in 1974. The salient proposal of the draft plan were:-

- a) Planned expansion of Najafgarh town from 32.4 ha (80 acs) to about 809.4 ha (2000 acs) to accommodate the proposed population.
- b) One Mandi (foodgrain market) in 30 acs & shops @ one shop for 200 persons, one College, four higher Secondary Schools, One Hospital, a civic centre (10 acs) etc. have been proposed.
- c) The broad landuse break-up proposed in the draft plan, is as follows :
 - Residential 148.5 ha (367 acs) with average gross residential density of 157 ppha.
 - Commercial Five LSC 4.6 ha (11.42 acs).
Town Centre 1.86 ha (4.6 acs).
C.C 9.4 ha (23.26 acs).
Mandi 12.14 ha (30 acs).
 - Manufacturing 36.8 ha (91.0 acs) in 3 pockets.
 - Recreational 49.5 ha (122.40 acs).
68.8 ha (170 acs).
 - PSP 76.7 ha (194.5 acs).

3.8 LAND USE MODIFICATIONS: Section 11 (A) of the Delhi Development Act provides for modifications in the Master Plan/Zonal Development Plan. Over the years, few specific cases of land-use have been processed from Rural to Urban uses. The details of these may be seen at Annexure IV.

4.0 MINI MASTER PLAN SCHEME OF GNCTD.

4.1 The Mini Master Plan Project for integrated development of rural Delhi was considered by the Delhi Development Authority in its meeting on 17-6-96 as item no. 53/96. The salient features of the project, are as follows:

- i) To check the haphazard growth/encroachments & for planned development of rural areas (consisting of 135 villages) three tier system of 16 Growth Centres (G.C.) 33 Growth Points (GP) & 146 basic villages (BV) is proposed. Ref map 4.
- ii) Acquisition of about 2066 ha land @ about 75-80 ha for each GC, 20 ha for each GP, 2 ha for each BV for upgrading the physical & social infrastructure and land development for different landuse categories.

PROVISION OF MINI MASTER PLAN

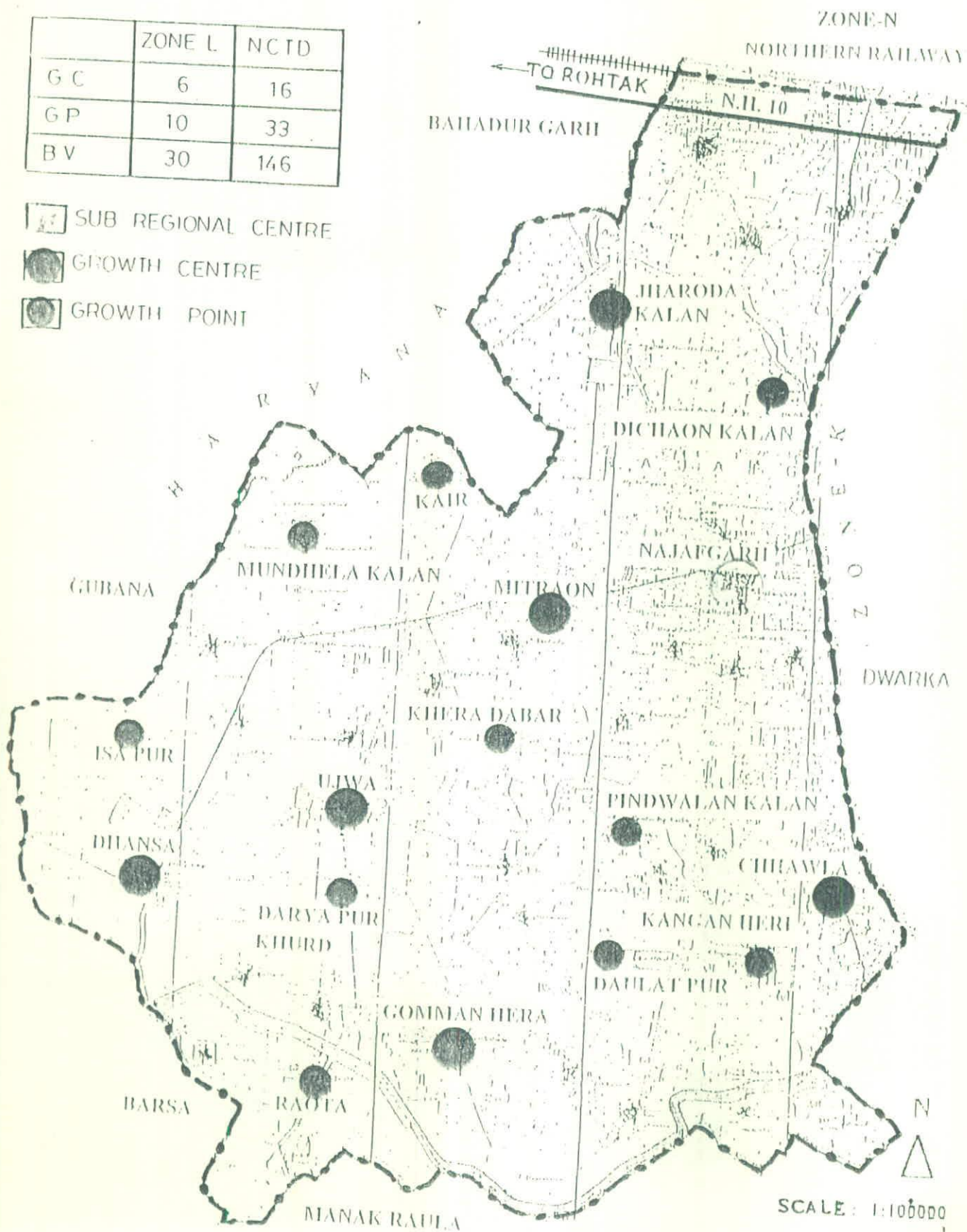
LEGEND

	ZONE L	NCTD
GC	6	16
GP	10	33
BV	30	146

 SUB REGIONAL CENTRE

 GROWTH CENTRE

 GROWTH POINT



PLANNING ZONE - L (WEST DELHI-III)

MAP NO
4

iii) Re-development of existing village abadis in phases and development of commercial & industrial estates at appropriate locations.

4.2 The project was approved in principle by the DDA, with the following conditions:-

- a) The growth centre plans falling in the urban extension be formulated keeping in view the indicative landuse plan prepared by DDA.
- b) Detailed layout plan for each growth centre be got approved from the Technical Committee of DDA.
- c) This will be incorporated in MPD-2001 Review and therefore, change of landuse may not be required.

5.0 DEVELOPMENT CONTROLS AND BUILDING BYE-LAWS:

MPD-2001 with its development code is applicable to the entire NCT Delhi. Therefore, landuses and development controls i.e. ground coverage, FAR, set backs, parking norms etc. are applicable on all properties including those that fall within the Lal Dora.

CHAPTER IV

PROPOSALS

1.0 INTEGRATED RURAL DEVELOPMENT :

Integrated development of rural area aims at upgradation of quality of life in terms of improved physical, social, economic and ecological infrastructure. The planning strategy therefore, emphasise both on maintaining the rural agricultural character as well as plan developed/upgradation, giving stress on control of un-intended growth and minimising encroachments. Private sector be involved for speedy development and community participation at each stage of planning, implementation and management of works.

2.0 DELINEATION OF SUB-ZONES :

The zone is divided into 7 sub-zones on the basis of village revenue boundaries for functional planning and development. The earlier deliniation (as per MPD-62) sub-zone (I-2) has been incorporated as a part of sub zone I-2. Ref. map 5) The details of each sub-zone are given below:

LIST OF GROWTH CENTRE, GROWTH POINTS & BASIC VILLAGES IN EACH SUB-ZONE

SUB ZONE	BASIC VILLAGES	GROWTH POINT	GROWTH CENTRE	REMARKS
L-1	Tikri Kalan Jafarpur alias (Hiran Kundna) Neelwal	Dichaon Kalan	Jharoda Kalan	
L-2				Najafgarh Sub-regional centre
L-3	Khera, Surakhpur, Jafarpur Kalan, Kharkhari Nahar, Kharkhari Jatmal, Surera, Paprawat	Kaly Khera Dabur	Mitraon	
L-4	Baqar Garh Shamas Pur Khalsa Quazi Pur Mundhela Khurd	Isa Pur Mundhela Kalan	Dhansa	
L-5	Malik Pur-Zer- Najafgarh, KharKhari Rond, Hasan Pur, Pindwalan Khurd	Darya Pur Khurd Pindwalan Kalan Daulat Pur	Ujwa	

LEGEND

PROPOSED SUB-ZONES

SUB-ZONES	AREA IN HACT.
L-1	4720
L-2	944
L-3	3768
L-4	4130
L-5	2700
L-6	4170
L-7	2547

 ZONAL BOUNDARY

 SUB ZONE BOUNDARY

 BOUNDARY OF L-2 NAJAFGARH

ZONE N

NORTHERN RAILWAY

TO ROHTAK

N.H. 10

BAHADUR GARH

GUBANA

DWARKA

BARSA

MANAK RAULA



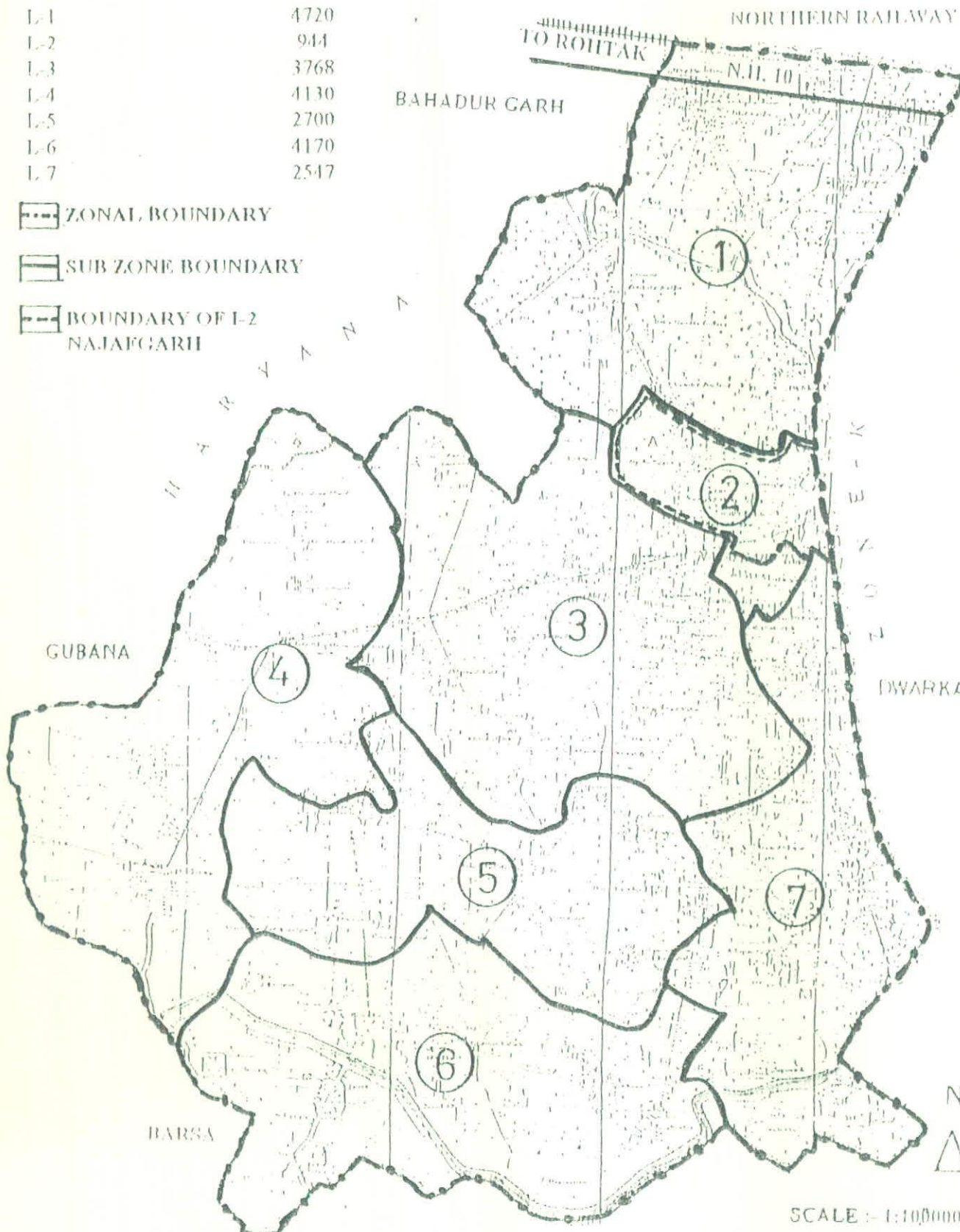
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MAP NO.

5

PLANNING ZONE -L

(WEST DELHI-III)



S.N.	CATEGORY	NO. & LOCATION	AREA IN HACT.	REMARKS
1.	Intermediate hospital 'A' (200 bed capacity)	1 (in any growth centre)	3.725	Preferably for communicable diseases/drug de-addiction centre etc.
2.	Intermediate hospital 'B' (80 beds)	2 nos.(1 each in any growth centre)	1 to 2	One site to be developed as veterinary hospital.
3.	Maternity Home/Child Welfare/Nursing Home (25-30 beds).	As per the recommendation of GNCT, Delhi.	0.2 to 0.3	To be developed by Government or through Private Sector Participation.

The plan also recommends promotion of other forms of preventive and curative health facilities such as Homeopathy, Ayurvedic and Naturopathy as per the requirement and health policy of GNCT, Delhi.

7.2 EDUCATION: The zone has fair amount of educational facilities in terms of primary schools, middle schools, and Sr. Secondary Schools etc. The details of existing and proposed educational facilities of the zone are given below:

Existing-As per census 1991 Proposed-Additional as per proposal of ZDP (in accordance with MPD-2001).

S.N.	CATEGORY	EXISTING Nos.	PROPOSED Nos.	AREA IN HACT.
1.	Primary School	67	-	0.4
2.	Middle School	32	-	-
3.	Sr. Sec. School	15	-	1.6 to 3.5
4.	Special Schools			
	a) Integrated schools with Hostel facility		1	3.90
	b) School for Handicapped (400 students)		1	0.5 to 1
	c) School for blind.		1	0.5 to 1

connecting Bannoli, Najafgarh & Bawana. The power network is proposed to be further upgraded by the Delhi Vidyut Board by erecting a 400 KV TC transmission line as indicated in the plan. In order to improve the availability of power in the zone, a detailed distribution network needs to be planned by the D.V.B. essentially to meet the additional requirement of Najafgarh Town, proposed Growth Centres and Growth Points. The requirement of additional land for new substations, as well as transmission corridors etc. have to be duly integrated with planning and development of the growth centres/growth points. Setting up of wind mills and Solar Energy Centres at appropriate locations with technical support of Department of Non-Conventional Sources of Energy may also be explored.

6.4 DRAINAGE: Najafgarh drain is the major natural drainage system in the zone. The other important drains are Mundela, Mungeshpur drain with "outfall" in the Najafgarh drain. During heavy rains, part of the area in the zone covering settlements in the South and South West, occasionally face problem of flooding. The plan recommends desilting of major drains and planning and development of flood protection measures, through construction of bunds at appropriate locations, as per the recommendation of the Flood Control Deptt.

6.6 WASTE MANAGEMENT: Most of the villages have no formal arrangements for disposal of domestic waste. In the absence of formal collection, transportation and disposal facility the waste is casually dumped outside the village abadi or along the roadside. There is a scope for definite improvement in the collection, treatment and disposal of waste by way of identifying sites for dustbins/dhallaos, land fill sites etc. Gobar Gas Plants and waste recycling centres may also be set up at selected location.

7.0 INFRASTRUCTURE-SOCIAL :

7.1 HEALTH: Delhi, being the capital city, enjoys specialised medical facilities not only for its population, but the population of surrounding towns. Master Plan proposes a six tier system of health facilities in the urban area, with norms of 5 beds per 1000 population. No separate standard of health facilities for rural area has been provided in the Master Plan. As per Directorate of Health Services, GNCT, Delhi, there are two hospitals and 36 dispensaries existing in this zone. For further upgrading and health facilities, following is proposed:-

- iv) The clearance from all concerned local bodies e.g. Police, fire, ULCAR etc. would be sought by the Oil Company.
- d) Storage of petroleum products - storage of petroleum products to be permitted on the basis of approved DDA guidelines. Whereas as per Master Plan, there is no objection for the storage of petroleum products within any Urban land use subject to the condition that:
 - the plans for the premise are sanctioned by the concerned local body, and
 - the petroleum products are only for the captive use for activities performed on the premise.
 Specific commercial outlets of such products could be considered as part of planning and development of growth centres/growth points.
- e) LPG godown/SKO & LDO depot: In order to meet the domestic needs of rural population, specific provisions on the basis of Master plan norms be made for LPG godowns and SKO/LDO depots in the growth centre/growth point plans, prepared by GNCT Delhi.

8.0 INDUSTRY/MANUFACTURING:

- i) The development of industries shall be as per the provisions laid down in MPD-2001. The list of industries permissible in the rural industrial estates is at Annexure 'III'.
- ii) Other than these industries any non-polluting & non-hazardous industry which form part of approved Growth Centre/ Growth Point plan may be permitted, if approved by DPCC, GNCTD, Authority.

9.0 COMMERCIAL:

The commercial centres are to be developed as a part of the approved scheme of Mini Master Plan, such as Growth Points and Growth Centres. However, areas for other commerce related activities not specifically laid down in MPD-2001 may also be considered on merit by the Authority.

10.0 RURAL/AGRICULTURAL:

The basic proposal of the zone is to retain the rural character and not to encourage any urban related activities which will hamper the rural/agricultural character of the zone. However, certain activities (prescribed in the earlier chapter III) may be permissible as a part of integrated development of the zone with special appeal from the Competent Authority/as per provisions of MPD-2001.

Other facilities-Other than those specified above, could be considered as per the permissibility considerations of MPD-2001 as well as those forming part of any approved scheme of GNCT Delhi e.g. Mini Master Plan scheme etc. However, the

5. College	7	-	4.0
6. Adult Education/ Vocational Training centre.	10	5	1.4 to 1.6
7. Technical Education Centre/ITI/Polytechnic	-	1	1.6 to 2.4
8. Physical Education		1	3 to 4

To be provided in growth centres as part of the Mini Master Plan Scheme of GNCT, Delhi.

- 7.3 TELE-COMMUNICATIONS: MPD-2001 recommends a norm of 10 telephone lines per hundred population and a telephone exchange (40,000 lines) for 1 to 4 lac population. The plan provides for a telephone exchange with Zonal Administrative Office near Najafgarh.

There are 18 post/telegraph offices existing within the zone. The plan recommends setting-up of at least one post and telegraph office in each of the growth centres, as part of Mini Master Plan scheme of GNCT, Delhi.

7.4 OTHER FACILITIES:

- a) POLICE/FIRE: To be provided as part of Mini Master Plan scheme of GNCT, Delhi as per Master Plan norms.
- b) MILK BOOTH AND DAIRIES: To be provided as part of Mini Master Plan scheme of GNCT, Delhi as per Master Plan norms.
- c) Petrol pumps/CNG-Petrol pumps to be permitted on govt./DDA/private lands in urban extn. areas, and in the rural use zones/green belt (on conversion fee), as per govt. policies. These will be subject to following conditions if located in Rural use zone/green belt:
- i) It shall be located on roads of minimum 30 mtr. R/w. And the premise will be used as filling/service station.
 - ii) The land between the existing R/W and the property line of the proposed retail outlet to be maintained as green buffer, where no construction shall be allowed.
 - iii) The minimum plot size to be 36 mtr. x 30 mtr., and the maximum plot size to be 60 mtr. x 45 mtr. The set back, the building norms etc. to conform to the standard designs of DDA/Ministry of Surface Transport/IRC.

Development control norm of MPD-2001, sub-division zoning regulations and building bye-laws in force, shall be applicable.

2.2 PROPOSED LAND USE :

S.N.	LANDUSE	PROPOSED AREA (HAC.)	%
1.	Residential	1105.00	4.81
2.	Commercial	1.01	0.44
3.	Manufacturing	422.00	1.84
4.	Recreational	794.00	3.46
5.	Transporation	480.00	2.09
6.	Utility	194.00	0.84
7.	Government	118.00	0.51
8.	Public/Semi-Public	388.00	1.69
9.	Agriculture and Water Lodies	19377.00	84.32
Total		22979.00	

- a) Out of the total area of 22979 hac, 556.5 hac. of land is designated as Urban Exten. as per MPD-2001. The major land uses are Residential, industrial and recreational.

A scheme covering an area of 556.50 hac. along Rohtak Road between Urban limit and Haryana/UT, forming a part of zone 'L' has been proposed for development. The major land use breakup is as follows:

S.N.	LAND USE	AREA (HAC.)	%AGE
1.	Residential	112.10	20.14
2.	Commercial (whole sale & warehousing)	63.30	11.37
3.	Manufacturing (Light and service industries)	264.80	47.61
4.	Recreational	105.80	19.01
5.	Transportation/ Circulation	10.50	1.87
Total		556.50	

CHAPTER - V

1.0 LAND USE & DEVELOPMENT CONTROLS:

Consistent with the Master Plan framework, the Zonal Development Plan has detailed out the provisions and proposals of the Master Plan. However, the basic objective of the Zonal Development Plan, where the Master Plan land use is 'Rural' is quite different than the land use proposals of other urban zones. The plan ensures retention of both green character and ecological balance as well as promote development of rural areas in terms of open spaces, activities, facilities & other related construction.

Hence a separate set of norms/development control has to be adopted for the permissible uses, which are not included in detail in the MPD-2001. Please refer table of permissibility of use "premises/activities in Rural Use Zone"

2.0 LAND USE PROPOSALS:

2.1 EXISTING LAND USE:

The existing land use analysis (approximate) of the zone is given in the following table:

LAND USE ANALYSIS AT ZONAL PLAN LEVEL-ZONE-L (WEST DELHI III)

S.N.	LANDUSE	EXISTING AREA (HAC.)	%
1.	Residential	552.80	2.41
2.	Commercial	113.00	0.49
3.	Manufacturing	-	-
4.	Recreational	350.00	1.53
5.	Trans poration	-	-
6.	Utility	4.00	0.017
7.	Government	118.00	0.513
8.	Public/Semi-Public	-	-
9.	Rural/Agriculture	21841.20	95.04
	Total	22979.00	

3.0 DEVELOPMENT CONTROLS/PERMISSIBILITY OF USES:

As per MPD-2001, the development control norms are applicable for the entire National Capital Territory of Delhi. However, norms for specific uses, which are not covered, are to be formulated taking into consideration, the use, location, and basic characteristics. In addition to the provisions of MPD-2001, the zonal plan in order to provide flexibility recommends land-use permissibility as per the details given in table, as a case of special permission from the DDA, provided there is no adverse environmental impact.

4.0 STRATEGY AND PRIORITY AREAS OF DEVELOPMENT

The purpose of the plan is to promote quality of life by organising the appropriate development of land in accordance with the policies and land use proposals contained in the plan. The basic priority of development is to

- i) Restrict urban related growth
- ii) To conserve the natural features, to sustain the eco-system.
- iii) To develop scheme for supply of water, power and other utilities etc.
- iv) Special programme for job oriented education centre.
- v) Implementation of Mini Master Plan proposals.
- vi) To promote agricultural prospects/provision.

PERMISSIBILITY OF USE PREMISES/ACTIVITIES IN RURAL USE ZONE *

S.N	USE /ACTIVITY	BASIC VILLAGE	GROWTH POINTS	GROWTH CENTRES	REMARKS
1.	Fodder market	P	P	P	As part of approved layout plan.
2.	Cinema	-	-	P	As part of Mini Master Plan Scheme, GNCT, Delhi
3.	Commercial Centres	-	-	P	As part of MMS, GNCT, Delhi
4.	Mandi/Fruit & Vegetable Market	-	P	P	As part of MMS/approved layout plan
5.	Motels	-	-	-	As part approved Govt. Policy
6.	Govt./ Local body offices	P	P	P	As part of approved scheme of GNCT/Authority.
7.	Public & community services Personnal housing	-	P	P	-do-
8.	Resettlement/Govt. Housing	-	P	P	-do-
9.	Milk processing plant	-	-	P	As part of agro industrial estate
10.	Dairies	-	P	P	As part of MMS, GNCT, Delhi
11.	Amusement Park	-	-	P	As part of approved commercial/recreational scheme/layout plan.
12.	Open air Theatre	P	P	P	-do-
13.	Veterinary Hospital	-	P	P	As part of MM Scheme GNCT, Delhi.
14.	Health Club	-	-	-	As per approved scheme/layout plan.
15.	ITI/Poly-technich	-	P	P	As part of MM Scheme or approved layout plan.
16.	Multi purpose Community Hall	P	P	P	As part of MMS, GNCT, Delhi
17.	Auto Workshop	-	-	-	As per approved shceme.
18.	Parking, Circulation, and utilities including windmill,biogas plant etc.	P	P	P	As per approved land use provisions/Govt. Scheme.
19.	Nursery	P	P	P	-do-
20.	Other public & Semi-public facilities	P	P	P	As part of MM Scheme (I) Public and Semi-public facilities to be permitted within 0.5 Km of village as per MPD-2001. (ii) Other Public and Semi-public facilities may be permitted subject to approval of the Authority.

* Permissibility is subject to clearances of concerned deptts. & payment of conversion charges/betterment leavy/development charges etc. as per prevailing policy.

ANNEXURE -I

LIST OF VILLAGES FALLING IN ZONE 'L'

1. Tikri Lalan
2. Jaffar pur alias (Hiran Kudna).
3. Neelwal.
4. Jharoda Kalan.
5. Dichaon Kalan.
6. Surekh Pur.
7. Mundhela Khurd.
8. Kair.
9. Mundhela Kalan.
10. Mitraon.
11. Dindarpur Khurd.
12. Khera.
13. Paprawat.
14. Surera.
15. Zafarpur Kalan.
16. Baquargarh.
17. Shampur Khalsa.
18. Khera Dabar.
19. Kharkhari Jatmal
20. Pandwala Kalan.
21. Rewala Khanpur.
22. Chhawla.
23. Kharkhari Nahar.
24. Pindwala Khurd.
25. Kharkhari Rond.
26. Ujwa.
27. Qazipur.
28. Isapur.
29. Dhansa.
30. Malikpurzer Najafgarh.
31. Daryapur Khurd.
32. Hasanpur.
33. Asalatpur Khadar.
34. Daulatpur.
35. Kanganheri.
36. Badusaria.
37. Radhopur.
38. Nanakheri.
39. Jhatikara.
40. Shikarpur.
41. Ghumanhera.
42. Jhuljhuli.
43. Ghalibpur.
44. Sarangpur.
45. Raota.
46. Deorala.

ANNEXURE - II

LIST OF VILLAGES OF ZONE 'L' WITH POPULATION

S.N.	NAME OF THE VILLAGE	POPULATION		GROWTH RATE	PROPOSED POPULATION 2001 (AS PER G/R)
		1981	1991		
1.	Tikri Kalan	4545	5402	1.80	6374
2.	Jaffar Pur alies (Hiran Kudna)	3203	2300	3.80	3174
3.	Neelwal	1527	1997	3.00	2596
4.	Jaroda Kalan	8148	11685	4.10	20000
5.	Dichaon Kalan	5245	6972	3.20	9205
6.	Surakhpur	389	487	2.50	601
7.	Mundhela Khurd	1728	2065	1.90	2417
8.	Kair	2028	3742	2.50	4677
9.	Mundhhela Kalan	1655	2250	3.70	3082
10.	Mitraon	3666	4455	2.10	10000
11.	Dindarpur Khurd	1724	3025	7.50	5293
12.	Khera	2696	3533	2.90	4557
13.	Paprawat	2597	3147	2.10	3807
14.	Surera	2202	2629	1.90	3128
15.	Jaffarpur Kalan	2006	2191	0.90	2388
16.	Baquargarh	326	431	3.20	569
17.	Shamapur Khalsa	1810	2281	2.50	2851
18.	Khera Dabar	1419	1951	3.70	2672
19.	Kharkhari Jatmal	765	1007	3.10	1319
20.	Pandwala Kalan	1612	2080	2.80	2462
21.	Rewala Khanpur	1084	1212	1.10	1345
22.	Chhawla	4355	7521	7.00	15000
23.	Pandwala Khurd	1014	1366	3.40	1730
24.	Kharkhari Nahar	644	889	3.70	1217
25.	Kharkhari Round	579	707	3.40	947
26.	Ujwa	3084	3874	2.50	10000
27.	Qazipur	1013	1226	2.00	1471
28.	Isapur	3506	1226	1.79	4812
29.	Dhansa	4575	5360	1.70	10000
30.	Malikpur Zer Najafgarh	2009	2398	1.90	2853
31.	Daryapur Khurd	1058	1505	4.20	2137
32.	Hasanpur	631	870	3.70	1192
33.	Asalatpur Khadar	339	355	0.40	369
34.	Daulatpur	1205	1495	2.30	1838
35.	Kanganheri	2576	3125	3.10	4093
36.	Badusarai	1034	1409	3.60	1916
37.	Raghupur	56	127	12.50	285
38.	Nanakheri	566	681	2.00	817
39.	Jhatikara	1231	1617	3.10	2118
40.	Shikarpur	1649	2291	3.80	3161
41.	Gummanhera	2634	3142	1.90	10000
42.	Jhuljhuli	941	1099	1.60	1274
43.	Ghalibpur	675	889	3.10	1164
44.	Sarangpur	656	667	1.60	773

ANNEXURE-III

LIST OF INDUSTRIES PERMITTED IN RURAL INDUSTRIAL ESTATE

1. Biscuit, papparey, cakes and cookies making.
2. Candles, sweets, rasmalai etc.
3. Agarbatti and similar products.
4. Assembly and repair of electrical gadgets.
5. Assembly and repair of electronic goods.
6. Batic works.
7. Embroidery.
8. Gold and Silver thread, Kalabattu.
9. Hats, caps, turbans including embroideries.
10. Production of following items:
 - (i) Blanco cakes.
 - (ii) Brushes.
 - (iii) Crayons.
 - (iv) Kulfi and confectionery.
 - (v) Jam, jellies and fruits preserves.
 - (vi) Lace work and like.
 - (vii) Musical instruments (including repairs).
 - (viii) Small electronic components.
11. Name plate making.
12. Pith hat, garlands of flowers and pith.
13. Perfumery and cosmetics.
14. Photosetting.
15. Photostate and cyclostyling.
16. Preparation of Vadi, papad etc.
17. Processing of condiments, spices, groundnuts and dal etc.
18. Pan masala.
19. Repair of watches and clocks.
20. Rakkee making.
21. Sare Fall making.
22. Tailoring.
23. Vermicelli and macaroni.
24. Wool balling and lachee making.
25. Wool knitting.
26. Zari Zardozi.
27. Atta Chakki and spices and dal Grinding.
28. Bread and bakeries.
29. Dal mills.
30. Electronic goods manufacturing.
31. Ice-cream.
32. Screen printing.
33. Water meters repairing.
34. Milk cream separators.
35. Dacorative goods.
36. Ice-factory.
37. Aerated water and fruit beverages.
38. Confectionery candies and sweets.
39. Cold storage and refrigeration.
40. Electric lamp shades, fixtures.

2.	Tikri Kalan	47.0	Rural use zone	Public semi-Public (Sports school)	Approved by T.C. 27.1.95 item no. 5/95 file no. 20 (6)/95-MP.
3.	Village Bakargarh	4.5	Rural use zone	Public semi-Public (School with Hostel)	Approved by T.C. vide item no. 83/96 dt. 27.8.96 file no. 9(1) 96-MP.
4.	Near Village Zafarpur	7.9	Rural use zone	Public semi-Public (Police Station)	Approved by T.C. on 27.2.89 vide item no. 53/89 file no. f.3(59)/87-MP.
5.	Near Village Jharodakalan	44+46.3	Rural use zone	Public semi-Public (PTS & PTC)	Approved by T.C. 27.2.89 vide item no. F.3 (2.31)67 MP.
6.	Near Village Chhawla	3.28	Rural use zone	Governmental use (BSF Camp)	Approved by T.C. vide item no. 13 dt. 18.8.96 file no. 14(4)85-CRC/DDA.
7.	Near Village Tikri kalan	25	Rural use zone	Residential use zone Dev. of Janta, EWS, LIG, MIG, HIG Flats.	Approved by T.C. item no. 90/96 on 3.9.96 vide file no. F.20 (18)/96-MP.
8.	Village Dichaon Kalan	2.42 2.0 2.63	Rural use zone	Public semi-Public (School site)	Approved by T.C. vide item no. 59/95 dt. 8.8.95, file no. F.9(7) 94-MP.
9.	Near Zafar Pur Kalan	3.9	Agricultural	Public & semi-Public (School)	Approved by T.C. vide item no. 24/95 dt. 10.5.95 file no. F.9(1) 92-MP.

PROPOSED CHANGE OF LAND USE

i)	Between Rohtak Road and Rly Line.	97.07	Agricultural green	Warehousing & Storage	Authority resolution no. 43 dt. 21.9.87 vide file no. F.3(81) 83-MP.
ii)	South of Rohtak Road	950	Agricultural green	Urban uses as per Scheme)	Being put up to Authority vide file no. F. 20(11) 97/MP
iii)	Land in village Kair.	4.0	Agricultural	Utilities (SLF/Campsite plants)	Approved by T/C on 6.8.96. file no. F.3(6)/SI MP.
iv)	Land in village Dewraha	5.0			

ANNEXURE-IV

LAND USE MODIFICATIONS PROCESSED/UNDER PROCESS. (as on Dec. 1997).

I. NOTIFIED

S.N.	SITE & AREA IN HAC.	LANDUSE AS PER MASTER PLAN	CHANGED TO
1.	Pindwalan Kalan 999.82 sq.m. plot no. 67.15	Agriculture Green Recreational	PSP Facility
2.	Tikri Kalan (Rohtak Road) 101 Hac. (250 acres)	-do-	Manufacturing Light & Service Industry (PVC Market)

II. PUBLISHED FOR INVITING OBJECTIONS AND SUGESTIONS:

S.N.	SITE	AREA IN HAC.	LANDUSE AS PER MASTER PLAN	PROPOSED FOR LANDUSE
1.	Pindwala kalan	1.42 hac.	Rural	PSP (Hospital)
2.	Area between Jaffarpur-Ujwa Agr. Green Belt	7.9 hac.	Agriculture/rural	PSP Hospital
3.	Near Northern Railway line	556.6 hac.	Rural Uses	Urban uses

III CASES OF CHANGE OF SPECIAL PERMISSION/APPROVED BY THE
TECHNICAL COMMITTEE/AUTHORITY

S.N.	SITE	AREA IN HAC.	LAND USE AS PER MASTER PLAN	PROPOSAL	REMARKS
1.	Village Hybadput	10.0	Rural use zone	Commercial (fodder market)	Approved by T.C. dt. 2.5.96 item no. 55/96 file no. F.3(39)/96.

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Planning), DDA
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
7. Chief Architect, DDA
8. Addl. Commissioner (MPD), DDA
9. Addl. Commissioner (AP), DDA
10. Addl. Commissioner (DC&B), DDA
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, MOUAF
16. Sr. Architect (H&TP) CPWD
17. Chief Engineer (Plg.) DVB
18. Dy. Commissioner of Police (I)
19. Director (Landscape) DDA

Chairman

Member Secretary

SPECIAL INVITEES

1. Chief Engineer (Elect.) DDA
2. Addl. Chief Architect-I, DDA
3. Addl. Chief Architect-II, DDA
4. OSD (Project Coord.) DDA
5. Director (ZP) DDA
6. Director (AP)-I, DDA
7. Director (AP)-II, DDA
8. Director (Narela) DDA
9. Director (NCR & UF) DDA
10. **Director (Dwarka), DDA**
11. **Director (Bldg.), DDA**
12. **Director (MM), DDA**
13. C.L.A., DDA
14. Director (TT), DDA.

straight traffic along the Outer Ring Road at this intersection happens to be 170 PCU while that along Road No.41 is 391 PCU. Right turning is relatively heavy from Saraswati Vihar side to Pitampura side (a total of 836 PCU of which 280 PCUs are slow). Pedestrian traffic crossing the various approach arms are as follows :-

Across Outer Ring Road towards Madhuban Chowk.	:	294 pedestrians
Across Road No.41(Rohini) side.	:	348 pedestrians
Across Outer Ring Road (towards Saraswati Vihar)	:	332 pedestrians (pedestrian subway under construction).
Across Road 41 towards (Towards Distt.Centre).	:	280 pedestrians

The Outer Ring Road is expected to experience a significant rise in traffic volumes because of development of urban extensions area like Dwarka, Rohini and Narela. Development of these areas will result in a quantum jump in the volume of traffic along the Outer Ring Road. Table at Annexure-IV gives the base year and the horizon year (2001 to 2011) peak hour traffic volumes expected at Madhuban Chowk. Traffic flow diagram showing morning/evening peak hour volume in different directions is placed as Annexure-III.

3. EXISTING SITE CONSTRAINTS/CONDITIONS.

- i. DDA Flats are existing at the junction on north eastern and south western side.
- ii. There is Marshy land on the North Western side and a park and Madhuban Apartments on South Eastern side.
- iii. 66 KV overhead H.T.Line along Outer Ring Road are existing.

4. UNDER PASS PROPOSAL.

The flyover proposal submitted earlier was reconsidered in light of the MRTS Corridor and it was decided that a road underpass would be provided along the Outer Ring Road across Madhuban Chowk. In doing so, however, the depth of the underpass would have to be increased by nearly one meter as compared to usual requirements towards accom-

SR.No1/ITEM No-55/98/T.C.

SUBJECT : Grade Seperator proposal on the Intersection of Outer Ring Road/ No.41 at Madhuban Chowk Rehini.

File No.F.5(8)/92-MP.

.....

1. BACKGROUND/INTRODUCTION.

Grade Seperator proposal on the intersection of Outer Ring Road and Road No.41 at Madhuban Chowk, Rehini is not among the 15 locations identified for construction of Flyover as decided in the meeting held on 30/5/98 under Hon'ble LG, Delhi. Grade Seperator at this intersection is to be constructed by DTTDC. M/s. CRAPHTS has been retained as Consultant for this Project by DTTDC. Location Plan is placed as Annexure-I.

An MRTS Corridor has been proposed along road no.41 which passes through this intersection. Keeping in view the proposals of MRTS, DTTDC has proposed an underpass below Outer Ring Road. This proposal was discussed in the T.C. meeting held on 9/9/97, at Sr.No.3, Item No.41/97/TC. In the meeting, it was decided that the proposal may be studied further with respect to existing services and MRTS proposal.

2. DETAILS AND EXAMINATION.

The Outer Ring Road at this location has a R/W of 60M while Road No.41 has a R/W of 45M. The north-east and south-west quadrants of the intersection are built-up. The south east quadrant accomodates an park(nursery). The north west quadrant is presently in the shape of an open area.

As per the Consultants study, the observed traffic characteristics at the base year (1991) indicate that the intersection has to cater to a peak hour traffic volume of approximately 6800 PCU of which little over 2200 PCU is the straight component along the Outer Ring Road. The straight component of traffic along Road No.41 happens to be around 1500 PCU. The intersection is controlled by an automatic traffic signal having cycle time of 160 seconds. The total flow component of

6. FEASIBILITY.

Following services in the proposal may require shifting/readjustments :

- i) There are two trunk sewer lines passing along road no.41 and crossing the underpass near the intersection.
- ii) One sewer line is running along the retaining wall of the proposed underpass.
- iii) A telephone duct is passing along the road no.41 and crossing the underpass near the intersection.

The proposal has been examined as per Authority Resolution No.54, dated 13/8/90 placed at Annexure-IV.

7. DECISION OF TECHNICAL COMMITTEE MEETING.

The proposal of the underpass was discussed in the Technical Committee meeting vide Item No. SR No.3/Item No.41/97/TC dated 9/9/97 and following decision was taken :-

"After detailed discussion, Technical Committee desired that the proposal may be studied further with respect to existing services and MRTS proposal."

In compliance with the decision of the Technical Committee meeting Ex.Engineer, DTTDC vide letter no.DTTDC/Engg./1(39)3577 dated 25th May'98 have conveyed the following (copy at Annexure-V).

- 1) Services : Due care has been taken to protect the services as indicated by various services departments. The surface level roadways along the underpass have been suitably adjusted so that these do not foul the service lines along either approach of the underpass.

The adjustment in the alignment and cross sections have been done without compromising the efficiency of the grade separated intersection.

One service line crosses the underpass at a depth of 1.2M from existing road level very close to the intersection on the northern side. This has consequently resulted in lowering of the level of the underpass through a lime amount. It has been decided that the service line will be cradled over the underpass section.

dating the water mains that run across the Outer Ring Road near the intersection. This inturn, would increase the length of approach ramps. It was also seen that the central pier would have to be constructed at the time of construction of the underpass itself with certain height projecting above the existing road level for future use. The pier would be created through the mediam of the underpass and would become a central obstruction at the surface level intersection that must be dealt with properly so that the turning traffic (and also the straight traffic along Road No.41) at the surface level is not unduly hindered.

5. SALIENT FEATURES OF UNDERPASS.

Floor Level of underpass	:	207.00
Road Level at surface	:	215.00
Clear height of underpass	:	5.50M
Length of approach ramps on either side.	:	300M
Slope of ramps	:	1:30
Width of carriageway of underpass in each direction	:	9M
Width of carriageway at surface level on either sides of underpass .	:	9M
Width of carriageway of service road on either sides.	:	5M
Width of footpath on either sides.	:	2.5/3.0M
Central span of underpass	:	42.5M
Median along underpass	:	1.2M flared to 3M at the Central Pier.

The grade separation shall entail free flow of straight traffic in both direction on Outer Ring Road only, all other movements shall be controlled by traffic signals. This is being done to make Outer Ring Road as a fast urban arterial for inter zonal movements at city level. The details of the proposal are shown in drawing no.CRTS/DTTDC/MBC/20 laid on the table.

..4/-

dating the water mains that run across the Outer Ring Road near the intersection. This inturn, would increase the length of approach ramps. It was also seen that the central pier would have to be constructed at the time of construction of the underpass itself with certain height projecting above the existing road level for future use. The pier would be created through the mediam of the underpass and would become a central obstruction at the surface level intersection that must be dealt with properly so that the turning traffic (and also the straight traffic along Road No.41) at the surface level is not unduly hindered.

- 11) MRTS : The cross section and grade separator from form has been finalised on the basis of discussion with and suggestions of RITES. The grade separator from form has been changed from a flyover to an underpass in view of the proposed elevated MRTS track in this area. The RITES wanted a central pier in the median of the underpass at the intersection. Accordingly, suitable provision have been made to this effect (including adjustment in geometry).

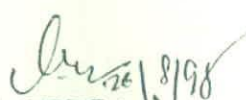
8. OBSERVATIONS OF DDA.

- 1) The cross section detail of the underpass indicating the details of adjustment of existing services shall be submitted by DTTDC.
- 11) DTTDC shall obtain NOC from DMRC regarding the underpass before implementation.

9. RECOMMENDATIONS FOR CONSIDERATION.

The proposal of underpass as explained in para 1 to 8 of the Agenda is placed before the Technical Committee for his consideration.


(D.K.SALUJA)
DIRECTOR(A.P.)-II


(P.K.BEHERA)
DY.DIRECTOR(AP)-II

ANNEXURE - I

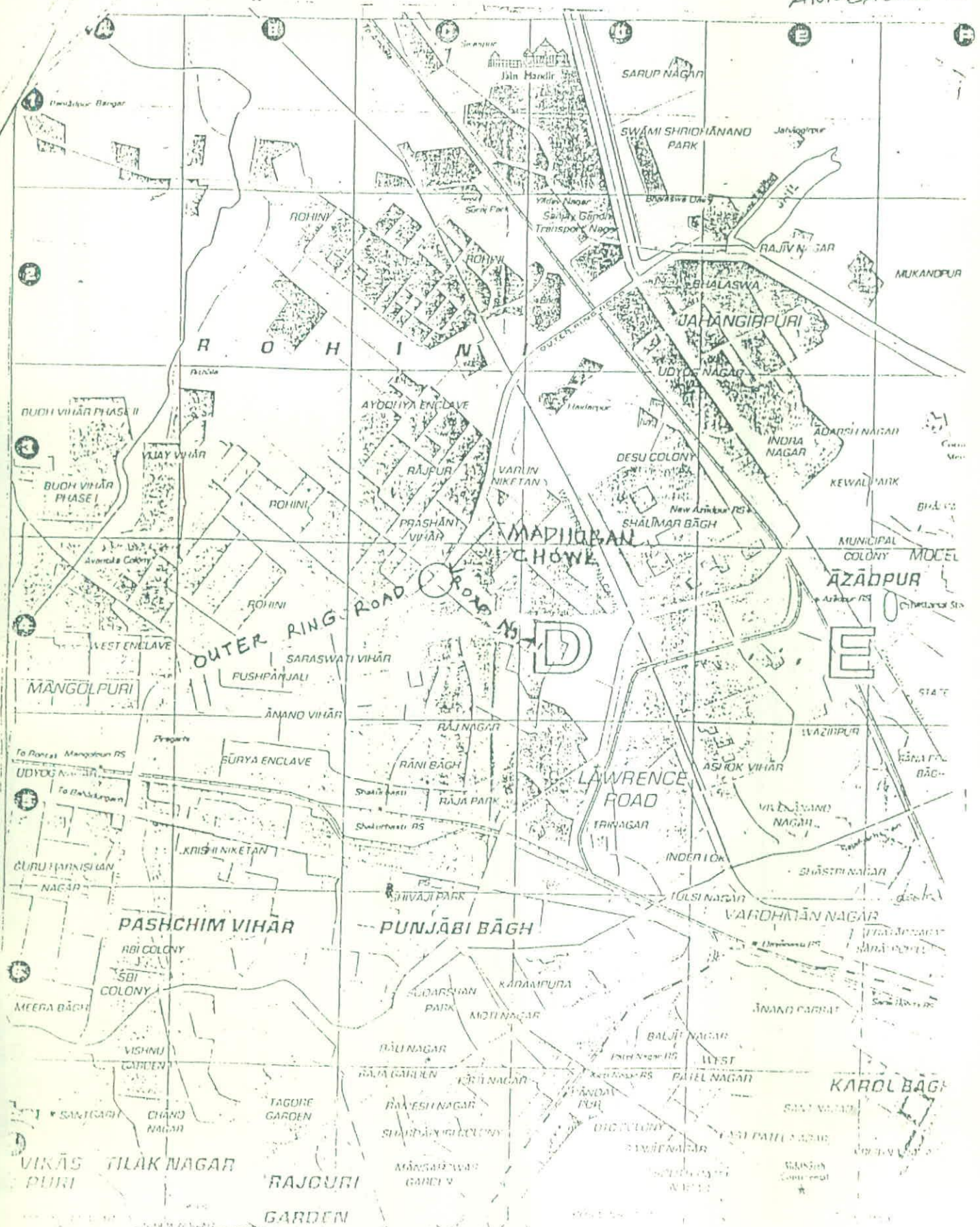


TABLE - I
PRESENT AND PROJECTED PEAK HOUR TRAFFIC VOLUMES (PCU)
AT OUTER RING ROAD - ROAD NO. 41 INTERSECTION AT MADHUBAN

FROM	Year	Rohini Side		Pitampura Side		Sarsawati Vihar Side		Mukarba Chowk Side		Total	
		I	II	I	II	I	II	I	II	I	II
Rohini Side	1991	-	-	-	-	102	-	226	-	-	-
	2001	-	-	852	-	138	-	305	-	-	1180
	2011	-	-	1150	1278	173	153	384	339	452	1593
Pitampura Side	1991	667	-	-	-	173	214	384	452	2005	2370
	2001	900	1000	-	-	873	-	546	-	2086	-
	2011	1133	1334	-	-	1179	1310	737	819	2816	3129
Sarsawati Vihar Side	1991	58	-	-	-	1484	1746	928	1092	3545	4172
	2001	78	87	836	-	-	-	955	-	1849	-
	2011	99	116	1129	1254	-	-	1289	1433	2496	2774
Mukarba Chowk Side	1991	194	-	-	-	-	-	1624	1910	3144	3698
	2001	262	291	441	-	1078	-	-	-	1713	-
	2011	330	388	595	562	1455	1617	-	-	2312	2570
				750	882	1833	2156	-	-	2913	3426

I - 3.5% growth rate (simple)

II - 5.0% growth rate (simple)

(G) The longitudinal section of flyover should be aligned at 1:30

(H) The grade separator design should provide for smooth movement of cyclists depending upon the volume by design or by traffic management.

IV (A) To optimise the use of grade separators, the road improvements upto the next major inter-section on each and on all the areas shall form part of a grade separator project.

(B) The circulation of the surrounding area shall be properly integrated with grade separator scheme so that grade separator does not become an construction for the surrounding areas.

(C) A proper landscape plan shall be prepared for the scheme.

The slopes provided are in the adjoining section of R/W has been given in the main drawing.

No separate cycle tracks have been proposed upto 20 mtrs. road at the proposed Paschim Vihar Distt. Centre at Rehtak Road upto 1 KM towards Poojabai Bagh side (Balbir Singh Marg) and upto Hanglel Bus Depot towards Hanglel side.

These have been incorporated, road improvements have been suggested on Outer Ring Road upto 24.0 mtrs. R/W Crossing leading to Hanglel Indl. Area.

This has been worked out properly and has been shown in the drawing entitled 'proposed circulation of traffic Outer Ring Road - Rehtak Road Intersection.'

This has not been submitted by the Agency.

EXAMINATION AS PER AUTHORITY RESOLUTION No. 54-
DATED 13.8.90 for GRADE SEPARATOR PROPOSALS

Authority's Guidelines

Observations

I. Priority should be given to the traffic on the ring road and the grade separator should be provided on Ring/Outer Ring Road.

Grade separator is proposed on Outer Ring Road.

II. The grade separators shall be aesthetically well-designed & fit in with environment. Considering the problems of storm water drainage and the cost, the grade separators should overground as two level fly-over, provisions could be made for 3rd level below ground which could be taken up later on when found necessary. The peculiarities of terrain and economic of the area should also be taken into consideration in each individual case.

A two level grade separator has been proposed at the intersection with a flyover on Outer Ring Road.

(A) On the ring road (60 mtr. R/W and a part of the Outer Ring Road (width 60 mtr. R/W) the fly-over shall consist of 3 metres. each in each directions shall be on at surface. In case addl. space is available the carriage way at surface would be increased.

Three lanes of 9 mtrs. width are provided on the fly-over & three lanes of 11 mtrs. width are proposed on surface level.

(B) In case of part of Outer Ring Rd. where the R/W is 45 mtr. the above section is not possible.

R/W of Outer Ring Road Rehtak Road in this stretch is 60 mtr. and R/W area is available.

(C) service road of about 6 mtr. carriageway should be provided which could be reduced to 4.5 mtr. in case of 45.0 mtr. R/W. In specific cases where the space is not required, the space could be used to increase the surface carriage-way.

This has been provided except a portion of Outer Ring Road (Towards Rohini) Rehtak Road & Outer Ring Road as has been provided with a 6-7 mtr. wide service road.

(D) Footpath on both sides of the width of 2.0 mtr. should be provided. The pedestrian at appropriate.

3 mtr. wide inner footpath has been provided. Pedestrian subway is located on Vikas Puri.

(E) The clear height of the grade separator shall be 5.5 mtr. above road surface below.

This has been maintained as 5.5. mtrs.

(F) 3.5 mtr. wide strip (as base on the side) shall be reserved for H.T. Tower lines. The approved standard section for 60 mtr. R/W roads has provision of two H.T. Tower lines on each side.

This has been incorporated in the drawings. A space of 4.0 width has been reserved for H.T. Line.

Annexure II



Delhi Tourism & Transportation Development Corporation Ltd.

(A Government Undertaking)

ENGINEERING WING
20, Community Centre
East of Kailash, New Delhi-65
Phones: 622 0059, 622 0155
642 2283, 642 2274

No. DTDC/Engg./I(39)/ 3377

Dated: 25th May, 1998

To
Shri P.V. Mahashabdey
Jt. Director (MP),
DDA, Vikas Minar
I.P. Estate,
New Delhi.

Sub: Grade Separator proposal on the intersection of Outer Ring Road Road No.41 at Madhuban Chowk near Rohtak.

Ref: Your letter no F.5(8)92-MP/1025 dtd: 1 10.98.

Sir,

As desired under your above cited letter, the studies in respect to the existing services and MRTS proposals have been made and modified drawing is enclosed herewith for further necessary action at your end please. The comments in the light of further studies are given hereunder:-

1. Services: Due care has been taken to protect the services as indicated by various services departments. The surface level roadways alongwith the underpass have been suitably adjusted so that these do not foul the service lines along either approach of the underpass. The adjustments in the alignment and cross sections have been done without compromising the efficiency of the grade separated intersection.

(A) One service line crosses the underpass at a depth of 1.2m from existing road level very close to the intersection on the northern side. This has consequently resulted in lowering of the level of the underpass through a like amount. It has been decided that the service line will be cradled over the underpass section.

2 MRTS: The cross section and grade separator form has been finalised on the basis of discussion with and suggestions of RITES. The grade separator form has been changed from a flyover to an underpass in view of the proposed elevated MRTS track in this area. The RITES wanted a central pier in the median of the underpass at the intersection. Accordingly, suitable provisions have been made to this effect (including adjustments in geometry).

Ryga
27/5/98

unt -E

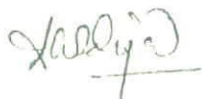
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- iii) As per the information available in the file the building has not been constructed as per the approved Building Plan from the competent Authority.
- iv) Lands Deptt. has suggested the determination of the Lease Deed due to unauthorised activity which is contrary to the Lease deed.
- v) Weigh Bridge/Dharam Kanta has not been covered in the text of MPD-2001.
- vi) From performance point of view Dharam Kanta is a facility which is required in Industrial Estates for weighing of both in-coming and out-going goods, and could be considered as Commercial activity.

3. RECOMMENDATIONS.

In view of the observations of para-2, the case is placed before the Technical Committee for consideration of:

- i) Determination of Lease-deed as suggested by Lands Deptt..
- OR
- ii) Alternatively, the present activity of Weigh Bridge be allowed by charging certain amount of conversion of the plot from "Industrial" to "commercial use."



(D.K.SALUJA)
DIRECTOR(AP)- II



(P.K.BEHERA)
DY.DIRECTOR(AP)-II

SR No - 2 / ITEM No - 56 / 98 / TC - 11

SUBJECT : PERMISSION TO CARRY OUT THE WEIGH BRIDGE/
DHARAM KANTA ACTIVITY ON PLOT NO. D-1/1
REWARI LINE : PHASE-II.
FILE NO : F.21(8)77 LSB(I).

o . - . - . - .

1. BACKGROUND.

Plot No. D-1/1, Rewari Line Phase-II was allotted to Shri Harbans Singh in lieu of his old premises at Motia Khan from non-confirming to confirming area for doing the job of Sale/Purchase of Old Motor parts. The possession of the plot was handed over to him on 5/8/78 and Lease-Deed was executed on 22/4/91.

A complaint was received that the owner of the plot is carrying out the job of weigh bridge/Dharam Kanta in place of the activity permitted on the said plot, i.e. Sale/Purchase of old Motor parts. Accordingly, site was inspected by the officials of LSB(I) and it was found that the Weigh Bridge/Dharam Kanta is running on the said plot in the name of stype of M/s. Om Ram Dharam Kanta. After serving the Show-cause Notice and scrutinising the reply, filed by the owner, Lands Deptt. has suggested for determination of Lease Deed. The case was referred to Planning Deptt. by VC for examination from Planning point of view.

2. EXAMINATION.

The case was examined and the following observations were made :-

- i) The above said plot D-1/1 Rewari Line Phase-II forms an integral part of the Maya Puri Indl. Area, Ph. II which is designated as Extensive Industrial Area.
- ii) The plot having an area of 54 Sq.M. was allotted for Sale/Purchase of old motor parts.

1.	2	3	4	5
2.	29	12.4(a)	On page 29 the following shall be added in clause 12.4(a):- "In case of plots affected under right of way, if land is surrendered to local body/Govt. free of cost at the time of sanction of building plans the benefit of coverage and FAR shall be given on the gross area of the plot."	- do -
3.	30 & 131	12.6.1	On page 30, under clause 12.6.1(a), after the footnote following shall be added: "However sun shades (not more than 0.45 m wide shall be permitted on public roads over windows above first floor." On page 131 in appendix q para (m) shall be replaced by the following: "(m) projection on public land on ground floor not permitted."	As per the decision of MOUAE vide letter No. K-12016/5/79-DDVA/IA/IB dt. 12.12.97.
4.	30	12.6.1	On page no.30 under clause 12.6.1, sub clause (b), after existing para following shall be added:- "In case of group housing, having more than one block, one canopy per block on the ground floor not exceeding 4.5 mtr. in length and 2.4 mtr. in width shall be allowed."	- do -
5.	30	12.6.1	On page 30, under clause 12.6.1, in sub clause(c) following shall be added as per 2 & 3:- "in case of group housing balcony/balconies at roof level with width of 1.2 mtr. each and an area not exceeding 3.5 sqm. per bed room but not exceeding 3 in number per flat shall be allowed." In case of group housing a balcony having entrance from the toilet/bathroom and the width as 1.2m may be allowed for drying the clothes.	- do - - do -

Sub: Proposed modifications in BBL-1983
F.15(1)92-MP

1. In the light of the recommendations made by the committee under Prof. V.K. Malhotra, MOUAE issued a notification dated 23.7.98 in respect of modifications in MPD-2001.
2. Subsequently in a meeting held under the Chairmanship of Secretary, MOUAE it was desired that a draft notification may be prepared to process consequential modifications in BBL 1983.
3. In this regard the following is to mention:
 - i) BBL 1983 has already been extensively redrafted in the form of BBL 1993 for which a High Powered Committee under the chairmanship of Secretary, MOUAE was constituted under the directions of High Court and subsequently after the BBL 1993 were submitted to High Court. It was to be processed for notification by the MCD.
 - ii) Modifications carried out so far pertain to residential use, group housing and farm houses. Prof. Malhotra Committee is still working out the proposals for other land use zones.
 - iii) It is to mention that the modifications and provisions of Master Plan/Zonal Plans are applicable mutatis-mutandis in the Building Regulations under clause 2.03. As such no separate notification is necessary for Master Plan amendments already notified.
4. In the light of the above, the following modifications in BBL 1983 are involved:-

Sl. No.	BBL-1983 (Page No.)	Clause No.	Draft Notification	Remarks
1.	20	6.4.1	On page 21, after the sub-clause(j) of clause 6.4.1., the following shall be added as para (k): "Changes in old construction in Walled City: Internal changes in old construction(existing priority to formation of MCD) in the walled city shall be permitted subject to maintaining the same height, use, coverage and other walls."	As per the decision of the Min. of Urban Affairs & Employment vide letter No.K-12016/5/79-DDVA/IA/IB dt. 12.12.97.

1.	2	3	4	5
----	---	---	---	---

- 10 311 12.6.1 On page 31, under clause 12.6.1, sub clause (d) after para (ii) following shall be added as para (iii) before existing footnote of para (ii)
- As per Res.No. 346/97 dt.16.1.98
- "In case of group housing the maximum number of cupboards shall be allowed as per the number of bedrooms of the unit, and having size and other conditions as per BBL."
Existing sub clause given 12.6.1 (d) para (iii) shall be read as 12.6.1 (d) (iv)
11. 50 16.4.7 On page 50 under clause 16.4.7, corridors, this may be read as corridor/ connecting bridge. In the same clause under sub-clause (b) the following shall be added as a new para (c)
- do-
- (c) In case of group housing a connecting bridge between two buildings/blocks more than 15m height shall be allowed at one level, without counting in FAR and ground coverage subject to the following:
- it shall not be supported by columns.
- it shall not be covered from the top.
12. 31 12.6.2 On page 31, after the clause 12.6.2 (e) the following shall be added as new clause (f)
- do-
- Electric sub-station shall be allowed on ground level without counting in FAR and ground coverage but should be within the building envelop, leaving the set backs.
13. 32 12.7.1 On page 32, in the existing clause of BBL:83, 12.7.1
- do-
- height given as 3m shall be replaced by the height as 4.8m. This change is required in the 4th line of the existing paragraph.

1	2	3	4	5
6.	31	12.6.2	On page 31 under clause 12.6.2 in sub-clause(a) following shall be added:upto 12 sq.mtr., in case the area covered is more than 12sq.m the entire area shall be counted towards FAR.	As per decision of MOUAE vide letter No.K-12016/5/79-DDVA/IA/IB dated 12.12.97.
7.	-	-	Toilet on terrace: A toilet on terrace having a max. 2.2 mt. height shall be counted towards FAR.	Amendment is not required since provision already exists in the Building Bye Laws 1983.
8.	31	12.6.2	On page 31, under clause 12.6.2, sub clause (c) following shall be added in continuation to the existing para:- "in case of group housing Security hut including toilet facility upto 10 sq.m. area shall be allowed without counting in FAR and max. ground coverage However, maximum height should be 2.4 m and shall only be allowed in the front set back near the entrance gate."	As per Res. No. 36/97 dated 16.1.98
9.	30	12.6.1	On page 30 under clause 12.6.1 sub clause (c) following shall be added as para (4) In case of group housing double height terraces shall be exempted from FAR subject to the following:- i) The area of the terrace should be less than the size of a habitable room. ii) It should be cantilevered at least on two sides.	As per Res. No. 36/97 dated 16.1.98

5. The above modifications in BBL,83 are placed before the Technical Committee for its consideration and decision. These may be forwarded to MOUA&E for issue of a notification under section 57 of Delhi Development Act,1957 and ^{the} Acts of MCD & NDMC.

SUB: PERMISSION TO CONSTRUCT 20 MT. HIGH COMMUNICATION TOWER ON A LAND MEASURING 2016 SQ.YARDS BEARING KHASRA NO. 16/9 IN VILLAGE ~~KHXKXK~~ KHERA KHURD BY THE GAS AUTHORITY OF INDIA LTD.

FILE NO: F.3(101/97-MP

1.0 BACKGROUND:

1.1 Gas Authority of India Ltd., proposes to construct a 20 mt. High Communication Tower on a land measuring 2016 Sq.yards (1685 sq.mts.) on Khasra no. 16/9 in Village Khera Khurd on West of Western Yamuna Canal and north of Holambi Khurd-Puth Khurd road along the existing gas pipe line of GAIL. The land under reference is required to be acquired by GAIL. She suggested the location (Khasra no. 16/9 village Khera Khurd) which is adjacent to their sectionalising valve on their pipe line on the south of the Holambi Khurd-Puth Khurd road and Western Yamuna Canal.

1.2 Secretary, L&B vide his letter dated 21-7-98 has suggested GAIL to seek NOC for the acquisition of above said land from DDA.

2.0 OBSERVATIONS:

2.1 The area falls in the Urban Extension Rohini Project Area (location plan placed at annexure-I). This does not fall in the Development Area of 175. And forms part of the area for which the structure plan is being prepared for re-location of industries from non-conforming areas of Delhi.

2.2 The site was inspected and some trees are there on the site. However, the construction of tower will not involve any tree cutting as the base of the tower is 1.816 mt. x 1.580 mt. with the height of 20 mtr. as specified in the letter dated 1-7-97, Ministry of Communication, Govt of India placed at Annexure-II.

2.3 The proposed site falls in Urban Extension Plan approved by the Authority.

2.4 This area is only to be used for communication tower and does not involve any change of landuse.