

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(14)2002-MP

Dated :

Sub: Minutes of the Special Technical Committee Meeting regarding fly overs in Delhi held on 13.8.2002 in DDA.

A special Technical committee meeting for the flyover projects was held on 13.8.2002 at 10.00 a.m. in the Conference Hall, Vikas Minar. The concerned agencies had been requested to bring the written agenda item along with the drawings to be discussed in the Tech. Committee. However various fly over proposals submitted by the PWD & MCD were discussed without any written agenda, as the same were not submitted by them. The list of the participants is enclosed. The details of the projects discussed are as follows:

1. Corridor Improvement plan of Ring Road from Mayapuri to Punjabi Bagh ROB F5(4)2001-MP

The consultant on behalf of the PWD explained the proposal of half flyover on either side of the ring road, various intersections at Punjabi Bagh Club Road and Punjabi Bagh West and Moti Nagar Road intersection. The consultant in compliance to the observations of the minutes of the sub committee meeting explained the proposal. It was decided that the area improvement plan on the Punjabi Bagh side may be made part of the over all scheme. The scheme along with area circulation plan within 1 km. radius of the said proposal on all the sides be brought before the Tech Committee again.

2. Corridor Improvement Plan of Ring Road between Ashram & Mool Chand Intersection F5(11)2001-MP

Deferred on the request of PWD

3. Delhi Ghaziabad Railway Line RUB at Road No. 58. F5(4)96-MP

Deferred on the request of PWD.

4. Grade Separator at the intersection of outer ring road / G T Road (NH 1) known as Mukarba Chowk. F5(2)2002-MP

The consultant on behalf of the PWD explained the proposal. It was informed by the representative of the DMRC that Phase II proposal of SBT / Azadpur Subzi Mandi / Sanjay Transport Nagar is passing by this proposal. Therefore, the concurrence from NHAI I & F Deptt. GNCTD and DMRC may be got obtained. The scheme be brought again before the Tech. Committee.

5. Corridor Improvement Plan of Ring Road from ITO to Bharow Road. F3(15)2001-MP

The proposal submitted by the PWD indicating a trumpet proposal at the intersection of ring road / Bhairow Road was put up for consideration. It was decided that this proposal is neither in conformity to the earlier decision of the Tech. Committee wherein a comprehensive proposal of Ring Road from Ashram Chowk to ITO was called for from PWD. The development proposal of Bharow Road should also take into account the development of its intersection with Mathura Road simultaneously as the part of this proposal. As such the part scheme was rejected and it was desired that the comprehensive scheme be brought again before the Tech. Committee for consideration.

6. Station Road and NH 8 intersection F 5(14)2001-MP

The consultant brought the proposal on behalf of the PWD. The proposal was agreed in principle subject to clearance from Forest Deptt. NHAI and Defence authorities.

7. Patel Road - Rama Road F 5 (18)2001-MP


On behalf of the MCD the consultant presented the proposal before the Tech. Committee. The proposal was agreed in principle. It was decided that the proposal along with the feasibility report, requisite survey along the roads and the one km. radius of area circulation plan be submitted to the Technical Committee for consideration.

8. Corridor improvement plan of Ring Road from AIIMS to Dhaula Kuan. Benito Juaraz Marg Ring Road. F 5(16)2000-MP

In this connection the PWD was informed that the decision of the sub committee meeting, the Technical committee meeting and the decision of the LG meeting were conveyed to the PWD vide which the proposal was deferred till commissioning of Dhaula Kuan fly over.

9. Outer Ring Road - Khel Gaon Marg F 5(1) 2000-MP

The proposal was explained by the consultant. The intersection at Malviya Nagar was discussed in detail. It was decided that geometric of the intersection be improved and proposal be brought again before the Technical Committee. The area circulation plan and traffic management plan be also worked out in detail along with the said proposal.



10. Road Net work in Narela
File No. 15(17)2001MP-PT-I

The Technical Committee has requested AC III to bring the matter again in the Technical Committee with road cross section justifying the need of the road as proposed in the agenda.

11. Change of land use for property Development on Metro Corridor.

During the meeting the representative of DMRC handed over a note on the issue of change of land use on the lands available with them for the purpose of property development. DMRC expressed its inability to identify the quantum of the land for which they would seek the clearance for change of land use, since in the case of smaller size the property development would form a part of the approved station / terminal building. During the meeting it was agreed that on the pattern of Shahdara Tis Hazari corridor DMRC be allowed to develop the properties allotted on permanent basis in areas upto 3 ac other than recreational use on the basis of the norms of 25% ground coverage and 100 FAR which will take care of the operational requirement as well as property development on a particular site. This, being a policy issue, will be referred to the Govt. of India for seeking necessary approval.

The above minutes have been confirmed in the 5th Technical Committee meeting held on 22.10.2002.


(SURENDRA SRIVASTAVA)
DIRECTOR (DC)

COPY TO:

1. OSD to VC for information of the latter
2. Engineer Member, DDA
3. Commissioner (Plg.) DDA
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6. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, DDA
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Contd...../-

 Original

10. Chief Engineer (Elect) DDA
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12. Addl. Commr. II, DDA
13. Addl Commr. III DDA
14. OSD MPPR
15. Secretary, DUAC
16. Land & Development Officer, L&DO
17. Sr. Architect, (H&TP) CPWD
18. Dy. Commissioner of Police (Traffic Delhi)
19. Director (Land Scape) DDA
20. Director (DC)


(AK MANNA)
JT.DIR.(MP)

List of participants of Special Technical Committee meeting held on
13.8.2002

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P K Hota, Vice Chairman
R K Bhandari E M
Vijay Risbud Commr. (Plg.)
C L Aggarwal Chief Architect
A K Jain Addl. Commr. (I)
N K Aggarwal, Addl. Commr. (II)
Prakash Narain Addl. Commr. (III)
Ashok Kumar, OSD (MPPR)
Savita Bhandari, Director (I.S)

T C P O

Udit Ratna Associate TCP

DELHI TRAFFIC POLICE

V P Singh, Chaudary ACP

SPECIAL INVITEES

A K Bajaj, CE DMRC
Prabhash Singh, CE PWD
Jag Mohan Swaroop Director (PWD IV)
S C Jain Profs. (PWD)
R Lal EE (PWD)
Surji Singh Prof PWD
Ajit Hironony Arch DMRC
K Sri Nath Chief Urban Planner (DMRC)
R M Raina Advisor P D DMRC
S Sengupta Arch. CPWD
Sheel Kumar Singh PWD
A L Garg PM (DSSCN) PWD
R M Lal Director (TT) DDA
D K Saluja Director (NP) DDA
I Mohan Director (RYP.) DDA
Arunish Upadhyay (EE MCD)
S K Jain SE (WZ) MCD
B S Jaglon Dy. Director (NL) DDA
G CMBRA Dy. C F O (DFS)
D Sanyal Consultant

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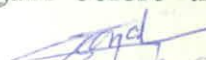
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Land use change of MRTS lands for Property Development

Pulbangash
Vivekanandapuri
Trinagar
Wazirpur
Viswavidyalaya

13th August 2002

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with the T/C. file.

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U-II

Sub: Agenda for land use change of MRTS lands for Property Development

1.0 Introduction

As per the funding plan for Delhi Metro approved by Union Cabinet about Rs.600 crores is to be raised through Property Development during Phase I. As some of the lands in which MRTS stations are located have land use different from the ones proposed for Property Development, it is necessary to change the land use.

While some of the cases in Shahdara – Tis Hazari corridor and Khyber Pass Depot area have been considered by Technical Committee, some more cases submitted by DMRC may now be considered.

The application for land use change has been submitted by DMRC for Pulbangash – Trinagar Corridor in September 2000 with all the required details. The application for Wazirpur was submitted in November 2001 and that for Viswavidyalaya in March 2002.

It has been found that many of the station plots are small with an area of 1 to 4 hectares. To avoid the process of land use change for small sites, it is proposed to evolve a policy so that processing for land use change is not obviated.

2.0 Policy on land use change

MRTS stations provide highest level of accessibility to the catchment area due to which holding capacity of the area along the corridor is high. Thus the commercial area planned in the vicinity of MRTS station and particularly within the station plot cause minimum traffic generation to the surrounding area and therefore sustain higher intensity of development. The proposal therefore is that the **station plots may be considered for higher FAR of the order of at least 200** as they offer higher holding capacity.

In most of MRTS stations, it is proposed to plan these basic commercial facilities like ATMs, Beverage Marts, Medical shops, Newspaper stalls, etc. which are basic needs of Metro passengers, in line with international practice. In addition to these, it is also proposed to provide additional commercial area in the form of departmental stores and offices as per availability of land.

DMRC is planning to construct about 54 stations in Phase I of MRTS. So far requests for change of land use have been sent for 12 locations on Line 1 & 2. Further requests for more locations will follow.

Most of the plots for which application for change of land use is applied for are 2-3 hectares or less. In terminal/interchange stations, larger plots are needed to accommodate park and ride facilities. Since Property Development proposals in about 30 station plots are involved and 22 of them are 2-3 hectares, it is recommended that plots of up to 4 hectares may be exempted from obtaining change of land use.

3.0 Cases submitted for land use change (in addition to cases under consideration in MOUD)

Summary of locations (for cases under consideration in DDA), areas, existing and proposed land use is as below:

	Location	Area (sq.m.)	Present land use	Proposed land use	Usage envisaged
1	Pulbangash	9900	Special Area	Commercial (and transport)	Shops, small offices
2	Vivekanandapuri (2 plots)	5200 (450+4750)	Special Area	Commercial (and transport)	Shops
3	Trinagar	33630	Special Area	Commercial (and transport)	Departmental stores, shops
4	Wazirpur	38972	Social & Cultural	Commercial (and transport)	Shops, offices
5	Viswavidyalaya-A	12568	Public & semi public	Commercial (and transport)	Commercial
6	Viswavidyalaya-B	30512	Public & semi public	Residential (and transport)	Residential

3.1 Site profiles

Property Development proposals were worked out on the basis of assessment of market potential and facilities in the neighbourhood, socio economic profile, etc. Details of proposals were compiled in a detailed report(s) submitted to DDA. Following is brief description of the sites:

3.1.1 Pulbangash

The proposed Pulbangash station is located at the intersection of Rani Jhansi road and Roshanara road to the south of Roshanara road. The access to the site is from the Roshanara Road and the general level of the site is 221.452m above MSL. The site used to house an Industrial Training Institute building, shops and some railway quarters.

The site is accessible from Rani Jhansi Road (through Roshanara road) and this connects to the GT road on the north and NH10 (through Kalidas road) to the south. Therefore, the site enjoys good linkages from north, west and south of Delhi.

However the level of service of these roads is low. The Pulbangash station site is located 2km away from ISB Terminus. The northern railway line passes to the south of the site and presently acts as alternate public transport system in the area. This Railway line provides a link to the New Delhi area. The nearest station is the Sabzi Mandi Station at a distance of 1.5 km.

Surrounding area details are as below:

Directions	Commercial/Retail	Residential
East	Azad Market	Azad Market
West	Roshanara automobile services and repairs	Roshanara road
North	Sabzimandi, Kamlanagar	Sabzi mandi Kamla Nagar
South	Sadar Bazar Hathi Khana	Railway Colony Hathi Khana

Proposals

Since platform is at high level, it is proposed to locate some commercial facilities in the intermediate floors in addition to operational and parking facilities.

It is proposed to accommodate commuter related commercial facilities like ATMs, Beverage Marts, news paper stalls, etc and also small offices like travel agents, lawyer, chartered accountant's offices, etc. FAR applied is 125.

3.1.2 Vivekanandapuri

The proposed Vivekanandapuri station is located on Kali Dass Road to the left of its intersection with Swami Narayan road running north south. This is also an elevated station with the corridor running along the Kalidas Marg. The plots are in two parts, the smaller one is only 450 sqm where as the other plot is about 4500 sqm.

The site is accessible from Kali Dass Road (elevated) and this connects to the Rani Jhansi Road to the Northeast. The site enjoys good linkages from northwest and south of Delhi, as the Swami Narayan road runs through Karol Bagh area. The Vivekanandapuri station site is located 4.5km away from ISBT Terminus. The northern railway line passes to the south of the site with Vivekanandapuri station at a distance of 800m. This Railway line provides a link to the New Delhi area.

Surrounding area details are as below:

Directions	Commercial/Retail	Residential
East	GulabiBagh	Gulabibagh

West	Shastri Nagar	Subhadra Colony
North	Gulabi Bagh Shastri Nagar	Gulabi Bagh Shastri Nagar
South	Motibagh industrial area	Motibagh, Sarai Rohilla, Vivekanandapuri

Proposals

The traffic integration and station related operational areas are proposed in two plots on either side of the road. It is proposed to locate commuter related commercial facilities like ATMs, Beverage kiosks, news stalls, etc. FAR applied is 125.

3.1.3 Trinagar

The proposed Trinagar Station is located at the intersection of Road 40 with the Lawrence road to the North of Road 40. The access to the site is from Road.

The site is accessible from Road 40 on the south and Lawrence Road on the West. The site enjoys good linkages from northwest and south of Delhi. The Trinagar Station site is located 6.28km away from ISB Terminus. The northern railway line passes to the south west of the site at a distance of 1.5kms and presently acts as alternate public transport system in the area. This Railway line provides a link to the New Delhi area.

The site is presently a vacant land surrounded by residential areas. The Road 40 has a variety of markets including hardware wholesale market, retail shops, tin wholesale market etc. This is the fourth station in the MRTS to be commissioned by March 2003. The access to the site is through Road 40.

Surrounding area details are as below:

Directions	Commercial/Retail	Residential
East	Shastri Nagar Market	Shastri Nagar
West	Indralok Gupta market	Indralok, Dekhu Nagar
North	Hosiery Market	Shanti Nagar, Kanhaiya Nagar
South	Daya Basti	Daya Basti

Proposals

It is proposed to accommodate commuter related commercial facilities like ATMs, Beverage Marts, news paper stalls, etc and also small offices like travel agents, lawyer, Chartered accountant offices, etc. FAR applied is 125. It is also proposed to develop an integrated departmental stores within station structure.

3.1.4 Wazirpur

The Wazirpur station of line 1 is located near the intersection of Ring road (60 m ROW) and Shaheed Jagat Narain Marg (45 m ROW), and near Pitampura TV Tower. While Ring Road is one of the most important arterials in the city, Shaheed Jagat Narain marg connects inner ring road forming central arterial road for the rohini scheme. Main access to the station site is through Shaheed Jagat Narain marg.

Zone H in which it is located has well planned development. Dense residential pockets like Shakurpur colony, Pitampur and Wazirpur Industrial area surround the MRTS station site at Wazirpur. In the immediate vicinity is Maurya enclave on the Northern side and the Wazirpur District Centre on the West along with sprawling garden.

Surrounding area details are as below:

Proposals

Since the area is close to the district centre, development of commercial space will be in conformity with the surrounding land use. MRTS access from this commercial area makes the area most desirable, as bulk of the traffic attraction will be met by MRTS.

It is proposed to accommodate commuter related commercial facilities like ATMs, Beverage Marts, news paper stalls, etc and also small offices like travel agents, lawyer, Chartered accountant offices, etc. FAR applied is 125. It is also proposed to develop an integrated departmental store within station structure.

3.1.5 Viswavidyalaya (A&B plots)

The Viswavidyalaya Station is located at the intersection of Mall road and Cavalry lane, about 500 mts from the proposed Khyber Pass Depot site. The station facilities are distributed in two plots on either side of Mall Road. The smaller plot (Plot A) on the Eastern side of the station has an area of 7654 sqm while the larger plot has an area of 30500 sqm. Both the plots are in possession of DMRC. Main access for both the plots is from Mall road.

The proposed sites are in Zone C of the Master Plan 2001. The area northeast to the plot is institutional and has Delhi University Campus and some private properties.

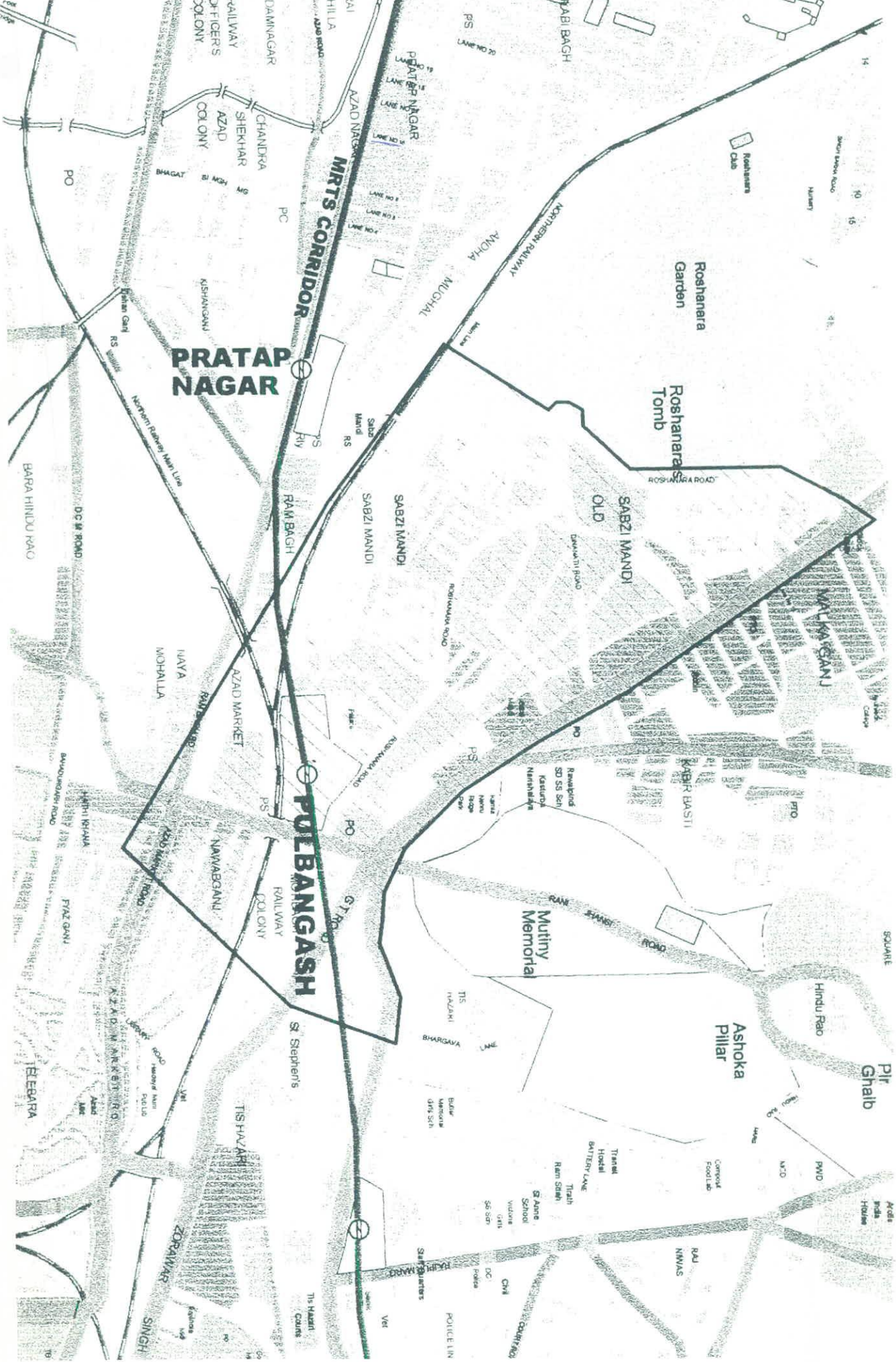
The plots are located in predominantly institutional area

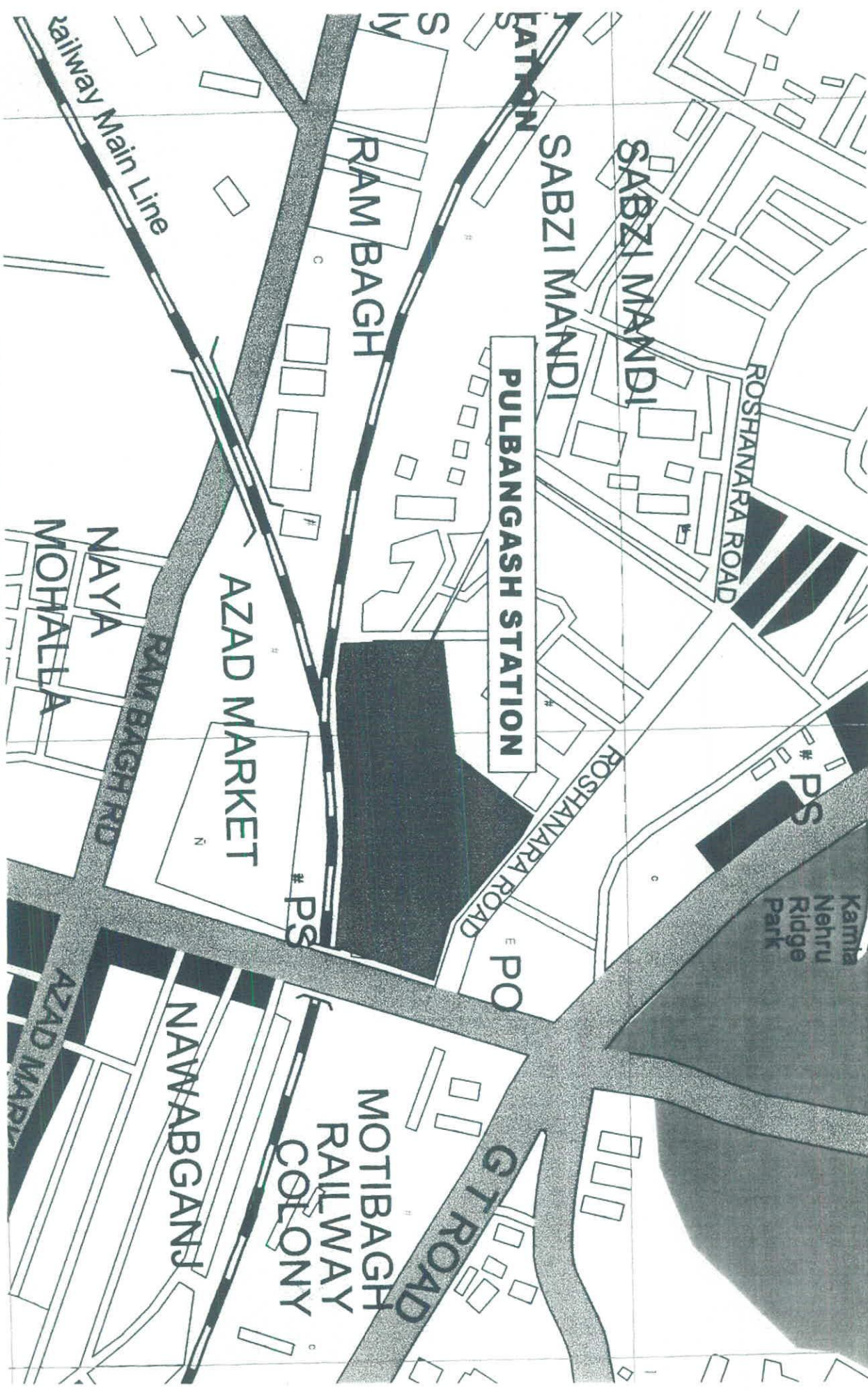
Proposals

Since there is no proper commercial area catering to the large residential area and Delhi University other than Kamala Market, it is proposed to develop small commercial centre in the smaller plot (A). In the larger plot, residential development is proposed.

It is also proposed to accommodate commuter related commercial facilities like ATMs, Beverage Marts, news paper stalls, etc and also small offices like travel agents, lawyer, Chartered accountant offices, etc.. It is also proposed to develop an integrated departmental stores within station structure. FAR applied is 125 for commercial development. For residential development, an FAR of 167 is proposed.

FIG 4.1 INFLUENCE AREA OF PULBANGASH STATION





LOCATION PLAN -- PULBANGASH STATION

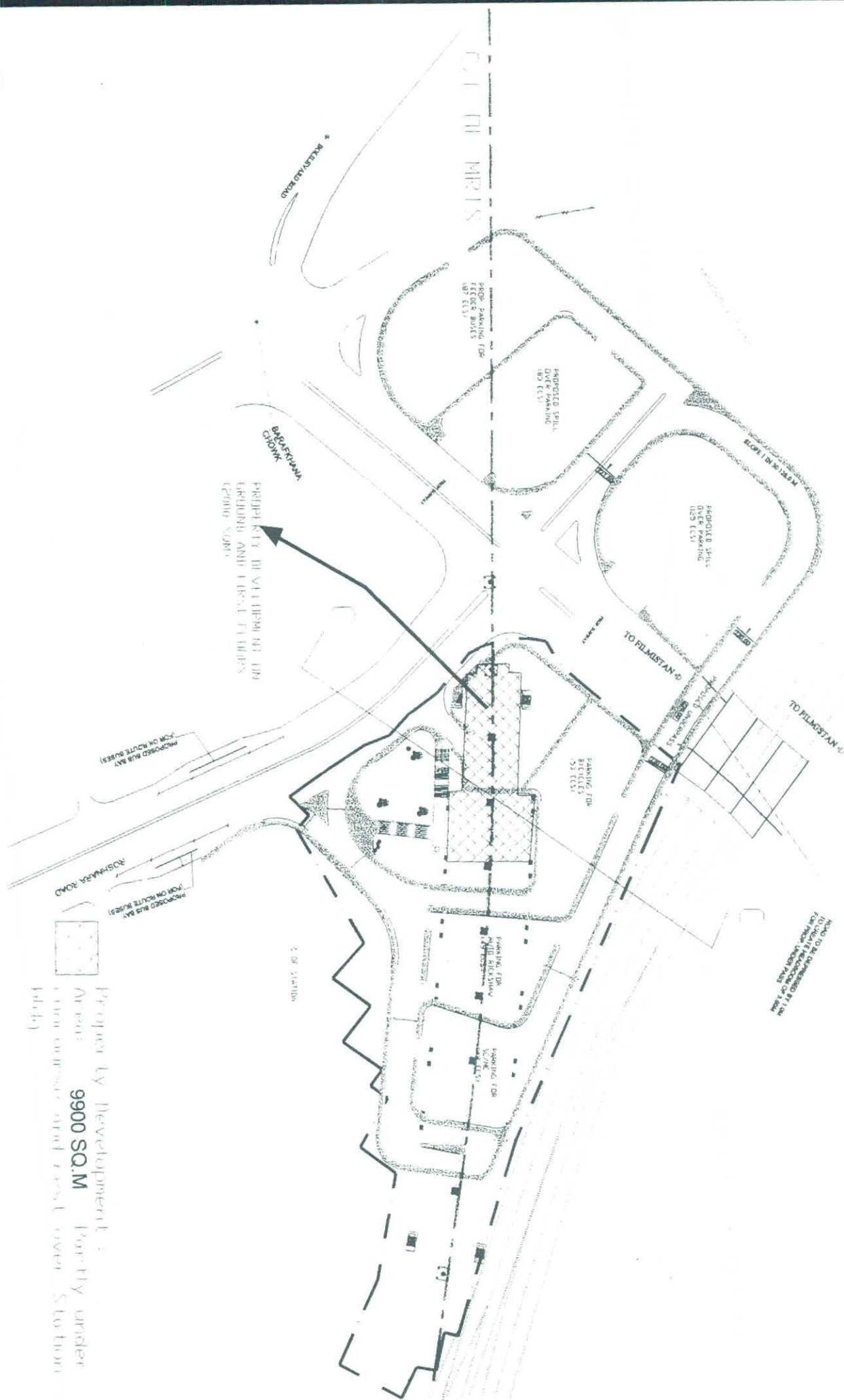
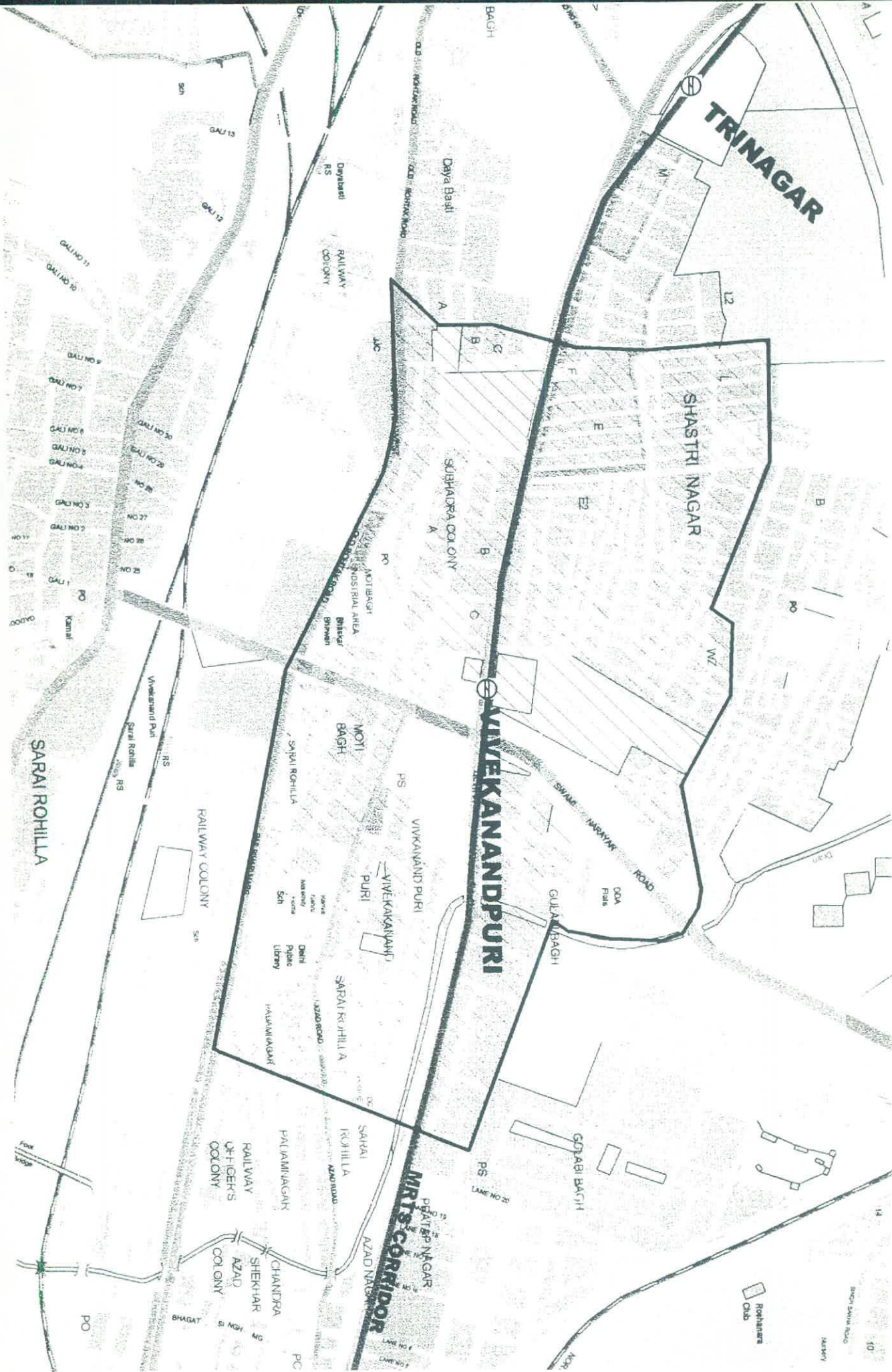


FIG 4.3 INFLUENCE AREA OF VIVEKANANDAPURI STATION



METRO

DELHI

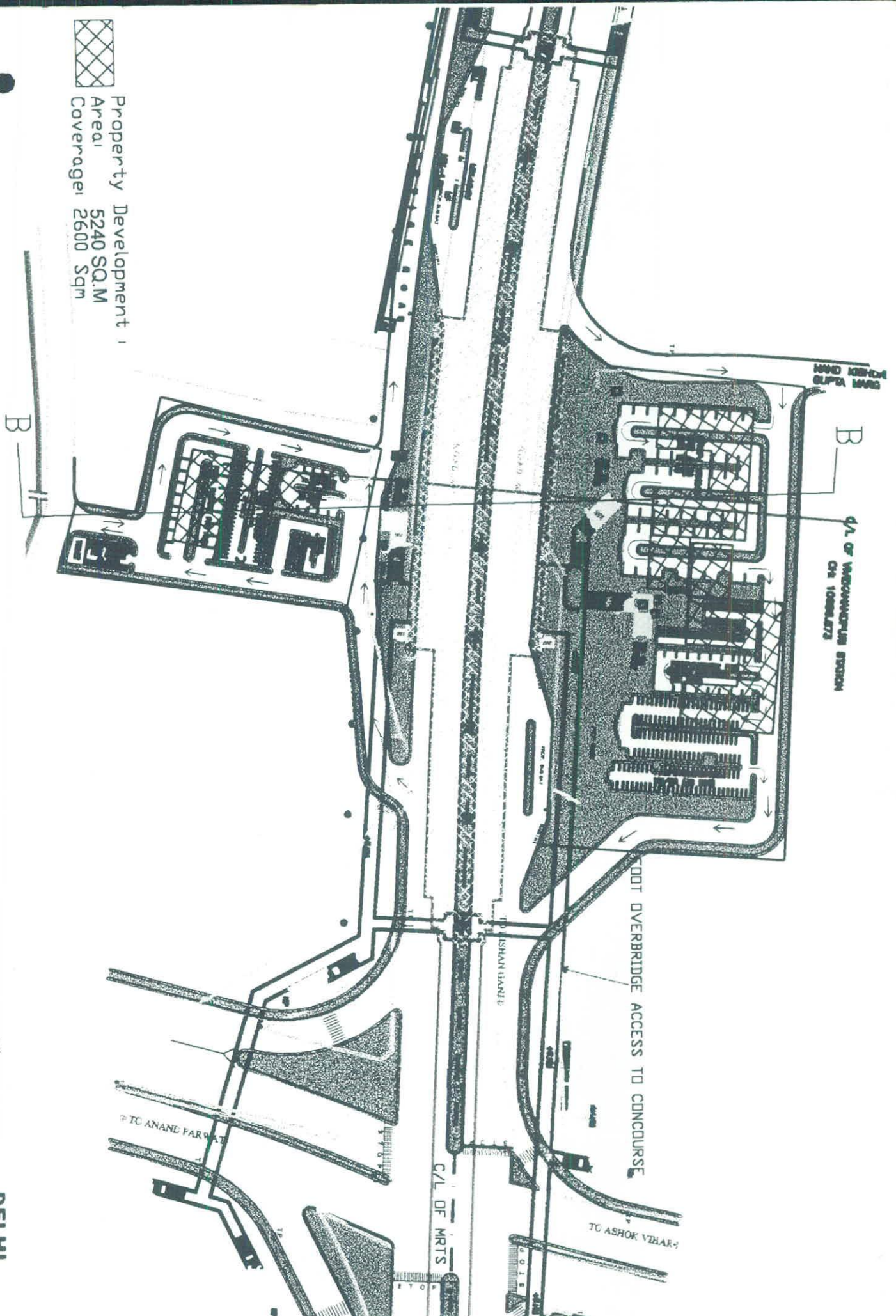
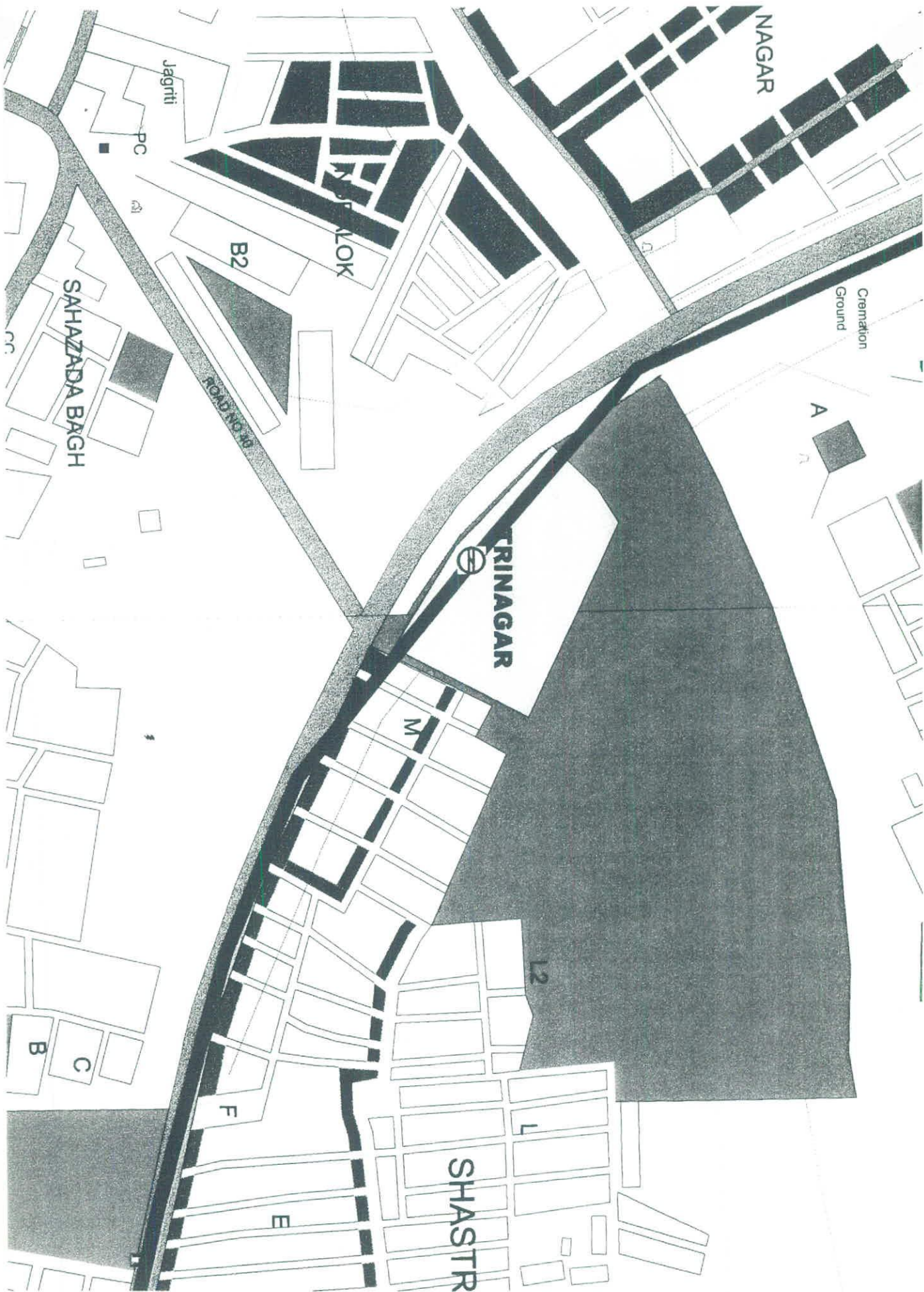
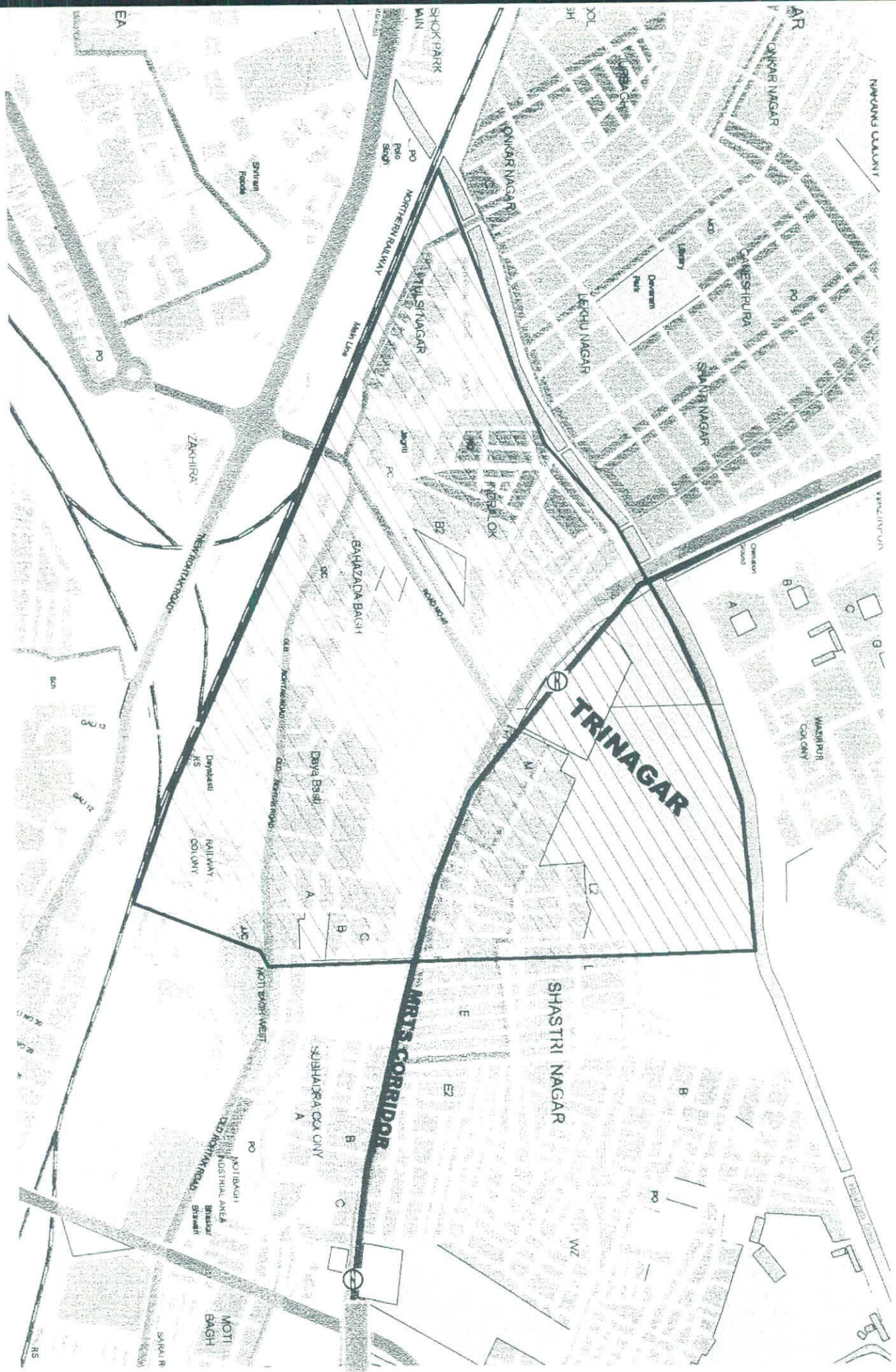


FIG 5.5. PARKING AND CIRCULATION PLAN FOR VIVEKANANDPURI 2021



LOCATION PLAN

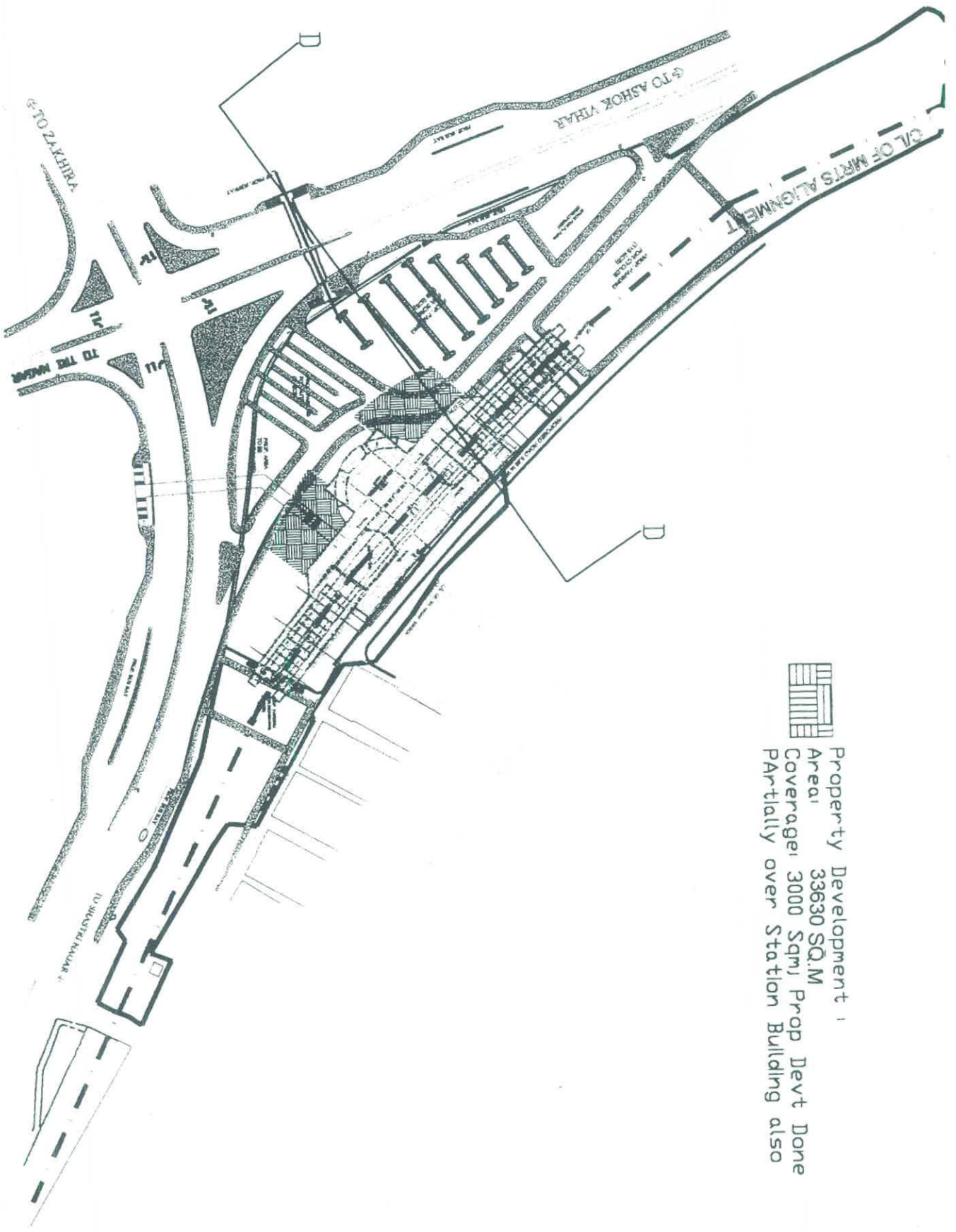
FIG 4.4 INFLUENCE AREA OF TRINAGAR STATION



The map displays the Banarsidas Estate and surrounding areas in Lucknow. Key features include:

- Streets:** Kingsway Camp Road, Chhatra Road, Lucknow Road, Timarpur Marg, and various smaller lanes like Cavalry Lane and DC Wapda Road.
- Landmarks:** Vishwa Vidyalaya, Banarsidas Estate, Das Estate, and the Poultry Farm.
- Educational Institutions:** Law College, Central Inst of Education, Sch of Social Work, and several other schools and colleges.
- Other Points of Interest:** A cemetery, a police station, and a poultry farm.


 Property Development :
 Area: 33630 SQ.M
 Coverage: 3000 Sqm/ Prop Devt Done
 Partially over Station Building also



DELHI

FIG 5.7. PARKING AND CIRCULATION PLAN FOR TRINAGAR 2021

LOCATION PLAN - WAZIRPUR STATION

PUR

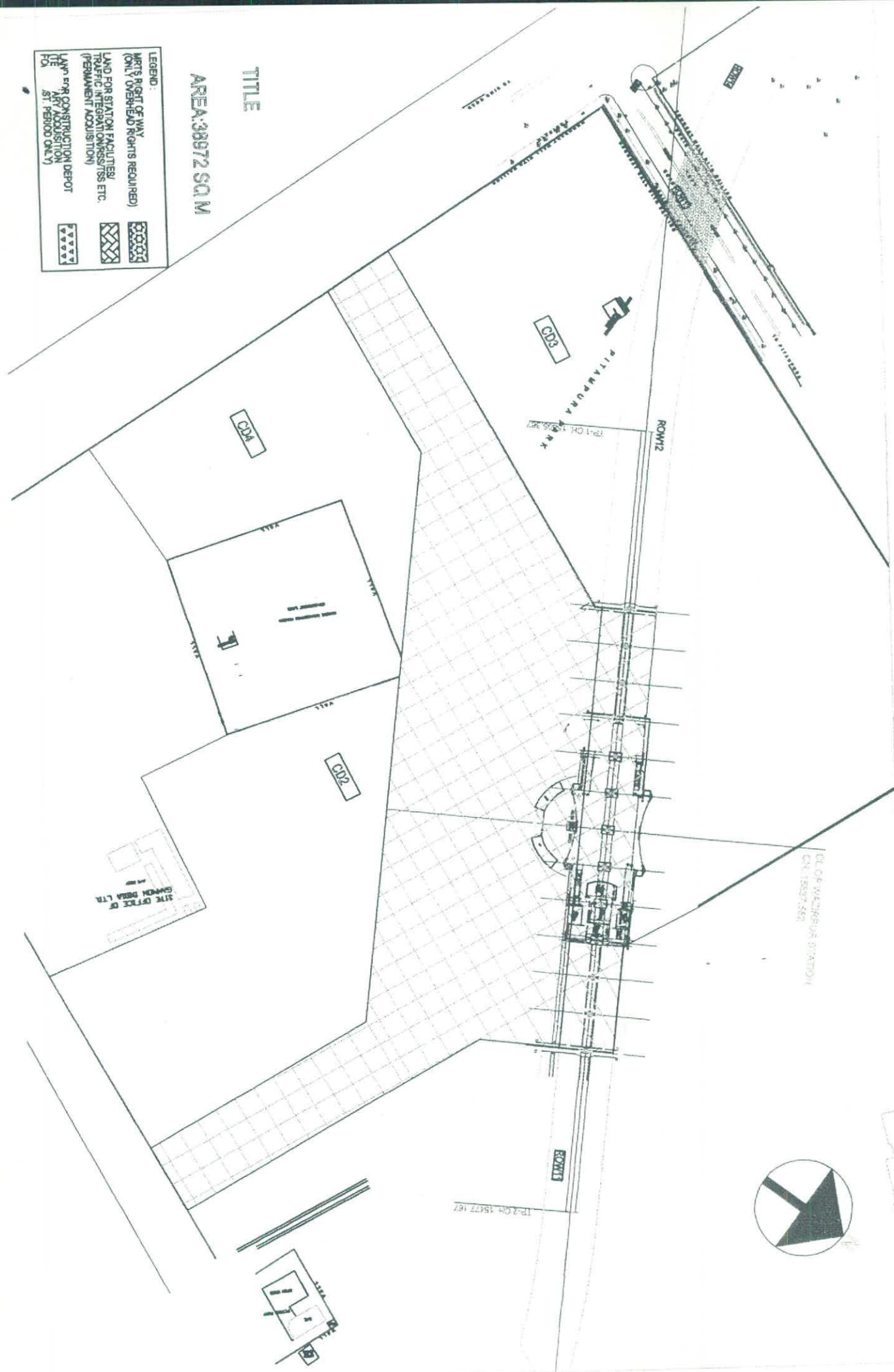


LEGEND:

	RIGHT OF WAY
	LAND FOR STATION FACILITIES/
	TRAFFIC INTERSECTIONS ETC.
	PERMANENT ACQUISITION
	LAND FOR CONSTRUCTION DEPOSIT
	AIR ACQUISITION
	ST. PERIOD ONLY

AREA: 38972 SQ. M

TITLE



CL OF HIGHWAY STATION
CH 1587.552



IP-2 CH 15477.167

ROM13

ROM12

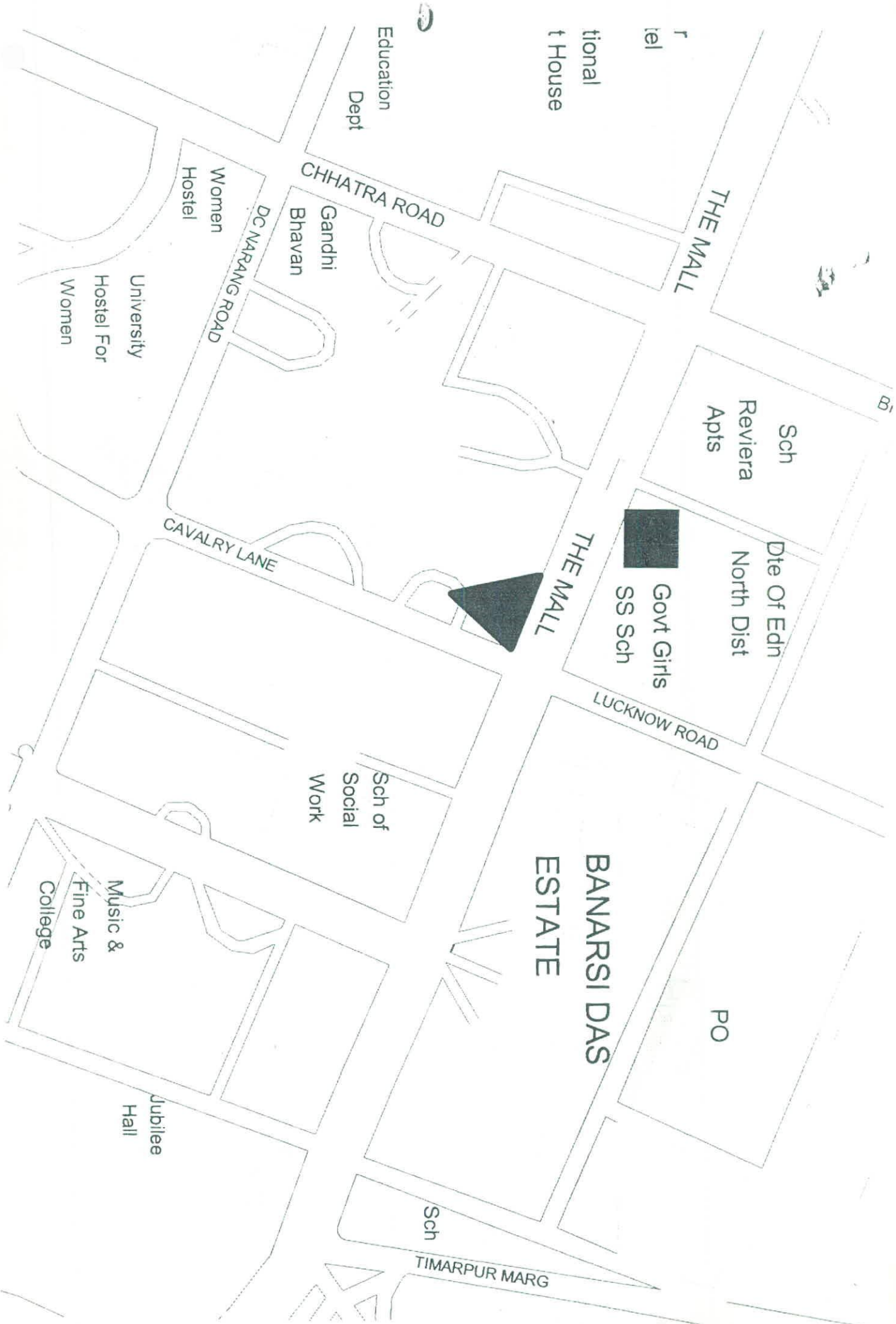
CD3

CD4

CD2

SITE OFFICE OF
SHANGHAI DISA LTD

LOCATION PLAN W/ STATION



DELHI DEVELOPMENT AUTHORITY
(O/o Addl. Commr.(Plg.)-II)

No.PS/AC(Plg.)-II/2002/L-2276

Date : 17.9.2002

Sub : Draft minutes of the Special Technical
Committee Meeting regarding fly overs in
Delhi held on 13.8.2002 in DDA.

Ref : Change of land use of property development
on metro corridor.

The area referred to under item No.11 be treated
as 1 ha. in stead of 3 acres, since it will be conforming
to the metric system. If consider necessary, this could
be brought again to the Technical Committee meeting.

8008002
(N.K. AGRAWAL) 19/9
Addl. Commr.(Plg.)-II

Director(D.C.)

T.D(Mr)

11/16
19/9

Pls put up in the T/C file

19/9

Sh. Channingal.

Discussed with Comr(Plg)
No action to be taken

19/9

Director (Dev. Control)
Dated... 13/9/02



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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(14)2002-MP/591

Dated : 16-9-2002

Sub: Draft minutes of the Special Technical Committee Meeting regarding fly overs in Delhi held on 13.8.2002 in DDA.

A special Technical committee meeting for the flyover projects was held on 13.8.2002 at 10.00 a.m. in the Conference Hall, Vikas Minar. The concerned agencies had been requested to bring the written agenda item along with the drawings to be discussed in the Tech. Committee. However various fly over proposals submitted by the PWD & MCD were discussed without any written agenda, as the same were not submitted by them. The list of the participants is enclosed. The details of the projects discussed are as follows:

1. **Corridor Improvement plan of Ring Road from Mayapuri to Punjabi Bagh ROB F5(4)2001-MP**

The consultant on behalf of the PWD explained the proposal of half flyover on either side of the ring road, various intersections at Punjabi Bagh Club Road and Punjabi Bagh West and Moti Nagar Road intersection. The consultant in compliance to the observations of the minutes of the sub committee meeting explained the proposal. It was decided that the area improvement plan on the Punjabi Bagh side may be made part of the over all scheme. The scheme along with area circulation plan within 1 km. radius of the said proposal on all the sides be brought before the Tech Committee again.

2. **Corridor Improvement Plan of Ring Road between Ashram & Mool Chand Intersection F5(11)2001-MP**

Deferred on the request of PWD

3. **Delhi Ghaziabad Railway Line RUB at Road No. 58. F5(4)96-MP**

Deferred on the request of PWD.

4. **Grade Separator at the intersection of outer ring road / G T road (NH 1) known as Mukarba Chowk. F5(2)2002-MP**

The consultant on behalf of the PWD explained the proposal. It was informed by the representative of the DMRC that Phase II proposal of ISBT / Azadpur Subzi Mandi / Sanjay Transport Nagar is passing by this proposal. Therefore, the concurrence from NHAI I & F Deptt. GNCTD and DMRC may be got obtained. The scheme be brought again before the Tech. Committee.

5. Corridor Improvement Plan of Ring Road from ITO to Bharow Road. F3(15)2001-MP

The proposal submitted by the PWD indicating a trumpet proposal at the intersection of ring road / Bhairow Road was put up for consideration. It was decided that this proposal is neither in conformity to the earlier decision of the Tech. Committee wherein a comprehensive proposal of Ring Road from Ashram Chowk to ITO was called for from PWD. The development proposal of Bharow Road should also take into account the development of its intersection with Mathura Road simultaneously as the part of this proposal. As such the part scheme was rejected and it was desired that the comprehensive scheme be brought again before the Tech. Committee for consideration.

6. Station Road and NH 8 intersection F 5(14)2001-MP

The consultant brought the proposal on behalf of the PWD. The proposal was agreed in principle subject to clearance from Forest Deptt., NHAI and Defence authorities.

7. Patel Road - Rama Road F 5 (18)2001-MP

On behalf of the MCD the consultant presented the proposal before the Tech. Committee. The proposal was agreed in principle. It was decided that the proposal along with the feasibility report, requisite survey along the roads and the one km. radius of area circulation plan be submitted to the Technical Committee for consideration.

8. Corridor improvement plan of Ring Road from AIIMS to Dhaula Kuan. Benito Juaraz Marg Ring Road. F 5(16)2000-MP

In this connection the PWD was informed that the decision of the sub committee meeting, the Technical committee meeting and the decision of the LG meeting were conveyed to the PWD vide which the proposal was deferred till commissioning of Dhaula Kuan fly over.

9. Outer Ring Road - Khel Gaon Marg F 5(1) 2000-MP

The proposal was explained by the consultant. The intersection at Malviya Nagar was discussed in detail. It was decided that geometric of the intersection be improved and proposal be brought again before the Technical Committee. The area circulation plan and traffic management plan be also worked out in detail along with the said proposal.

10. Road Net work in Narela F 15(17)2001MP-PT-I

The Technical Committee has requested AC-III to bring the matter again in the Technical Committee with road cross section justifying the need of the road as proposed in the agenda.

11. Change of land use for property Development on Metro Corridor.

During the meeting the representative of DMRC handed over a note on the issue of change of land use on the lands available with them for the purpose of property development. DMRC expressed its inability to identify the quantum of the land for which they would seek the clearance for change of land use, since in the case of smaller size the property development would form a part of the approved station / terminal building. During the meeting it was agreed to that on the pattern of Shahdara Tis Hazari corridor DMRC be allowed to develop the properties allotted on permanent basis in areas upto 3 ac other than recreational use on the basis of the norms of 25% ground coverage and 100 FAR which will take care of the operational requirement as well as property development on a particular site. This, being a policy issue, will be referred to the Govt. of India for seeking necessary approval.

Observation and Comments if any on the draft minutes may please be sent to Jt. Dir. (MP) within a week time.

Above draft minutes are issued with the approval of Vice Chairman, DDA


(SURENDER SRIVASTAVA)
DIRECTOR (DC)

Copy to:

1. OSD to VC for information of the latter.
2. Engineer Member, DDA
3. Commissioner (Plg.) DDA
4. Commissioner (LD) DDA
5. Commissioner (LM) I & II DDA
6. Town Planner, MCD


Compared with Original

7. Chief Town Planner, TCPO
8. Chief Architect, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Elect) DDA
11. Addl. Commr. I, DDA
12. Addl Commr. II, DDA
13. Addl. Commr. III, DDA
14. OSD MPPR, DDA
15. Secretary, DUAC
16. Land & Development Officer, L&DO
17. Sr. Architect, (H&TP) CPWD
18. Dy. Commissioner of Police (Traffic) Delhi
19. Director (Land scape) DDA
20. Director (DC) DDA
21. Director (MPPR) DDA


(A K MANNA)
JT.DIR.(MP)

15
DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(14)2002-MP

Dated :

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Deferred on the request of PWD

3. Delhi Ghaziabad Railway Line RUB at Road No. 58. F5(4)96-MP

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4. Grade Separator at the intersection of outer ring road / G T road (NH 1) known as Mukarba Chowk. F5(2)2002-MP

The consultant on behalf of the PWD explained the proposal. It was informed by the representative of the DMRC that Phase II proposal of ISBT / Azadpur Subzi Mandi / Sanjay Transport Nagar is passing by this proposal. Therefore, the concurrence from NHAI I & F Deptt. GNCTD and DMRC may be got obtained. The scheme be brought again before the Tech. Committee.

- 14
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- 17
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File No. 15(17)2001MP-PT-I

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12

**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)**

F.1(14)2002-MP

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The proposal was explained by the consultant. The intersection at Malviya Nagar was discussed in detail. It was decided that geometric of the intersection be improved and proposal be brought again before the Technical Committee. The area circulation plan and traffic management plan be also worked out in detail along with the said proposal.

Harja

10. Road Net work in Narela
File No. 15(17)2001MP-PT-I

1. The R/W's of 80 mt. and 100 mt. R/W road shall be retained as per the draft zonal plan of Narela subcity and no reduction was agreed.
2. PWD shall construct the 80 mt. R/W road from Alipur Narela Road to Bawana Industrial Area including the grade separator on Alipur Narela Road and Delhi Karnal Railway lines. The stretch of this road from Bawana Industrial Area upto NH 10 shall also be constructed by PWD with 80 mt R/W and 40 mt. green belts on with side.
3. The DDA shall hand over land of 80 mt. wide road to PWD starting from the edge of the properties on the northern side i.e. CRPF Delhi Jal Board / DVB sites and as per the acquisition plan Technical Committee decision on 29.1.2002.
4. The Landscape plan of 40 mt. green belts on either sides shall be prepared by the Landscape Branch, DDA and implemented / maintained by Director (Hort.) DDA
5. The immediate phase & final phase development of 80 mt. and 100 mt. R/W road shall be taken up by PWD as per the cross sections to be given by DDA.
6. PWD shall submit the P.T. survey of the existing road in the scale of 1:1000 showing all key physical features i.e. trees, existing structures, underground / overhead services etc. to propose immediate widening phase for the six lanes.
7. Integration of the grade separators on Delhi-Karnal Railway Lines on 80 mt. & 100 mt. R/W road shall be prepared in co-ordination with Railways.

11. Change of land use for property Development on Metro Corridor.

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-8-

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(14)2002-MP/552

DATED: 5/8/2002

SPECIAL TECHNICAL COMMITTEE MEETING

A special Technical Committee meeting for the Fly over Project will be held on 13.8.2002 at 10.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, DDA, IP Estate, New Delhi. The list of the items along with the status of each item are enclosed herewith.

You are requested to make it convenient to attend the same. The official concerned are also requested to bring along 15 copies of the agenda item to be discussed for circulation along with the necessary drawings / maps for presentation.


(A. K. MANNA)
J.T. DIRECTOR (MP)

Copy to:

1. Vice Chairman, DDA Chairman
2. Engineer Member, DDA
3. Commissioner (Plg) DDA
4. Commissioner (LD) DDA
5. Commissioner (LM)I DDA
6. Commissioner (LM)II DDA
7. Chief Architect, DDA
8. Chief Planner, TCPO
9. Chief Architect, NDMC
10. Chief Town Planner, MCD
11. Secretary DUAC.
12. Chief Engineer (Plg.) DVB
13. Land & Development Officer, MOUD & PA
14. Sr. Architect, H & T P CPWD
15. Chief Engineer (Elect) DDA
16. Dy. Commissioner of Police (Traffic) Delhi
17. Addl. Commr. (Plg) I DDA
18. Addl. Commr. (Plg.) II DDA
19. Addl. Commr. (Plg.)III DDA
20. Addl. Chief Architect, I DDA
21. Addl. Chief Architect, II DDA
22. Director (Land scape) DDA

SPECIAL INVITEES.

1. Engineer in Chief PWD
2. Engineer in Chief MCD
3. Chief Engineer I & F GNCTD
4. C.E., D.M.R.C.
5. GM (Technical - III) N.H.A.I.
6. Chief Fire Officer Delhi Fire Service
7. Dy C E, Northern Railways
8. Mr. J K Mitto Consultant
9. Dr T S Reddy, CRR
10. OSD (MPPR) DDA
11. Director (TT), DDA
12. Director (RYP), DDA
13. Director (Narela), DDA
14. Manager (FOP) Group I, DDA
15. Manager (FOP) Group II, DDA
16. Sh. Sajan, SE, DDA.

7

**DELHI DEVELOPMENT AUTHORITY
TRAFFIC & TRANSPORTATION UNIT**

NO: PA/Dir(T.T.)/2002/DDA/D-85

Dts 8/8/2002

Sub: Meeting of the Special Technical Committee to be held on 13.8.02 (Tuesday) at 10.00 AM in the Conference Hall, Vikas Minar 5th Floor, New Delhi - 110002.


The Additional Commissioner(Plg.)III discussed the matter with Engineer-in-Chief, PWD wherein it was informed that the following cases submitted by the P.W.D. are pending with the D.D.A. The latest status of all the cases as per record of the Planning Wing of DDA is enclosed in the list. You are requested to bring all the projects, which are ready with you complying with the directions of the Technical Committee/ Sub-Group appointed by the Tech. Committee and compliance thereof. In case certain projects are to be placed before the Tech. Committee directly, you are requested to bring 15 copies each of the agenda item of each project to be discussed in the Tech. Committee alongwith your Project.

Encl: As stated above.

Dir(TT) has discussed with Comm(Plg). Accordingly the above note is to be made as annexure to TC meeting notice.

A.C.(P)III

J.D.(MP)


8/8/2002
(R.M. LAL)
Director(Plg.)TT

2ms be circulated with TC notice

JD(MP)

lit.
882m

JD/MP/1386
9/8/02

UMMR. (PLG)'s OFFICE
DIARY NO. 42230
DATE 8/8/02

#CCP/III
Office of D.D. (DE&TT), DDA,
D.D. & No. 38/1/2002
Date 9/8/02

TECHNICAL & TRANSFORMATION UNIT
USUAL DEVELOPMENT AUTHORITY

Dt:

NOT

Meeting of the Special Technical Committee to be held on 12.5.02 (Tuesday) at 10.00 AM in the Conference Hall, Vikas Nagar 5th Floor, New Delhi - 110002.

The Additional Commissioner (P.G.) III discussed the matter with Engineer-in-Chief, PWD wherein it was informed that the following cases submitted by the P.W.D. are pending with the P.W.D. The latest status of all the cases as per record of the standing wing of P.W.D. is enclosed in the list. You are requested to bring all the projects, which are ready with you complying with the directions of the Technical Committee Sub-group constituted by the Tech. Committee on compliance there of. In case certain projects are to be placed before the Tech. Committee directly, you are requested to bring copies of the agenda item of each project to be discussed in the Tech. Committee alongwith the year project statement.

Encs: as stated above.

(Sd/-) (P.W.D.)
Director (P.G.) III

J.D. (M)
(P) III

S. No. Name of the Scheme

Date & Decision of Sub-Committee

Date & Decision of Tech. Committee

Date & Decision of L.C. Meeting

Remarks

1.

2.

3.

4.

5.

6.

1. Corridor Improvement Plan of Ring Road from Maya Puri to Punjabi Bagh R.O.B.

24.4.02

25.4.01

As follows:-

F5(4)2001-MP

A. Punjabi Bagh Club Road - Ring Road

Approved 1/2 flyover by Sub-Committee on 24.4.02

Rejected by T.C. & Referred to Sub-Committee

Minutes of the Sub-Committee issued on 10.5.02. Compliance of sub-committee awaited.

B. Moti Nagar (Ring Road & Patel Road)

-do-

Straight flyover approved on 25.4.01

-do-

2. Corridor Improvement Plan of Ring Road between Ashram & Mool Chand Intersection

F5(11)2001-MP

Discussed in sub-committee meeting on 28.5.01, 6.6.01 & 21.9.01. Revised proposal awaited.

Deferred by T.C. on 1.10.01. To be discussed in sub-committee

Decision of sub-committee conveyed to PWD. Compliance of sub-committee awaited.

3. Delhi-Ghaziabad Rly. Line RUB at Road No. 58

F5(4)96-MP

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Incomplete proposal received. Meetings were held in April & 30.7.02 asking SE/PWD for complete modified proposal. Proposal yet awaited.

4. Grade Separator at the intersection of outer Ring Road/GT Road (NH-1) known as Mukarba Chowk.

F5(2)2002-MP

19.7.02 Agreed in principle

29.1.02 Agreed in principle 4. Referred to S.C.

5. Corridor Improvement Plan of Ring Road from I.T.D. to Bhairav Road

28.5.01 6.6.01 1.12.01

15.3.01

-

Modified proposal received. To be put up in next T.C.

PWD submitted incomplete proposal of intersection only thus not complying to the decision of the sub-committee/T.C. Compliance yet awaited.

-6-

S. No.	Name of the Scheme	Sub-Committee Decision of Date &	Tech. Committee Decision of Date &	Date of Decision	Remarks
1.	1. T. A. to Bhairav Road	4.12.04 0.0.04 23.2.04	Discussed referred in 19.7.05	Discussed referred in 29.4.05	Committee not satisfied. Discussed 19.7.05 to be referred to the sub-committee for the road with the road from the compensation 19.7.05
2.	2. Corridor Improvement Plan - T. A. Road from Chowk.				next T. A. road. To be put up in modified proposal form.
3.	3. Delhi-Ghaziabad via. Line 100 at road 10.28	-	-	-	help of not satisfied. Discussed modified proposal held in April & 30.7.05 received. Meeting was incomplete proposal
4.	4. Corridor Improvement Plan of Ring Road	referred proposal 6.6.04 & 24.8.04. Meeting on 29.9.04 sub-committee discussed in	in sub-committee to be discussed on 1.10.04. referred by T. C.		committee satisfied. Compliance of sub- committee to be discussed of sub-committee
5.	5. Motel Nagar (Ring Road & Patel Road).	-	discussed on 22.7.04 referred by T. C.	-	of sub-committee satisfied 10.2.05. Compliance Committee referred on minutes of the sub-
6.	6. Punjabi Bagh Club Road - Ring Road	on 24.4.05 sub-committee referred by discussed 1/3	to sub-committee T. C. & referred referred by	-	
7.	7. From Naya Puri to Punjabi Bagh R.O.D.	24.4.05	22.4.04	-	-
8.	8. Corridor Improvement Plan of Ring Road	24.4.05	22.4.04	-	-

6. Station Road NH-8

19.7.02
Not discussed
as no representative
from NHAI was present.

DDA informed PWD vide letters dated 1.4.02, 28.5.02 and 8.7.02 but compliance awaited.

7. Patel Road - Rama Road

Discussed on
24.4.02

24.12.01
A comprehensive
proposal will
be put up to T.C.
again. Refer to
Sub-Group.

Discussed in
weekly LG mtg.
on 8.1.02
22.3.02 &
19.6.02. Certain
modifications
were suggested.

MOD officers brought modifications
fied proposal for discussion
in DDA on 31.7.02 & 7.8.02.
Compliance yet awaited.

8. Benito Juaraz Marg- Outer Ring Road

Received on 38.5.01,
6.6.01 & 12.01
To be reviewed after
commissioning of
Dhaura Kuan Flyover.

T.C. rejected
the proposal on
15.3.01 and
referred to sub-
committee.

The proposal was to^{be} examined
after commissioning of
Dhaura Kuan flyover and
case was deferred.

9. Outer Ring Road - Khel Gaon Marg

28.5.01
To submit corridor
improvement plan and
area improvement plan.

15.3.01.
Half flyover ^{on road} app-
roved by T.C. in
principal at Arand
Mai Marg & Khel Gaon
Marg. Remaining Cor-
ridor to be examined
by the sub-committee

- Compliance is yet awaited
from the PWD for corridor
improvement plan.

- Nehru place Ph II is being planned.
This intercession shall be after the
Ph II scheme is finalised.

-4-

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(14)2002-MP

DATED:

SPECIAL TECHNICAL COMMITTEE MEETING

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A. K. Manna
(A. K. MANNA)
J.T. DIRECTOR (MP)

Copy to:

1. ✓ Vice Chairman, DDA Chairman *12/8/02*
2. ✓ Engineer Member, DDA *12/8/02*
3. ✓ Commissioner (Plg) DDA *12/8/02*
4. ✓ Commissioner (LD) DDA *12/8/02*
5. ✓ Commissioner (LM)I DDA *12/8/02*
6. ✓ Commissioner (LM)II DDA *12/8/02*
7. ✓ Chief Architect, DDA *12/8/02*
8. ✓ Chief Planner, TCPO *12/8/02*
9. Chief Architect, NDMC
10. Chief Town Planner, MCD
11. Secretary DUAC.
12. Chief Engineer (Plg.) DVB
13. Land & Development Officer, MOUD & PA
14. Sr. Architect, H & T P CPWD
15. Chief Engineer (Elect) DDA
16. Dy. Commissioner of Police (Traffic) Delhi
17. Addl. Commr. (Plg) I DDA
18. Addl. Commr. (Plg.) II DDA
19. Addl. Commr. (Plg.) III DDA
20. Addl. Chief Architect, I DDA
21. Addl. Chief Architect, II DDA
22. Director (Land scape) DDA

SPECIAL INVITEES.

1. Engineer in Chief PWD
2. Engineer in Chief MCD
3. Chief Engineer I & F GNCTD *12/8/02*
4. C.E., D.M.R.C.
5. G M (Technical - III) N.H.A.I.
6. ✓ Chief Fire Officer Delhi Fire Service *12/8/02 2.30pm*
7. Dy C E, Northern Railways
8. Mr. J K Mitto Consultant
9. Dr T S Reddy, CRRI *12/8/02*
10. OSD (MPPR) DDA
11. Director (TT), DDA
12. Director (RYP), DDA
13. Director (Narela), DDA
14. Manager (FOP) Group I, DDA
15. Manager (FOP) Group II, DDA
16. Sh. Sajan, SE, DDA.

o/c

-3-

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(14)2002-MP/552

DATED: 9/8/2002

SPECIAL TECHNICAL COMMITTEE MEETING

A special Technical Committee meeting for the Fly over Project will be held on 13.8.2002 at 10.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, DDA, IP Estate, New Delhi. The list of the items along with the status of each item are enclosed herewith.

You are requested to make it convenient to attend the same. The official concerned are also requested to bring along 15 copies of the agenda item to be discussed for circulation along with the necessary drawings / maps for presentation.

(A. K MANNA)
J.T.DIRECTOR (MP)

Copy to:

1. Vice Chairman, DDA Chairman
2. ✓ Engineer Member, DDA
3. ✓ Commissioner (Plg) DDA
4. ✓ Commissioner (LD) DDA
5. ✓ Commissioner (LM)I DDA
6. ✓ Commissioner (LM)II DDA
7. ✓ Chief Architect, DDA
8. ✓ Chief Planner, TCPO
9. ✓ Chief Architect, NDMC
10. ✓ Chief Town Planner, MCD
11. ✓ Secretary DUAC.
12. ✓ Chief Engineer (Plg.) DVB
13. ✓ Land & Development Officer, MOUD & PA
14. ✓ Sr. Architect, H & T P CPWD
15. ✓ Chief Engineer (Elect) DDA
16. ✓ Dy. Commissioner of Police (Traffic) Delhi
17. ✓ Addl. Commr. (Plg) I DDA
18. ✓ Addl. Commr. (Plg.) II DDA
19. ✓ Addl. Commr. (Plg.) III DDA
20. ✓ Addl. Chief Architect, I DDA
21. ✓ Addl. Chief Architect, II DDA
22. ✓ Director (Land scape) DDA

SPECIAL INVITEES.

1. ✓ Engineer in Chief PWD
2. ✓ Engineer in Chief MCD
3. ✓ Chief Engineer I & F GNCTD
4. ✓ C.E., D.M.R.C.
5. ✓ G M (Technical - III) N.H.A.I.
6. ✓ Chief Fire Officer Delhi Fire Service
7. ✓ Dy C E, Northern Railways
8. ✓ Mr. J K Mitto Consultant
9. ✓ Dr T S Reddy, CRRI
10. ✓ OSD (MPPR) DDA
11. ✓ Director (TT), DDA
12. ✓ Director (RYP), DDA
13. ✓ Director (Narela), DDA
14. ✓ Manager (FOP) Group I, DDA
15. ✓ Manager (FOP) Group II, DDA
16. ✓ Sh. Sajan, SE, DDA.

d/c

2

vt191

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(14)2002-MP 1152

DATED: 9/8/2002

SPECIAL TECHNICAL COMMITTEE MEETING

A special Technical Committee meeting for the Fly over Project will be held on 13.8.2002 at 10.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, DDA, IP Estate, New Delhi. The list of the items along with the status of each item are enclosed herewith.

You are requested to make it convenient to attend the same. The official concerned are also requested to bring along 15 copies of the agenda item to be discussed for circulation along with the necessary drawings / maps for presentation.

A. K. Manna
(A. K. MANNA)
J.T.D IRECTOR (MP)

Copy to:

1. Vice Chairman, DDA Chairman
2. Engineer Member, DDA
3. Commissioner (Plg) DDA
4. Commissioner (LD) DDA
5. Commissioner (LM)I DDA
6. Commissioner (LM)II DDA
7. Chief Architect, DDA
8. Chief Planner, TCPO
- ✓ 9. Chief Architect, NDMC
- ✓ 10. Chief Town Planner, MCD
11. Secretary DUAC.
- ✓ 12. Chief Engineer (Plg.) DVB
- ✓ 13. Land & Development Officer, MOUD & PA
- ✓ 14. Sr. Architect, H & T P CPWD
15. Chief Engineer (Elect) DDA
- ✓ 16. Dy. Commissioner of Police (Traffic) Delhi
17. Addl. Commr. (Plg) I DDA
18. Addl. Commr. (Plg.) II DDA
19. Addl. Commr. (Plg.)III DDA
20. Addl. Chief Architect, I DDA
21. Addl. Chief Architect, II DDA
22. Director (Land scape) DDA

SPECIAL INVITEES.

- ✓ 1. Engineer in Chief PWD
- ✓ 2. Engineer in Chief MCD
- ✓ 3. Chief Engineer I & F GNCTD
4. C.E. D.M.R.C.
- ✓ 5. G M (Technical - III) N.H.A.I.
6. Chief Fire Officer Delhi Fire Service
7. Dy C E, Northern Railways
8. Mr. J K Mitto Consultant
9. Dr T S Reddy, CRRI
- ✓ 10. OSD (MPPR) DDA
11. Director (TT), DDA
12. Director (RYP), DDA
13. Director (Narela), DDA
14. Manager (FOP) Group I, DDA
15. Manager (FOP) Group II, DDA
- ✓ 16. Sh. Sajan, SE, DDA.

cc-XV }

9/8/02

Received letter at S.No.
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litter only
No
9/8/02

Received letter at
S.N. 1, 2, 3, 5, 10, 16
8x litter only
a
9/8/02

list of officers required to be called for T.C.

on 13/8/2002

N. H. A. I.

2. Eng. in-charge PWD.

3. Eng. in-charge M.C.D.

4. Chief Eng I & F. G.N.C.D.

5. Min. of Defence,

6. D. M. R. C.

7. Northern Railways.

8. Delhi fire service, (for Major gash Rd/ for petrol Road in intersection).

9. Adm. Chief Eng. D.V.B.

10. Deputy Commr. Police (Traffic)

11. Consultant: Mr. J.K. Mithoo.

12. " and Mr. T.S. Reddy - C.R.R.I.

13. From D.D. A. Chief Eng. Electrical, Pawan
Director (P) Zone River Board
Director (L.S.) & Director (P) Zone River Board
Director (Marela); Dr (Drank), Dr. Sajan,
SE, DDA.

14. & others as per T.C. list.

~~Director (Marela)~~

~~Director (Marela)~~

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(14)2002-MP

Dated :

Sub: Minutes of the Special Technical Committee Meeting regarding fly overs in Delhi held on 13.8.2002 in DDA.

A special Technical committee meeting for the flyover projects was held on 13.8.2002 at 10.00 a.m. in the Conference Hall, Vikas Minar. The concerned agencies had been requested to bring the written agenda item along with the drawings to be discussed in the Tech. Committee. However various fly over proposals submitted by the PWD & MCD were discussed without any written agenda, as the same were not submitted by them. The list of the participants is enclosed. The details of the projects discussed are as follows:

1. Corridor Improvement plan of Ring Road from Mayapuri to Punjabi Bagh ROB F5(4)2001-MP

The consultant on behalf of the PWD explained the proposal of half flyover on either side of the ring road, various intersections at Punjabi Bagh Club Road and Punjabi Bagh West and Moti Nagar Road intersection. The consultant in compliance to the observations of the minutes of the sub committee meeting explained the proposal. It was decided that the area improvement plan on the Punjabi Bagh side may be made part of the over all scheme. The scheme along with area circulation plan within 1 km. radius of the said proposal on all the sides be brought before the Tech Committee again.

2. Corridor Improvement Plan of Ring Road between Ashram & Mool Chand Intersection F5(11)2001-MP

Deferred on the request of PWD

3. Delhi Ghaziabad Railway Line RUB at Road No. 58. F5(4)96-MP

Deferred on the request of PWD.

4. Grade Separator at the intersection of outer ring road / G T Road (NH 1) known as Mukarba Chowk. F5(2)2002-MP

The consultant on behalf of the PWD explained the proposal. It was informed by the representative of the DMRC that Phase II proposal of SBT / Azadpur Subzi Mandi / Sanjay Transport Nagar is passing by this proposal. Therefore, the concurrence from NHAI I & F Deptt. GNCTD and DMRC may be got obtained. The scheme be brought again before the Tech. Committee.

5. Corridor Improvement Plan of Ring Road from ITO to Bharow Road. F3(15)2001-MP

The proposal submitted by the PWD indicating a trumpet proposal at the intersection of ring road / Bhairow Road was put up for consideration. It was decided that this proposal is neither in conformity to the earlier decision of the Tech. Committee wherein a comprehensive proposal of Ring Road from Ashram Chowk to ITO was called for from PWD. The development proposal of Bharow Road should also take into account the development of its intersection with Mathura Road simultaneously as the part of this proposal. As such the part scheme was rejected and it was desired that the comprehensive scheme be brought again before the Tech. Committee for consideration.

6. Station Road and NH 8 intersection F 5(14)2001-MP

The consultant brought the proposal on behalf of the PWD. The proposal was agreed in principle subject to clearance from Forest Deptt. NHAI and Defence authorities.

7. Patel Road - Rama Road F 5 (18)2001-MP


On behalf of the MCD the consultant presented the proposal before the Tech. Committee. The proposal was agreed in principle. It was decided that the proposal along with the feasibility report, requisite survey along the roads and the one km. radius of area circulation plan be submitted to the Technical Committee for consideration.

8. Corridor improvement plan of Ring Road from AIIMS to Dhaula Kuan. Benito Juarez Marg Ring Road. F 5(16)2000-MP

In this connection the PWD was informed that the decision of the sub committee meeting, the Technical committee meeting and the decision of the LG meeting were conveyed to the PWD vide which the proposal was deferred till commissioning of Dhaula Kuan fly over.

9. Outer Ring Road - Khel Gaon Marg F 5(1) 2000-MP

The proposal was explained by the consultant. The intersection at Malviya Nagar was discussed in detail. It was decided that geometric of the intersection be improved and proposal be brought again before the Technical Committee. The area circulation plan and traffic management plan be also worked out in detail along with the said proposal.



10. Road Net work in Narela
File No. 15(17)2001MP-PT-I

The Technical Committee has requested AC III to bring the matter again in the Technical Committee with road cross section justifying the need of the road as proposed in the agenda.

11. Change of land use for property Development on Metro Corridor.

During the meeting the representative of DMRC handed over a note on the issue of change of land use on the lands available with them for the purpose of property development. DMRC expressed its inability to identify the quantum of the land for which they would seek the clearance for change of land use, since in the case of smaller size the property development would form a part of the approved station / terminal building. During the meeting it was agreed that on the pattern of Shahdara Tis Hazari corridor DMRC be allowed to develop the properties allotted on permanent basis in areas upto 3 ac other than recreational use on the basis of the norms of 25% ground coverage and 100 FAR which will take care of the operational requirement as well as property development on a particular site. This, being a policy issue, will be referred to the Govt. of India for seeking necessary approval.

The above minutes have been confirmed in the 5th Technical Committee meeting held on 22.10.2002.


(SURENDRA SRIVASTAVA)
DIRECTOR (DC)

COPY TO:

1. OSD to VC for information of the latter
2. Engineer Member, DDA
3. Commissioner (Plg.) DDA
4. Commissioner (LD) DDA
5. Commissioner (LM) I & II, DDA
6. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, DDA
9. Chief Architect, NDMC

Contd...../-

 Original

10. Chief Engineer (Elect) DDA
11. Addl. Commr. I, DDA
12. Addl. Commr. II, DDA
13. Addl Commr. III DDA
14. OSD MPPR
15. Secretary, DUAC
16. Land & Development Officer, L&DO
17. Sr. Architect, (H&TP) CPWD
18. Dy. Commissioner of Police (Traffic Delhi)
19. Director (Land Scape) DDA
20. Director (DC)


(AK MANNA)
JT.DIR.(MP)

List of participants of Special Technical Committee meeting held on
13.8.2002

DELHI DEVELOPMENT AUTHORITY

S/SHRI

P K Hota, Vice Chairman
R K Bhandari E M
Vijay Risbud Commr. (Plg.)
C L Aggarwal Chief Architect
A K Jain Addl. Commr. (I)
N K Aggarwal, Addl. Commr. (II)
Prakash Narain Addl. Commr. (III)
Ashok Kumar, OSD (MPPR)
Savita Bhandari, Director (LS)

T C P O

Udit Ratna Associate TCP

DELHI TRAFFIC POLICE

V P Singh, Chaudary ACP

SPECIAL INVITEES

A K Bajaj, CE DMRC
Prabhash Singh, CE PWD
Jag Mohan Swaroop Director (PWD IV)
S C Jain Profs. (PWD)
R Lal EE (PWD)
Surji Singh Prof PWD
Ajit Hironony Arch DMRC
K Sri Nath Chief Urban Planner (DMRC)
R M Raina Advisor P D DMRC
S Sengupta Arch. CPWD
Sheel Kumar Singh PWD
A L Garg PM (DSSCN) PWD
R M Lal Director (TT) DDA
D K Saluja Director (NP) DDA
I Mohan Director (RYP.) DDA
Arunish Upadhyay (EE MCD)
S K Jain SE (WZ) MCD
B S Jaglon Dy. Director (NL) DDA
G CMBRA Dy. C F O (DFS)
D Sanyal Consultant

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(14)2002-MP/591

Dated : 16-9-2002

Sub: Draft minutes of the Special Technical Committee Meeting regarding fly overs in Delhi held on 13.8.2002 in DDA.

A special Technical committee meeting for the flyover projects was held on 13.8.2002 at 10.00 a.m. in the Conference Hall, Vikas Minar. The concerned agencies had been requested to bring the written agenda item along with the drawings to be discussed in the Tech. Committee. However various fly over proposals submitted by the PWD & MCD were discussed without any written agenda, as the same were not submitted by them. The list of the participants is enclosed. The details of the projects discussed are as follows:

1. Corridor Improvement plan of Ring Road from Mayapuri to Punjabi Bagh ROB F5(4)2001-MP

The consultant on behalf of the PWD explained the proposal of half flyover on either side of the ring road, various intersections at Punjabi Bagh Club Road and Punjabi Bagh West and Moti Nagar Road intersection. The consultant in compliance to the observations of the minutes of the sub committee meeting explained the proposal. It was decided that the area improvement plan on the Punjabi Bagh side may be made part of the over all scheme. The scheme along with area circulation plan within 1 km. radius of the said proposal on all the sides be brought before the Tech Committee again.

2. Corridor Improvement Plan of Ring Road between Ashram & Mool Chand Intersection F5(11)2001-MP
Deferred on the request of PWD
3. Delhi Ghaziabad Railway Line RUB at Road No. 58. F5(4)96-MP
Deferred on the request of PWD.

4. Grade Separator at the intersection of outer ring road / G T road (NH 1) known as Mukarba Chowk. F5(2)2002-MP

The consultant on behalf of the PWD explained the proposal. It was informed by the representative of the DMRC that Phase II proposal of ISBT / Azadpur Subzi Mandi / Sanjay Transport Nagar is passing by this proposal. Therefore, the concurrence from NHAI I & F Deptt. GNCTD and DMRC may be got obtained. The scheme be brought again before the Tech. Committee.


Compared with Original

12. Corridor improvement Plan of Ring Road from ITO to Bharow
Road. F5(15)2001-MP

The proposal submitted by the PWD indicating a trumpet proposal at the intersection of ring road / Bharow Road was put up for consideration. It was decided that this proposal is neither in conformity to the earlier decision of the Tech. Committee wherein a comprehensive proposal of Ring Road from Ashram Chowk to ITO was called for from PWD. The trumpet proposal of Bharow Road should also take into account the development of its intersection with Mathura Road simultaneously as the part of this proposal. As such the part scheme was rejected and it was decided that the comprehensive scheme be brought again before the Tech. Committee for consideration.

13. Station Road and NH 3 Intersection F 5(14)2001-MP

The consultant brought the proposal on behalf of the PWD. The proposal was agreed in principle subject to clearance from Forest Deptt. MWD and Defence authorities.

14. Patel Road - Rama Road F 5 (18)2001-MP

On behalf of the MCD the consultant presented the proposal before the Tech. Committee. The proposal was agreed in principle. It was decided that the proposal along with the feasibility report, requisite survey along the roads and the one km. radius of area circulation plan be submitted to the Technical Committee for consideration.

15. Corridor improvement plan of Ring Road from AIIMS to Dhaura
Kuan. Benko Jharaz Marg Ring Road. F 5(16)2000-MP

In this connection the PWD was informed that the decision of the committee meeting, the Technical committee meeting and the decision of the MD meeting were conveyed to the PWD vide which the proposal was forwarded for commissioning of Dhaura Kuan fly over.

16. Outer Ring Road - Khel Gaon Marg F 5(1) 2000-MP

The proposal was explained by the consultant. The intersection at Benko Nagar was discussed in detail. It was decided that geometric of the intersection be improved and proposal be brought again before the Technical Committee. The area circulation plan and traffic management plan be also submitted in detail along with the said proposal.


Compared with Original

10. Road Net work in Narela F 15(17)2001MP-PT-I

The Technical Committee has requested AC-III to bring the matter again in the Technical Committee with road cross section justifying the need of the road as proposed in the agenda.

11. Change of land use for property Development on Metro Corridor.

During the meeting the representative of DMRC handed over a note on the issue of change of land use on the lands available with them for the purpose of property development. DMRC expressed its inability to identify the quantum of the land for which they would seek the clearance for change of land use, since in the case of smaller size the property development would form a part of the approved station / terminal building. During the meeting it was agreed to that on the pattern of Shahdara Tis Hazari corridor DMRC be allowed to develop the properties allotted on permanent basis in areas upto 3 ac other than recreational use on the basis of the norms of 25% ground coverage and 100 FAR which will take care of the operational requirement as well as property development on a particular site. This, being a policy issue, will be referred to the Govt. of India for seeking necessary approval.


Observation and Comments if any on the draft minutes may please be sent to Jt. Dir. (MP) within a week time.

Above draft minutes are issued with the approval of Vice Chairman, DDA


(SURENDER SRIVASTAVA)
DIRECTOR (DC)

Copy to:

- 1. OSD to VC for information of the latter.
- 2. Engineer Member, DDA
- 3. ✓ Commissioner (Plg.) DDA *16/9*
- 4. Commissioner (LD) DDA ✓
- 5. Commissioner (LM) I & II DDA
- 6. Town Planner, MCD


Compared with Original

7. ✓ Chief Town Planner, TCPO *16/9/02*
8. ✓ Chief Architect, DDA *16/9/02*
9. ✓ Chief Architect, NDMC *16/9/02*
10. ✓ Chief Engineer (Elect) DDA *16/9/02*
11. ✓ Addl. Commr. I, DDA *16/9/02*
12. ✓ Addl. Commr. II, DDA *16/9/02*
13. ✓ Addl. Commr. III, DDA *16/9/02*
14. ✓ OSD MPPR, DDA *16/9/02*
15. ✓ Secretary, DUAC *16/9/02*
16. ✓ Land & Development Officer, L&DO *16/9/02*
17. ✓ Sr. Architect, (H&TP) CPWD *16/9/02*
18. ✓ Dy. Commissioner of Police (Traffic) Delhi *16/9/02*
19. ✓ Director (Land scape) DDA *16/9/02*
20. ✓ Director (DC) DDA *16/9/02*
21. ✓ Director (MPPR) DDA *16/9/02*

(A K MANNA)
JT.DIR.(MP)

dc Vidas Mune

**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)**

F.1(14)2002-MP

Dated :

Sub: Minutes of the Special Technical Committee Meeting regarding fly overs in Delhi held on 13.8.2002 in DDA.

A special Technical committee meeting for the flyover projects was held on 13.8.2002 at 10.00 a.m. in the Conference Hall, Vikas Minar. The concerned agencies had been requested to bring the written agenda item along with the drawings to be discussed in the Tech. Committee. However various fly over proposals submitted by the PWD & MCD were discussed without any written agenda, as the same were not submitted by them. The list of the participants is enclosed. The details of the projects discussed are as follows:

1. Corridor Improvement plan of Ring Road from Mayapuri to Punjabi Bagh ROB F5(4)2001-MP

The consultant on behalf of the PWD explained the proposal of half flyover on either side of the ring road, various intersections at Punjabi Bagh Club Road and Punjabi Bagh West and Moti Nagar Road intersection. The consultant in compliance to the observations of the minutes of the sub committee meeting explained the proposal. It was decided that the area improvement plan on the Punjabi Bagh side may be made part of the overall scheme. The scheme along with area circulation plan within 1 km. radius of the said proposal on all the sides be brought before the Tech Committee again.

2. Corridor Improvement Plan of Ring Road between Ashram & Mool Chand Intersection F5(11)2001-MP

Deferred on the request of PWD

3. Delhi Ghaziabad Railway Line RUB at Road No. 58. F5(4)96-MP

Deferred on the request of PWD.

Grade Separator at the intersection of outer ring road / G T road (NH 1) known as Mukarba Chowk. F5(2)2002-MP

The consultant on behalf of the PWD explained the proposal. It was informed by the representative of the DMRC that Phase II proposal of SBT / Azadpur Subzi Mandi / Sanjay Transport Nagar is passing by this proposal. Therefore, the concurrence from NHAI I & F Deptt. GNCTD and DMRC may be got obtained. The scheme be brought again before the Tech. Committee.

[Signature]
Comptroller & General

5. Corridor Improvement Plan of Ring Road from ITO to Bharow Road. F3(15)2001-MP

The proposal submitted by the PWD indicating a trumpet proposal at the intersection of ring road / Bhairow Road was put up for consideration. It was decided that this proposal is neither in conformity to the earlier decision of the Tech. Committee wherein a comprehensive proposal of Ring Road from Ashram Chowk to ITO was called for from PWD. The development proposal of Bharow Road should also take into account the development of its intersection with Mathura Road simultaneously as the part of this proposal. As such the part scheme was rejected and it was desired that the comprehensive scheme be brought again before the Tech. Committee for consideration.

6. Station Road and NH 8 intersection F 5(14)2001-MP

The consultant brought the proposal on behalf of the PWD. The proposal was agreed in principle subject to clearance from Forest Deptt. NHAI and Defence authorities.

7. Patel Road - Rama Road F 5 (18)2001-MP


On behalf of the MCD the consultant presented the proposal before the Tech. Committee. The proposal was agreed in principle. It was decided that the proposal along with the feasibility report, requisite survey along the roads and the one km. radius of area circulation plan be submitted to the Technical Committee for consideration.

8. Corridor improvement plan of Ring Road from AIIMS to Dhaula Kuan. Benito Juarez Marg Ring Road. F 5(16)2000-MP

In this connection the PWD was informed that the decision of the sub committee meeting, the Technical committee meeting and the decision of the LG meeting were conveyed to the PWD vide which the proposal was deferred till commissioning of Dhaula Kuan fly over.

9. Outer Ring Road - Khel Gaon Marg F 5(1) 2000-MP

The proposal was explained by the consultant. The intersection at Malviya Nagar was discussed in detail. It was decided that geometric of the intersection be improved and proposal be brought again before the Technical Committee. The area circulation plan and traffic management plan be also worked out in detail along with the said proposal.



10. Road Net work in Narela
File No. 15(17)2001MP-PT-I

The Technical Committee has requested AC III to bring the matter again in the Technical Committee with road cross section justifying the need of the road as proposed in the agenda.

11. Change of land use for property Development on Metro Corridor.

During the meeting the representative of DMRC handed over a note on the issue of change of land use on the lands available with them for the purpose of property development. DMRC expressed its inability to identify the quantum of the land for which they would seek the clearance for change of land use, since in the case of smaller size the property development would form a part of the approved station / terminal building. During the meeting it was agreed to that on the pattern of Shahdara Tis Hazari corridor DMRC be allowed to develop the properties allotted on permanent basis in areas upto 3 ac other than recreational use on the basis of the norms of 25% ground coverage and 100 FAR which will take care of the operational requirement as well as property development on a particular site. This, being a policy issue, will be referred to the Govt. of India for seeking necessary approval.

The above minutes have been confirmed in the 5th Technical Committee meeting held on 22.10.2002.


(SURENDRA SRIVASTAVA)
DIRECTOR (DC)

COPY TO:

1. OSD to VC for information of the latter
2. Engineer Member, DDA
3. Commissioner (Plg.) DDA
4. Commissioner (LD) DDA
5. Commissioner (LM) I & II, DDA
6. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, DDA
9. Chief Architect, NDMC

Contd...../-

10. Chief Engineer (Elect) DDA
11. Addl. Commr. I, DDA
12. Addl. Commr. II, DDA
13. Addl Commr. III DDA
14. OSD MPPR,
15. Secretary, DUAC
16. Land & Development Officer, L&DO
17. Sr. Architect, (H&TP) CPWD
18. Dy. Commissioner of Police (Traffic Delhi)
19. Director (Land Scape) DDA
20. Director (DC)


(AK MANNA)
JT.DIR.(MP)

List of participants of Special Technical Committee meeting held on
13.8.2002

DELHI DEVELOPMENT AUTHORITY

S/SHRI

P K Hota, Vice Chairman
R K Bhandari E M
Vijay Risbud Commr. (Plg.)
C L Aggarwal Chief Architect
A K Jain Addl. Commr. (I)
N K Aggarwal, Addl. Commr. (II)
Prakash Narain Addl. Commr. (III)
Ashok Kumar, OSD (MPPR)
Savita Bhandari, Director (I.S)

T C P O

Udit Ratna Associate TCP

DELHI TRAFFIC POLICE

V P Singh, Chaudary ACP

SPECIAL INVITEES

A K Bajaj, CE DMRC
Prabhash Singh, CE PWD
Jag Mohan Swaroop Director (PWD IV)
S C Jain Profs. (PWD)
R Lal EE (PWD)
Surji Singh Prof PWD
Ajit Hironony Arch DMRC
K Sri Nath Chief Urban Planner (DMRC)
R M Raina Advisor P D DMRC
S Sengupta Arch. CPWD
Sheel Kumar Singh PWD
A L Garg PM (DSSCN) PWD
R M Lal Director (TT) DDA
D K Saluja Director (NP) DDA
I Mohan Director (RYP.) DDA
Arunish Upadhyay (EE MCD)
S K Jain SE (WZ) MCD
B S Jaglon Dy. Director (NL) DDA
G CMBRA Dy. C F O (DFS)
D Sanyal Consultant

**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)**

F.1(14)2002-MP

Dated :

Sub: Minutes of the Special Technical Committee Meeting regarding fly overs in Delhi held on 13.8.2002 in DDA.

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(AK MANNA)
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DELHI DEVELOPMENT AUTHORITY
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F.1(14)2002-MP

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(14)2002-MP 1679

Dated : 15-11-02

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[Signature]
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vtj49

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F.1(8)2003-MP

DATED: 9/5/03

MEETING NOTICE

The 2nd meeting of the Technical Committee of Delhi Development Authority for the year 2003 will be held on 9.5.2003 at 12.30 p.m. in Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items with agenda to be discussed is enclosed herewith.

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


(SURENDRA SRIVASTAVA)
DIRECTOR (DC)

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3. Commr. (Plg.) DDA
4. Commr. (LM) I DDA
5. Commr. (LM) II DDA
6. Commr. (LD) DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
9. Chief Architect, DDA
10. Chief Architect, NDMC
11. Chief Engg (Elect) DDA
12. Addl. Commr. I DDA
13. Addl. Commr. II DDA
14. Addl. Commr. III DDA
15. OSD (MPPR) DDA
16. Secretary DUAC
17. Land & Development Officer (L&DO)
18. Sr. Architect (H&TP) CPWD
19. Dy. Commr. Of Police (Traffic) Delhi
20. Director (land Scape) DDA

SPECIAL INVITEES :

- | | |
|---|--------------------|
| CE East Zone DDA | : |
| Director 'O', Zone DDA | : Item no. 11/2003 |
| Chief Engineer Central Water Commission | : |
| Member Secretary, DPCC | : |
| Joint Director (Industrial) GNCTD | : |
| Chief Engineer DSIDC | : Item NO. 10/2003 |
| Chief Engineer (Plg.) Northern Railway | : |
| Chief Engineer (Jal Board) | : |
| Director Narela Project DDA | : |
| Director (TT) DDA | : Item No. 12/2003 |
| Director (AP-I) DDA. | : Item No. 13/2003 |
| Director (Bldg.) DDA | : |
| Director (Land) RES. DDA | : Item no. 15/2003 |
| Director (Land Costing) DDA | : |
| C.E. (I&FC) | : Item no. 12/2003 |

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S.NO.	ITEM NO.	SUBJECT	PAGE NO
1.	9/2003	Confirmation of minutes of the Technical Committee held on 11.3.2003.	
2.	10/2003	Setting up of 350 MW Pet Coke Based Thermal Power Plan at Narela by APPo'o Energy Co.Ltd. F20(9)96-MP/Pt.	1 - 12
3.	11/2003	Link Road connecting Toll Road to UP Link Road near Mayur Vihar. F5(2)2003-MP	13-16
4.	12/2003	Proposed Grade Seperator at the intersection of NH - 24 Bye pass and Eastern Marginal Band Road Noida More. F5(11)98-MP	17-22
5.	13/2003	Boundaries of Anand Prawat Industrial area. F17(1)2001-MP-Pt-III	23-
6.	14/2003	Policy framework for sanctioning building plan in Urban Village. F3(29)94-MP-Pt.III	24-31
7.	15/2003	Processing of application seeking permission/regularisation for running of Bank, Nursing Home, Guest House in Residential premises. F10(5)81-MP/PT-X	Laid on table.

Agenda for Technical committee

Sub: Setting up of 350 MW Pet Coke Thermal Power Plant at Narela by Apolo Engery Co. Ltd. In Narela Subcity Project.

F.No. F20(9)96/MP/

1. Background

This is regarding the proposal of 350 MW Pet Coke Thermal Power Plant in Narela Subcity. Location plan is placed as Annexure "A". The proposal was earlier discussed in the Tech. Committee Meetings held on 25.06.96 and 26.05.98. Following decision was taken in the Tech. Committee Meeting held on 26.05.98.

"Tech. Committee desired that acquisition of land may be done by GNCTD itself for which the plan showing locations of 40 hec. site approved for proposed thermal power plant (Appolow Energy Co.) may be issued to GNCTD and DVB."

Agenda of the Tech. Committee Meeting held on 26.5.98 is placed as Annexure "B"

Director, Ministry of Envoinment and Forest, Govt. of India vide her letter dated 3.7.02 (copy placed as Annexure C) addressed to Director (Tech. Appolo Energy co.) has raised the following issues concerning the DDA:

- a) The Hon'ble Supreme Court in its order dated 8.7.96 has directed that "H" Category Industries cannot be permitted to open and function in Delhi. The location and category of the industry for the project has to be in conformity with the Supreme Court Orders. Ministry of Urban Development is the nodal agency for ensuring complaince of the Supreme Court Directives.
- b) Commitment from DDA regarding the provision of network of wide roads in Narela Subcity which is expected to serve the plant site alongwith time frame for providing relevant road links.
- c) Revised layout for the plant activities to make it in confirmity to the guidelines of maintaining 500 mtrs. distance from Railway alongwith concurrence of DDA for additional area required if any.

The said clarifications have also been desired by the Ministry of U.D. through their letter dated 17.07.02 and subsequent letters .

Necessary clarifications on the above were conveyed to the Desk Officer, Ministry of U.D. vide our letter No. F9(19)96/MP/495 dated 7.8.02 (copy placed at Annexure "D") by Jt. Director (MP). The matter was further discussed in a meeting under the chairmanship of Secy, Enviornment, GNCTD on 8.11.02 with a reference to the Hon'ble Supreme Court Order dated 8.7.96 which has directed that "H" category of Industries can not be permitted to operate & function in Delhi. The category & location of the industry for the project has to be in conformity with the Supreme Court Orders. The following decision was taken:

"Director, Ministry of U.D. opined that the category of the unit will depend on the process of manufacturing and the raw materials used MS CPCB stressed that Ministry of Urban Development should clarify about the category of the unit at the earliest."

Regarding the location it was appraised that at present the designated landuse of the area where in the power plant is proposed is Agriculture. Therefore, the present landuse does not allow the project to come up. However, the site is earmarked under utility, where in this project is allowed, in the proposed zonal development plan which is yet to be notified. In case, the proposed plan is approved, then the land will be acquired by the concerned authority."

Member Secy, DPCC vide letter dated 3.12.02 has desired clarifications on the following (copy placed at Annexure "E"). :

- a) Categorization of Pet Coke based Thermal Power Plant with respect to Master Plan of Delhi-2001.
- b) Status as per MPD-2001 of the land use on which the Power Plant is proposed to be established.
- c) Status of land acquisition for the purpose.

2. The matter was discussed further with Comr.(Plg) on 14.01.03 and it was desired that the case may be put up to the Tech. Committee since it is not getting resolved with the DPCC.

Examination

- i) Thermal Power Plant has not been placed under any category of manufacturing as per MPD-2001. However, as per MPD-2001 provisions, Electricity (Power House, Sub Stations etc) is covered under utility (U-3) Use Zone.)
- ii) The site under reference forms part of the Draft Zonal Plan of Narela Subcity (Zone M, N & P (Pt) which was approved by Authority vide Resolution No. 52/99 dated 18.10.99 and sent to Ministry of U.D for notification by Jt. Director (MP) vide letter No. F4(3)98-MP dated 20.11.2000. Addl. Director (DD) MOUD, vide letter No. 669/DDR/2002/DDIB dated 21.03.02 has intimated that after acquisition of land the matter of change of landuse from rural to various other uses may be taken up with NCRPB.
- iii) The Tech. Committee of DDA in its meeting held on 26.5.98 cleared the Thermal Power Plant Proposal in Narela subcity. The Apollo Engery Co has to obtain clearances from the Ministry of Envoinment & Forest, DPCC with regards to Envoinmental Impact Assessment., raw materials used, Process of manufacturing and the bye-products. Clearances are also to be obtained from the Ministry of Railways before taking up the acquisition of the land.
- iv) DDA does not have any guidelines on maintaining 500 mts distance from Railway Line. With this process a number of uses along the railway line have to be removed which will make the project unviable.


3. Recommendations

The proposal as explained under Para I and II above is placed before the Technical Committee for consideration of :

- a) Allowing Pet Coke Based Thermal Power Plant under Utility (U-3) use zone of MPD-2001.
- b) The proposed Pet Coke Thermal Power Plant shall not be covered under 'H' category industry being a Utility under U-3 Zone.
- c) DPCC shall examine the case with regards to the raw materials used, their process of manufacturing and the bye-products obtained alongwith their envoinmental impact as per envoinmental laws.
- d) DDA does not have any notification which says that a distance of 500 mts has to be left on either sides of railway lines. With such a proposal, the

3
project would be completely unviable. We are leaving only 30 mts as a railway R/W from the centre of the existing railway line on either sides.


(P.K. Behra)
Jt. Director (NP)I


(D.K. Saluja)
Director (NP)


(Rajesh Jain)
Asstt. Dir.(NP)I

Subject : Agenda for the identification of about 100 acres (40 Ha) of land for the proposed Thermal Power Plant by Apollo Energy Co Ltd. Narela sub-city Project
F. 20C9796-MP.

1.0 BACKGROUND:

- 1.1 Apollo Energy Co. Ltd. has submitted an application for allotment of about 100 acres 40 (Ha) of land in the Narela subcity Project for Thermal Power only to Delhi through the existing transmission network of DVB. The proposed plant is mainly coal based thermal power plant and for cooling system the plant will be using semi-treated water from the nearby sewerage treatment plant upto the extent of 10 MGD. The fly ash generated will be mixed with sludge brought from the nearby STPs and converted into fertiliser. As per the project report, this will be a zero pollution thermal power project. The project will also have an Energy Visitor Centre for Training & Research for the benefit of technocrats as well as educate general public in energy conservation.
- 1.2 The case was examined with the reference to MPD-2001 proposals, power Scenario in Delhi in detail and was placed before the Technical Committee meeting held on 25.6.96, the following observations were made in the Technical Committee:-
- i) The view of Power Dept. Of GNCTD & DESU be obtained with reference to the proposed location in Narela Project area.
 - ii) The stated requirement of land should be examined and properly justified. Also exact break-up of various land utilization components needs to be worked out with a view to decide on the land use changes that would need to be determined for the project.
 - iii) Modalities for land acquisition & allotment price would need to be worked out by Lands Deptt. in consultation with Finance Deptt.
 - iv) The proposal be processed further on the above lines and brought again before the Technical Committee in due course.

2.0 ACTION TAKEN REPORT:

- 2.1 Delhi Vidyut Board vide its letter No.CE(G)/A.H./399 dated 26.7.96 (Annexure-I) has justified the requirement of land for the area of 40 Ha for

the project and vide letter No. CE(G)/CAP/90/ dated 20.2.96 have agreed to evacuate 300 MW of electricity to be developed by the power plant for further distribution to the residents of the area. (ANNEXURE - I)

2.2 The following is the break-up of the land utilization within the plant area:-

- i) 20 Ha for Power Plant Railway siding
- ii) 10 Ha for Cold Storage.
- iii) 7 Ha for assembling utilisation.
- iv) 2 Ha for essential building/staff quarter
- v) 1 Ha for Energy Visitors Centre.

2.3 The Special Secretary, GNCTD vide its letter No.4(4)/95/EB/UD/2540-2543 dtd. 27.2.98 has informed that:

"DDA could acquire the land under the Scheme of 'Large Scale Acquisition Development and disposal and should allot the land for the power plant to be set up by Apollo Co. and enter into a lease agreement for the same. The land transaction should be on commercial basis. DVB is examining the site arrangement plan for the developer to ascertain the exact requirement of land."

It is further suggested to consider the request of Apollo Energy Centre for allotment of land since the Delhi Government has already given in principle clearance for setting up Power Project. (ANNEXURE - III)

2.4 Director, Apollo Energy Co. Ltd. Vide his letter dated 19th March, 1998 was also submitted the project update, salient features of which are given as under:-

- i) Apollo Energy Co. has received in principle clearance for the project from CEA in March, 1996 including the clearance from Delhi Water Supply, Sewage Disposal Undertaking, DPCC and DVB.
- ii) Technical Committee clearance from CEA is yet to be received.
- iii) Clearance from MOE & F is expected.
- iv) Organization is likely to get the clearance for supply of washed coal.
- v) Airport Authority clearance of Chimney height has already been received.
- vi) Delhi Water Supply and Sewage Board has agreed to give 10 mgd. Of effluent from the Narela Sewage Treatment Plant and DVB will evacuate power generated from the plant.
- vii) Clearance under section 18-A and Gazette notification under section 29(2) of E (S) Act is yet to be issued by GNCTD.

Minutes of the Technical
Committee Meeting Held on 26/5/98

3.0 DETAILS OF EXAMINATION:

3.1 The site considered by the Technical Committee meeting held on 25.6.96 is marked red on the copy of the plan (laid on the table).

- The site is presently approachable from GT Road (NH-10) by Nangli Puna-Khera Khurd road and is in the vicinity of the existing Railway line.
- Water Pipe Lines from STP-I & STP-II are to be laid along GT Karnal road and then the approach road & to the plant site by Apollo Energy Co.
- In future, the site will be made approachable either from the proposed 80 Mt wide road or 100 Mt. wide road.
- As per MPD-2001, the land use of the area is agriculture but forms part of Urban Extension.
- As per the Draft Zonal Development Plan of Narela subcity, the land use is residential.
- As per MPD-2001, utilities and services are permissible in all use zones.

4.0 PROPOSAL:

Keeping in view the above, following is submitted for the consideration of the Technical Committee:-

- i. Acquisition of land measuring about 100 Ha as marked green on the copy of the plan for residential use out of which 40 Ha will be allotted to Apollo Energy Company for the setting up of 300 MW Thermal Plant.
- ii. In addition to the above, if any land is required by Apollo Energy Co. for providing access to the project and laying pipe lines etc. will also be acquired and the cost will be borne by Apollo Energy Co.

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

DECISION

Technical Committee desired that acquisition of land may be done by GNCTD itself for which plans showing location of 40 ha. site approved for proposed Thermal Power Plant (Apollo Energy Co. Ltd.) may be issued to GNCTD & DVB.

Compared with Original

CP 8
15/6/98

Pragati
15/6/98

Member Secretary
Technical Committee
Delhi Development Authority

No.J.13011/22/97-IA.II(T)
Government of India/Bharat Sarkar
Ministry of Environment and Forests
(Paryavaran Aur Van Mantralaya)

Annexure - C

Paryavaran Bhavan,
C.G.O. Complex,
Lodi Road,
New Delhi-110003.

July 3, 2002.

Subject : 350 MW Pet Coke Based Thermal Power Project at Narela, Delhi of M/s Apollo Energy Power Limited.

This has reference to above mentioned project which is currently under consideration from environmental angle. As you are aware, project was considered in the Expert Committee meeting held on 26th June, 2002. All the documents submitted from time to time have been looked into and the clarifications submitted during the meeting have also been taken note of.

2. Keeping in view the location of the project in Narela Sub City and the pollution status of Delhi, it is felt that following environmental standards are required to be incorporated in the planning and design of the proposed project.

- i) Particulate matter emission from the proposed power plant should not be more than 50 mg/Nm³.
- ii) Sulphur Dioxide emission from the proposed power plant should not be more than 400 mg/Nm³. The efficiency of sulphur trapping should not be less than 90%.
- iii) Oxides of Nitrogen (NOX) emission from the proposed power plant should not be more than 100 ppm at 15% excess oxygen.
- iv) Hydro carbon emission from the proposed plant should not be more than 50 ppm.
- v) Nickel and Vanadium emissions from the proposed plant should not be more than 5 mg/Nm³.
- vi) Stack height should not be less than 275 m.
- vii) The project proponent should install continuous monitoring system for particulate matter, SO₂ and NO_x and data should be submitted to CPCB and DPCC fortnightly.
- viii) The Hon'ble Supreme Court in its order dated 8.7.1996 has directed that 'II' category industries cannot be permitted to operate and function in Delhi. The location and category of the industry for the project has to be in conformity with the Supreme Court's Order. Ministry of Urban Development is the nodal Agency for ensuring compliance with the Supreme Court directives.
- ix) Use of only treated water from sewage treatment plants for use in power project as proposed and no surface or ground water to be tapped for project activities including during construction.
- x) Confirmation from Delhi Jal Board that adequate sludge will be made available to the project proponent for manufacturing of N-Viro soil.
- xi) Confirmation from Delhi Vidyut Board that all the power generated from this power plant will be used in NCT, Delhi so that pollution generated from the gensets (portable and stationary) is minimised.
- xii) Commitment regarding minimum use of secondary fuel with low sulphur and avoidance of use of furnace oil.



संख्या
No.
दिनांक
From
सेवा में,
To.

Delhi Development Authority
Master Plan Section
6th Floor, Vikas Minar, I.P. Estate
New Delhi.

Annexure - D
निरासी विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
विकास भवन
विकास भवन
पार्क एन.ए.
L.N.A.
नई दिल्ली-110023
New Delhi-110023

दिनांक

Date

7/8/02

No. F20(9)96/MP/ 549

Dated:

From: A.K. Manna
Jt. Director (MP)

To

The Desk Officer,
Ministry of Urban Development & Poverty Alleviation (Delhi Divn)
Govt. of India,
Nirman Bhavan, New Delhi.

Sub: Setting of 350 MW pet coke based thermal power project at Narela

This is to refer to letter dated 5th July, 02 from Jt. Secy, Ministry of Environment & Forest addressed to Jt. Secy. (D&L), Ministry of U.D & PA forwarded by Desk Officer, Ministry of U.D & P.A. vide his letter dated 17.7.02. Following issues concerning the Environmental Clearance have been raised by Ministry of Environment and Forest which concern the DDA:

- iv) Conformity of the 350 MW pet coke based Thermal Power Plan at Narela with the Hon'ble Supreme Court Orders dated 8th July, 96 in Writ Petition (Civil) No. 4677 of 1995 between Sh. M.C. Mehta (Petitioner) and the Union of India and others respondents. In these orders Hon'ble Supreme Court has directed that "H" category industries cannot be permitted to operate and function in Delhi, the court has further directed that these industries may be located or shifted to any other industrial state in NCR. Ministry of U.D is reported to be the nodal Ministry in implementation of the court orders
- v) The proposed power plant I site is located in Narela Subcity in north western part of Delhi. An area of about 100 acres is earmarked for the 350MW power plant. It is understood that DDA has agreed to allocate this area to power project and is also planning to provide necessary network for the project and is also planning to provide necessary network for the project. The MOEF in their letter dated 03.07.02 has also desired the time frame for providing relevant road link.
- vi) Revised layout for the plan activities to make it in conformity to the guidelines maintaining 500 M² distance from railway line alongwith concurrence of DDA for additional area required, if any.

The proposal of thermal power plant by Appolo Energy Co. Ltd. In the Narela Subcity project was discussed in the DDA's Tech. Committee meeting held on 25.06.96. The proposal was further discussed in DDA

checked
7/8/02

- xiii) Provision for use of dry sludge for production of N-viro soil and, if necessary, drying facilities at the cost of the project authorities at the sewage treatment plant.
- xiv) Provision for safe transportation of sludge from the sewage treatment plant in closed trucks to ensure that no spillage either of dry material or of water takes place in transit.
- xv) Revised layout for the plant activities to make it in conformity to the guidelines of maintaining 500 m distance from railway line along with concurrence of DDA for additional area required, if any.
- xvi) Calculations of GLC values based on the emissions indicated in items (i) to (vi) for worst case scenario in consultation with IMD.
- xvii) Details on environmental improvement measures such as avenue plantations along the roads upto 1 km distance, tiling of pavements to control dust emission, phasing of construction work as well as waste utilization etc.
- xviii) Commitment from DDA regarding the provision of network of wide roads in Narela sub city which is expected to serve the plant site along with timeframe for providing relevant road link.
- xix) Clarification regarding the extent to which the level of the site needs to be raised and the source of fill material, which should not be from agricultural land.
- xx) Commitment regarding transportation of imported pet coke and the lime stone required for the project only by rail. Even if the feed stock is sourced from within the country, same mode of transport to be ensured.

3. As indicated at item 2(viii) above, it also needs to be ensured that the location of the project is in conformity with the order of the Hon'ble Supreme Court dated 8th July, 1996 regarding operation of "II" category industries in Delhi. The promoters, therefore, may get in touch with Ministry of Urban Development, GOI, for ensuring conformity with the said order. The Ministry is also separately taking up the matter with Ministry of Urban Development in this regard.

4. It is requested that itemwise response on the above mentioned issues, the financial requirements for their implementation for inclusion in the project cost as well as commitment to comply with the indicated environmental norms be submitted at the earliest for facilitating further processing of the project.


(Nalini Bhat)
Director

Shri I. Basava Raju,
Director (Tech),
Apollo Energy Company Ltd.,
10-3-316/A, Masab Tank,
Hyderabad-500 028.

Tech. Committee Meeting held on 26.5.98 held in which the following decision was taken.

"Tech. Committee desired that acquisition of land may be done by GNCTD itself for which plan showing location of 40 Hact site for Appolo Engery Co. Ltd) may be issued to GNCTD and DVB.

Parawise comments on the issues raised in the said letters are as follows:

- iv) As per provision of MPD-2001, Electricity (Power House, Substations etc.) are covered under utility. Parks, parking, circulation and public utilities are permitted in all the Zones(copy placed enclosed at page 198-199/C). As per MPD-2001 provisions, power houses may be considered as the utility. However, keeping in view the raw materials and the bye products from the power house, we may seek necessary clarification in this regard from the DPCC and their views to allow this project keeping in view the Hon'ble Supreme Court Orders dated 08.07.96.
- v) A hierarchy of road network has been proposed in the Narela Subcity Plan which is approved by the Authority vide resolution No. 52/99 dated 26.10.99 and has been referred to the Ministry of U.D. and Poverty alleviation for notification on 20.11.2000. The proposed network is to be implemented by DDA/PWD keeping in view the priority development of the various pockets/areas.
- vi) DDA does not have a copy of the guidelines from the railways which says that a minimum of 500 mts. distance is to be kept from the railway line for taking up any construction. We may request Ministry of Envoinment and Forest to kindly arrange to make available a copy of the same. Any further request for addl. Land, if required may be considered after approval of the competent authority.

Yours faithfully,


(A.K. Manha) 18/02

6/1



DELHI POLLUTION CONTROL COMMITTEE
DEPARTMENT OF ENVIRONMENT, GOVT. OF DELHI
4TH & 5TH Floor, ISBT Building, Kashmiri Gate, Delhi - 06.

No. DPCC/Planning/AECL/02/ 2812

Dated: 3-12-2002

To

Shri T.K. Pardhan,
Joint Secretary (D&L),
Ministry of Urban Development & Poverty Alleviation,
Government of India,
Room No. 144, 'C' Wing,
Nirman Bhawan,
New Delhi - 110 001.

RECEIVED

21/11/02

16/12/02

D.D.A.

Sub: Pet Coke based Thermal Power Plant proposed at Narela, Delhi.

Sir,

This is with reference to the meeting dated 8th November, 2002 held by the Secretary (Environment) - Cum - Chairperson (DPCC) on the issues concerning the proposal submitted by Mrs Apollo Energy Co. Ltd. For setting up of pet-coke based Thermal Power Plant at Narela. The issue of categorization of the unit as well as the land use of the proposed site also figured in the meeting. Both these issues are a part of MPD-2001 which is a document only notified by Ministry of Urban Development, Government of India. You are requested to provide clarifications on the following issues as discussed during the meeting.

- Categorization of Pet Code based Thermal Power Plant with respect to Master Plan of Delhi - 2001.
- Status as per MPD-2001 of the land use on which the Power Plant is proposed to be established.
- Status of land acquisition for the purpose.

You are requested to clarify the above urgently so that the case may be processed further and a decision may be taken regarding the establishment of the said Thermal Power Plant.

Encls: Minutes of the meeting,
Dated 8th November, 2002.

Yours sincerely,

(DEBASHREE MUKHERJEE)
Member Secretary, DPCC

Copy to :

- Sh. A.K. Manna, Jt. Director (Master Plan), DDA, Vikas Minar, IP Estate, New Delhi - 110 002, for urgent action with reference to DPCC letter No. DPCC/Planning/AECL/02/2679 dated 30/10/02.
- Addl. Commissioner, Department of Urban Development, Govt. of Delhi, 10th Floor, Delhi Secretariat, IP Estate, Delhi - 110 092.
- Dr. Duraiswamy, Director, Ministry of Environment & Forest, Parvathan Bhawan, CGO Complex, Lodhi Road, Delhi - 110 003.
- Member Secretary, CPCB, Parivesh Bhawan, East Arjun Nagar, Delhi - 110 093.

In the file pls.

The concerned files are

For D.D.A. up with D.D.A. (IP) Govt. of Delhi. We may send the same to D.D.A. for file.

DPCC
16/12/02

Pls

13 - T.C. → Item No 11/2003

**DELHI DEVELOPMENT AUTHORITY
TRAFFIC AND TRANSPORTATION UNIT
6TH FLOOR, VIKAS MINAR, NEW DELHI**

No.F5(2)2003/MP/

Dated:

AGENDA FOR TECHNICAL COMMITTEE

**Sub: Link Road connecting Toll Road to UP Link Road near
Mayur Vihar - (File No. F5(2)2003/MP).**

1.0 BACKGROUND -

President & CEO Noida Toll Bridge Co. Ltd. Vide his letter dated 5.3.03 has forwarded a proposal for implementation of Link Road connecting Toll Road to UP Link Road near Mayur Vihar Phase I.

Delhi Noida Toll Bridge has proposed to augment the over all cross Yamuna road capacity. The existing alignment is not of much benefit to residents of colonies situated toward North & North East of Noida due to its present alignment. The existing Toll Road starts from between Sector 15A and 16A in Noida (UP) and links up to the Ring Road in Delhi near Maharani Bagh. Therefore, residents of North Noida, and near by colonies like Vasundhara Enclave, Mayur Vihar Phase - I don't find the Toll Road an attractive route to connect to and fro from South Delhi since there is no distance saving in comparison to Nizamuddin Bridge and ITO Bridge to reach South Delhi.

The New Link Road will be financed and implemented by Noida Toll Bridge Co.Ltd. (NTBCL). The Govt.of Delhi vide their letter No.F8(133)2001-02/PWD-11/3-4 dated 2.1.03 and F8(133)2001-03/PWD-11/648 (Ann.-I) has approved the proposal in principle and authorized NTBCL to take approval of DDA.

2.1 Location -

The new link road is proposed to be built between DND fly way and Mayur Vihar Phase - I intersection on Delhi Noida Link Road passing through the Yamuna Bed Area forming part of Zone 'O'.(Please refer location plan at Annexure A)

2.2 R/W of the new link -

- (a) This proposed new link has not been indicated in the MPD 2001 and the zonal plan of the area under reference.
- (b) The location of the new link is yet to be proposed/finlized in the overall layout plan of the river bed zone.
- (c) There is no layout plan yet prepared for the River bed zone where this link could be established/identified.

2.3 Land Use -

As per MPD 2001 the proposed link falls in the Yamuna Bed. There is no approved zonal plan of the area.

3.0 EXISTING TRAFFIC CONDITIONS -

The new link proposal will be only a one way route in the first place from South Delhi to Mayur vihar. The probable estimate of traffic likely to use this link is about 19,330 PCU in the year 2004 based on road side interview carried out by the Consultant. Currently, the average daily traffic on the Delhi-Noida Link Road is 70,000 PCU which is having capacity of 1,20,000 PCU with 6 lane divided carriage way.

The proposed one way link road from DND toll bridge to Delhi Noida Road is expected to carry approx. 12,500 vehicles/day in the year 2004 (10,000 PCU/day).

This shift in the travel pattern will not have any adverse impact on the adjacent traffic net work. Rather, it will lead to a reduction in the evening traffic on the Hazratpur Bridge and Noida Mod Intersection.

4.0 PROPOSAL -

Phase I - It is a new alignment proposed through the Yamuna Bed Area (Zone 'O') which will link the DND fly way and Delhi Noida Link road one way.

In the first phase the link will be provided in the East bound direction only (from Delhi/DND Fly way to Mayur vihar). The two lane wide one way road will be 1.6 km. in length and will merge with the Delhi-Noida Link Road near the proposed Mayur Vihar distt.Centre. The proposed link consisting of 2 lanes (7.5 m wide carriage way) with embankment of 2:1 slope and a designed speed of 60 - 80 km per hour. The road formation level of this link is

15
proposed at 206.66 m i.e 1.0 m above the high flood level of 205.66 m. The critical road level of Delhi - Noida road being at 205.19 m. There is no proposal of footpath along the carriage ways. This new connection will reduce the travel distance by 3.1 km. The entire road will be constructed on embankment. As per the feasibility report, no structure/tree is affected in the proposal.

Phase II- In the 2nd phase the reverse link connecting Mayur vihar with DND fly way will be constructed after the Kalindi Kunj By pass is constructed with signalized junction at the UP Link Road and flyover at the toll Road Intersection.

Phase III- In the final phase a flyover will be constructed at the UP Link Road intersection in place of signalized intersection.

5.0 PLANNING OBSERVATIONS -

The proposal has been examined and following are the planning observations :-

1. The proposed link has not been indicated in the MPD 2001 and falls in the area designated as River Bed.
2. Zonal Development Plan of the area is yet to be got prepared/finalized.
3. The proposed link will connect Delhi-Noida link road opposite existing 30 M wide R/W M/P Road situated in between Mayur Vihar Distt. Centre and Society Area Road. The proposal be got worked out for the final phase and then may be got implemented in parts.
4. The R/W of the road, intersection details and the ownership of the land proposed by the Noida - Toll bridge Co. Ltd. Is yet to be submitted.
- 5.(a) The new link road will provide a shorter route to the residents of Mayur Vihar with lesser junction delays.
 - (b) The link will eliminate border crossing of UP & Delhi.
 - (c) The approval from various agencies, if required shall be taken by the Executive Agency before starting of the work.
 - (d) The diversion plan during constructin is to be got approved from the Traffic Police.
 - (e) The consultant will submit a land scape plan of the scheme.

- (f) The modified plan duly authenticated by the Project Manager be submitted to DUAC.
 - (g) The DUAC approved plan be then submitted to ODA for consideration of Authority.
 - (h) The Project Manager shall submit 3 copies of the modified plan duly authenticated to the Master Plan Section of DDA in incorporating the decision of TC and DUAC along with upto date action taken report.
6. Since this proposal is falling in the River Bed, therefore, it is mandatory that clearance from Central Water Commission and Yamuna Standing Committee may kindly be got obtained specifically before starting of the work.
7. Policy Matter - As to whether Toll Tax can be collected from the vehicles travelling within the state of Delhi is a policy matter to be got decided by the Delhi Govt (An administrative decision).

6.0 RECOMMENDATIONS -

The proposal contained in Para 4 along with planning observations in Para 5 are placed before the Technical Committee for consideration at conceptual stage only.


24/11/11

AGENDA FOR THE TECHNICAL COMMITTEE

SUB: PROPOSED GRADE SEPARATOR AT THE INTERSECTION OF NH-24 BYE PASS AND EASTERN MARGINAL BUND ROAD- NOIDA MORE.

FILE NO.: F. 5 (11) 98 / MP

1.0 INTRODUCTION:

The improvement proposal at the 'T' Intersection of NH-24 Bye Pass and Eastern Marginal Bund Road has been brought by the Project Manager, Group - II, Flyover Project, DDA. The straight flyover along Eastern Marginal Bund Road is under construction. The Project Manager, Group - II has now brought the proposal for construction of one clover leaf at the North-East corner of the intersection, where a petrol pump, Pandav Nagar Area and Shahdara Drain exists. This proposal was also discussed in the Sub Committee meeting of Technical Committee held on 18th October 2002.

2.0 BACKGROUND:

2.1 The proposal was in two parts -

Phase - I: A straight flyover in Phase - I along Marginal Bund Road.

Phase-II: In Phase - II the scheme indicated the loops construction along with.

2.2 The proposal was further discussed in the **Technical Committee meeting** held on 30th June, 1999 and subsequently on 20th July, 1999. The Technical Committee accorded its approval subject to following conditions:

- i) Engineering Wing shall take care of head clearance above the rotary, design speed, structure, and super elevation, services and other engineering aspects.
- ii) Approval from various concerned agencies if required be taken by the Executing agency.
- iii) Landscape plan shall be prepared.
- iv) The R/W will follow approved layout plans except indicated as affected on the proposed drawing / feasibility report of the project.
- v) The road alignment of all the arms of the intersections shall be prepared and implemented by Road Owning Agencies on priority. The alignment prepared by consultants as part of the flyover area are conceptual and shall be considered by the road owning agencies while finalizing the road alignments.

- 113 -
- g) No entry / exit to the existing petrol pump is shown, neither it is clear from the drawing whether the petrol pump is affected due to the proposal.

- 3.2 With these observations the proposal was discussed in the **Sub Committee meeting** of Technical Committee held on 18th October 2002. The minutes of which are reproduced as under :

"Item No. 4

NOIDA T-POINT GRADE SEPARATOR AT NH-24 NOIDA MORE

Straight portion of the flyover along marginal bund road as approved by Technical Committee is under construction. Out of the comprehensive proposal explained in the DUAC, a part clover leaf at the north east corner of NH-24 0 Noida Road intersection has been proposed for construction by DDA. Executive Engineer, DDA, explained that the alignment of the straight flyover has been shifted towards Yamuna side to save structure of Pandav Nagar. The instant proposal is to be provided uninterrupted right turning traffic flow from NH-24 towards NOIDA. Since the available head-room below the flyover was approximately 3 M, therefore, movement of heavy vehicles was not possible to pass below the clover leaf. It was observed that the submitted proposal prepared by RITES was prepared because of the constraint of the existing petrol pump and other structures near the intersection. Sub Group desired that the proposal be resubmitted with complete traffic analysis and proper radius as per design speed, the number of lanes required of the clover leaf as per the traffic volume. Additional lanes for diverging / merging traffic for left slip roads and clover leaf be also considered. Access to Akshar Dham Temple and area circulation plan be also incorporated.

The Sub Committee was of the opinion that the proposal incorporating the above points and also the observations made by DUAC be again submitted by the Project Manager (Flyover) DDA for consideration of the Sub Committee in its next meeting."

COMPLIANCE TO SUB COMMITTEE:

- 3.3 The Project Manager, Group - II, Flyover Project, DDA, vide dated 26th March, 2003 has submitted their observations in consultation with their Consultant RITES. The salient points of the same are as under :

- a) **Overall Scheme of NH-24 - Noida More Flyover** - The overall scheme consists of straight flyover and four clover leaves to make the intersection signal free.. Phase - I consists of only straight flyover and a clover leaf in North-East corner i.e. Pandav Nagar side. This clover leaf is to facilitate evening right turning traffic of substantial amount from NH-24 to Noida side.

Some 68 numbers of properties of Pandav Nagar are reported to be affected. Representations of residents were made to Hon'ble LG and Hon'ble Prime Minister. To save these properties, a vital factor, the flyove access is twisted towards Yamuna side to accommodate the North-East Corner cloverleaf in question.

4.0. OBSERVATIONS:

In the light of above comments of Project Manager, Group - II, Flyover Project, DDA / RITES, it has been observed as follows:

4.1 The drawings submitted are the same as discussed in the Sub Committee meeting of Technical Committee held on 18th October 2002.

4.2 The original straight portion of flyover was twisted towards Yamuna by 9 degree so as to save / not to acquire / demolish some 68 numbers of pacca properties falling in the original scheme (please refer Para 3.4(a)).

The clover leaf is thus now accommodated on the land between existing petrol pump and flyover. From the Central line of the flyover to entry to the clover leaf the approximate distance is 60 to 65M.

As per IRC 92 Code, the recommended desirable and minimum length of weaving sections are 300 M and 200 M respectively. Keeping these in view the Executive Engineer, FOD-7, DDA may ensure proper weaving length between the clover leaves where weaving of straight, merging and diverging traffic occur in this section.

4.3 Entry / exit to the existing petrol pump with respect to the left turning slip road may be clarified by the Engineering Department.

4.4. A circulation arrangement has been proposed below the Mother Dairy Road RUB. Proper circulation plan / improvement of the intersection below the RUB may be provided by the FOD - 7.

4.5 For the *entry/exit to the Akshar Dham Temple*, the submitted proposal contains 'U' Turn facilities under the flyovers at Noida More (South) as well as at the existing Railway Line (North). The distance between the Noida More and the existing Railway Line is about 1 km. From the institutional area where Akshar Dham is situated, proposed road connecting the Marginal Bund Road as T point having *left in - left out* facility and using the proposed U-Turn, the entry / exit to the institutional area is facilitated.

4.6 The design of grade separator shall be further examined by the Engineering Department in terms of design speed, super elevation and other related engineering aspect.

4.7 The approval from various agencies i.e. Delhi Jal Board, PWD, BSES/DVB, Gas Authority of India, MTNL, Railways etc., if required, be taken by the executing agency before commencing the project.

4.8 The diversion plan during construction shall be prepared and approval of traffic police be taken before implementation.

4.9 All land issues including acquisition, shifting, compensation, legal, if any, shall vests with executing agency to deal with.

AG I

F/17(1)01/Pt.III/MP

Sub: Boundaries of Anand Parbat industrial area.**1.0 BACKGROUND**

The issue regarding the boundaries of the Anand Parbat industrial area was put up for consideration of the Technical Committee in its meeting held on 22.10.02 but the item was postponed and subsequently was also examined in the file.

1.1 MPD-2001 Provisions: In MPD-2001, Anand Parbat has been identified as Light and Service industrial area. Boundaries of the same has been designated in Special area plan.

1.2 Decision of Technical Committee : As a follow up actions of the Court orders to identify conforming and non conforming manufacturing units in all over Delhi, an exercise for the delineation of the boundaries of industrial area was taken up. One of the area was Anand Parbat industrial area for which boundaries were delineated taking into account permanent features such as roads etc. to sort out immediate problem. The boundaries of Anand Parbat industrial area were delineated, discussed and approved in the TC in its meeting held on 15.3.01.

1.3 Representation of Association: The boundaries as approved by the Technical Committee and the boundary of the Anand Parbat area as given in the special area plans have been super-imposed on a copy of the plan placed at flag A. These boundaries have been considered based on the representations received from the New Rohtak Road Manufacturing Assoc. which have been forwarded by MLAs and Members of Authority. In the representation it has been submitted that there area is falling with the industrial area of Anand Parbat but have been left out from the delineated boundary by DDA on 15.3.01.

2.0 DETAILS OF THE EXAMINATION:

- i. The representations received from the Association have been examined and it has been observed that some of the conforming units which were functioning and operating in the area prior to delineation of the boundaries on 15.3.01 has been declared as non conforming.
- ii. The boundaries as given in the Special area plan of the MPD-2001 cannot be identified on the site because of the non-availability of the physical features such as roads or permanent boundaries etc.
- iii. Because of the non-availability of the physical features some of the manufacturing units which were functioning in the industrial area of Anand Parbat area has been declared as non-conforming area.

3.0 PROPOSAL

- i. The boundaries as given in the Special area plan may be adopted to consider the conforming industrial area of Anand Parbat area.
- ii. The manufacturing units have become non-conforming after the delineation of the boundaries by the TC on 15.3.01 may be considered to allow to continue in the area if they were having the licence issued by the deptt. of Industries, MCD, DPCC or any govt. agencies as a case specific only, since if we follow (i) above, still there would be no defined physical feature for identifying the boundary.
- iii. Re delineation of the boundaries of the Anand Parbat area shall be taken up as part of the MPD-2021

4.0 The proposal given in para 3.0 is put up for consideration of the TC.

3.11

24 T.C - Item No 14/2003

AGENDA FOR TECHNICAL COMMITTEE.

No. F.3(29)94-MP/Pt.III

Dated :

Sub: Policy framework for sanctioning of building plans in urban village.

1.0 BACKGROUND.

1.1. Urban villages : MPD-2001 provisions.

Presently there are 106 villages within the urbanisable limits, more villages would be added into the urban area because of its extension. The settlements having a completely different life-style for centuries are now getting merged into the urban environment and need a sensitive treatment in the planning and development process. The settlement should get the modern services and amenities and should also be catered for their traditional cultural styles. Village settlements of historic significance should be conserved. Development of villages should be integral part of the development scheme of the area. Around these settlement education, health and recreational facilities and work areas should be developed for the benefit of village population in urban as well as rural Delhi.

The villages are shown as 'Residential' Land use in MPD-2001.

1.2 In W.P.(Civil) no. 4677/1985, M.C. Mehtra Vs. Union of India & others, the Hon'ble Supreme Court observed as follow:

"The Government of NCT, Delhi as well as other governmental authorities in this behalf are directed to inform that why preferential treatment in this behalf is extended to Lal Dora area. Either the villages are not urbanised or, if they are urbanised, then all the laws applicable in the urban area should apply; enforcement of course, is a different matter."

1.3 In view of the above case, Principal Secretary, UD & PWD, GNCTD, vide his d.o. dated 19.4.2002 has asked for DDA's stand on the status of Lal Dora land in Delhi. In reply to this letter, DDA has expressed the opinion that as the villages have completely different life style for centuries, they need sensitive treatment in planning and development and further suggested some relaxation in development control norms.

2.0 DETAILS OF EXAMINATION.

2.1 As per part-I Administration of Building Bye Laws, 1983 Clause 1.2 building bye laws are not applicable to urban villages.

2.2 Letter of the Ministry no. J-13036/2/2001/VIP/DDIB dated 28.3.2001 regarding gross misuse of Lal Dora land in Delhi is enclosed at annexure-I. And letter dated 28.8.2000 regarding unauthorised encroachment and illegal construction in Delhi is enclosed at annexure-II.

2.3 The only tool perhaps presently applicable to regulate the building activities in villages is 'City Area Policy' of MCD which was meant for walled city and its extension and was also made applicable to urban villages.

2.4 In the appeal under section 5 of the Indian Limitation Act Municipal Corporation vs Absolute Aromatics Ltd. Hon'ble Lt. Governor while upholding the order of the Appellate Tribunal observed that MCD and DDA should take up preparation of circulation plan of urban villages and concrete steps by way of acquisition of requisite land, and construction of streets and development of other public places

will be taken. People would be advised to get their building plans passed in accordance with the building by laws.

- 2.0 The matter was put up to the Technical Committee in its third meeting for the year 2002 held on 2.7.2002 vide item no. 14/2002 and the decision of the Technical Committee is reproduced below.

The various issues relating to the Supreme Court matter Lt. Governor's order regarding urban villages were discussed in detail and the following were decided:

- a) The Technical Committee agreed with the modified form of development control norms, for residential plots in the urban villages as has already been communicated to Delhi Government.

"The other Development Control Norms such as FAR, height and number of DUs may be as per respective sizes of residential plots as mentioned in the Master Plan-2001. However, in case the building is to be reconstructed the set back and ground coverage may be made flexible to ensure smooth circulation, space for essential services and parking to be examined by the concerned local agency."

- b) The development in urban villages will also be regulated in the same manner at the urban village.

- c) As has already been emphasised in the Lt. Governor's order that proper circulation plans should be prepared for urban villages, the Technical Committee felt that adequate provisions for provision of physical infrastructure and common parking area could be made at the time of preparation of these plans by concerned local bodies. This decision of the Technical Committee should be communicated to NCTD, NDMC, etc.

- d) As the decision of the Technical Committee as at a), b), & c) above requires modification to the MPD-2001, these may be referred to Ministry for obtaining concurrence/dispensation without taking the matter to the Authority because of its urgency relating to the Supreme Court matter.

- 2.1 Subsequently, the matter was put up to the Authority in its meeting held on 24.12.2002 vide item no. 104/2002. Decision of the Authority is reproduced below:-

"After detailed discussions, it was decided that the Technical Committee should re-examine its recommendations in consultation with all the Local Bodies and the GNCTD." Minutes of the meeting enclosed at Annexure 'A'

- 2.2 As a follow up of the decision of the Authority, a meeting was held on 28.01.03. Minutes of the meeting are enclosed at Annexure 'B'.

- 2.3 It was expressed in the meeting that about 90% houses are building in many urban villages have already been rebuilt and are in very good condition as the socio-economic status of the families in villages have improved a lot over the period of time. It is only in few cases where new houses are to be constructed these can be covered under the 'In-situ Area Policy' of the MCD which is already in the practice. It was further suggested that issues relating to planning and development of urban villages can also form a part of the overall policy framework being worked for projected population up to year 2021, as part of the exercise of Master Plan for Delhi-2021.

It was agreed that view expressed in the para above could be submitted to the Authority for information.

- 4.0 A view expressed in the follow up meeting of the Authority decision as at para 3.3 above, is put up to the Technical Committee for its consideration so that the same can be put up to the Authority, as desired.

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke.

426A/DCE
7/4

(8)

136-A/20/SEZ
10-4-2001

F.No.J-13036/2/2001/VIP/DDIB
Government of India
Min. of Urban Development & Poverty Alleviation

Nirman Bhawan, New Delhi,
Dated: 28.3.2001

726-A/KC/MT
3-4-2001 To

1. Shri P.K. Hota,
Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

448-3
20/3/01

CLM-I
OSD Secy
SRI-secy
BMT

2. Shri S.P. Aggarwal,
Commissioner,
Municipal Corporation of Delhi,
Town Hall,
New Delhi.

Subject: Gross misuse of 'Lal-Dora' land in Delhi.

Dr. Circulate
To all
cc, CLM-I, Sir,
etc

it is brought to the notice of the Government that a large number of Showrooms, restaurants, etc. have come up on Mehrauli Gurgaon Road which are illegal and situated on agricultural land of village Ghitorni, Sultanpur and Aya Nagar in violation of the provision of Delhi land Reform Act -1954 and Master Plan of Delhi 2001.

2. In this context, attention is invited to the guidelines issued regarding unauthorised encroachment and illegal construction in Delhi vide dated 28.8.2000 (copy enclosed). It should be ensured that action is to be taken in accordance with these guidelines in dealing effectively with the situation raised in the preceding paragraph.

3. The matter has been under the consideration of the Ministry and the following clarifications are issued :

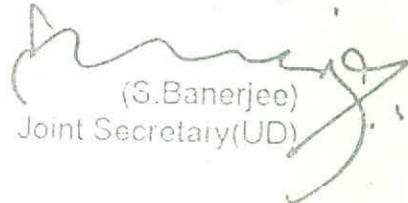
1) There is no question of 'Lal-Dora', the moment a village comes in urban area.

pl
S.M. 2001
cmg
7/4
DD/SEZ

ii) The zoning regulations of the rural land use would apply in respect of the village which is falling outside the urban limit."

4. Action taken in pursuance of the above, decisions should be reported to this Ministry immediately.

Yours faithfully,


(S. Banerjee)
Joint Secretary (UD)

Copy to :

1. Shri P.S. Bhatnagar,
Chief Secretary,
Govt. of National Capital Territory of Delhi,
Delhi.
2. Shri B.P. Misra,
Chairperson,
N.D.M.C.,
Palika Kendra,
New Delhi.
3. The Development Commissioner,
Govt. of National Capital Territory of Delhi,
Town Hall,
Delhi.


(Devendra Kumar Goel)
Under Secretary (DD)

Mo. J-13036/3, 50-400AB1
Government of India
Ministry of Urban Development & Town Planning

Shri P. S. Bhattacharya, Secretary,
Dated: 22-4-77

To

1. Shri P.S. Bhattacharya,
Chief Secretary,
Government of National Capital Territory of Delhi,
Delhi.
2. Shri P.K. Ghosh,
Vice-Chairman,
Delhi Development Authority,
Vikas Sadak, D.M. Area, Delhi.
3. Shri S.P. Agarwal,
Commissioner,
Municipal Corporation of Delhi,
Town Hall,
Delhi.
4. Shri D.P. Mishra,
Chairperson,
New Delhi Municipal Council,
Falka Road,
New Delhi.
5. The Development Commissioner,
Government of National Capital Territory of Delhi,
Town Hall,
New Delhi.

Subject: Unauthorised Encroachment and Illegal Construction in Delhi

I am directed to say that the menace of illegal encroachment and illegal construction in Delhi has been considered by the Government of India at the highest level and it has been decided to eliminate this menace with a firm hand. You are, therefore, requested to take strong and prompt action against all illegal constructions/unauthorised encroachments and also against violators of the provisions of the Master Plan of Delhi. The following measures are particularly required to be enforced strictly:

- (i) All illegal constructions should be demolished, not creamed off but removed.

- (ii) The cost of demolition should be recovered from the illegal builders within 15 days of demolition. In case of non-payment within 15 days, the amount due should be recovered as arrears of land revenue.
- (iii) In all cases of illegal constructions, prosecution should invariably be launched against builders under the Delhi Municipal Corporation Act, Delhi Development Authority Act, New Delhi Municipal Council Act, etc. and the cases followed vigorously with the police authorities/courts.
- (iv) Wherever the property is on lease, action should be taken under the terms and conditions of lease agreement and re-entry effected within the shortest permissible period under such lease agreement. After re-entry, physical possession of the property should be taken by invoking the provisions of Public Premises Eviction Act and damages collected immediately. The rates of damages/misuse charges should be the same as per the formula followed by the L&DO and approved by the Ministry of Urban Development.
- (v) In case of DDA flats, where constructions have come up beyond the condonable limits, cancellation of allotment should be carried out in addition to the demolition of the additional construction. Orders in respect of condonable and non-condonable items are being issued separately.
- (vi) In cases, where after demolition, reconstruction is done, personal responsibility of the officer incharge should be fixed and departmental action taken against him.
- (vii) In cases where illegal construction have taken place on rural - agricultural lands, action under the Provisions of the Delhi Land Reforms Act, 1954, should also be taken and such lands should be taken over as per provisions of the Delhi Land Reforms Act. Action in this respect should be taken as soon as the plots are cut by the colonisers and construction done in the shape of boundary walls, etc. In other words, construction should be nipped in the bud. If it comes up, it should be demolished immediately. Action in this respect should also be taken by the concerned local agencies / DDA as per the bye-laws pertaining to layout / service plans, etc.
- (viii) In all cases where party obtains stay / status quo orders, prompt action to get the stay order vacated should be taken and higher court moved, wherever necessary.

Contd...3/-

1. Senior Field Officers should be asked to carry out physical inspection of the area under their charge and the Supervising Officer should also make surprise checks to ensure that the subordinate staff takes immediate action to check/demolish unauthorised construction. Deterrent action should also be taken against the subordinate staff such as Building Inspectors, Junior Engineers, Assistant Engineers, etc. who do not take prompt action.

(x) Field officers should be asked to maintain field diaries and submit them to the Supervisory Officer regularly.

2. It is also requested that a monthly report should be sent to the Ministry of Urban Development by the 5th of each succeeding month.

3. In this connection, it may be noted that both the Parliament and the Parliament Consultative Committee have expressed deep concern, through questions and interpolations, over the rising menace of unauthorised constructions in Delhi and the suspected connivance of the staff of the different authorities in the matter. A Flying Squad has been constituted in the Ministry and if, as a result of findings of this Squad, it is found that subordinate staff has not done its duty or not carried out the aforesaid instructions, strict action against the Subordinate/Supervisory Staff would be taken by the Government.

Yours faithfully,

(Dr. Nivedita P. Haran)

Joint Secretary to the Government of India

Tel : 3018255

Copy for information and necessary action to :

1. Deputy C.V.O., Ministry of UD&PA, Nirman Bhawan, New Delhi
2. L&DO, Ministry of UD&PA, Nirman Bhawan, New Delhi
3. DG(W), CPWD, Nirman Bhawan, New Delhi

Alun

(N.L. Upadhyay)

Under Secretary to the Government of India

Tel : 3017478

Copy also for information to :

1. Sr. PPS to Secretary(UD)
2. PS to JS(D&L)
3. DS(DD)
4. US(US-1A/1B/1A/VA/VI)

ITEM NO. 106/2002

Sub: Policy framework for sanctioning of Building plans in urban villages.
F.3(29)94/MP/Pt.III.

The Principal Secretary (UD), Shri O.P. Kelkar pointed out that the enforcement of the Development Control norms and the Building Bye-Laws cannot be separated. He questioned the wisdom of the M.C.D. in filing an affidavit before the Hon'ble Supreme Court that building bye-laws are applicable in the Urban Villages. He also wanted to know how DDA had sent these proposals to the Government of India without consulting the Local Bodies and the GNCTD.

Chief Planner (TCPO) pointed out that the building bye-laws as per Master Plan provisions could not be made applicable to Urban or Rural villages. He wanted to know how the circulation plans would be implemented without actual availability of clear land.

Smt. Nisha Singh, Director (IDD) suggested that the problems of the Rural Villages required a sensitive treatment.

The L.L. Governor pointed out that it was not easy to implement the Re-Development Plans because of practical reasons and in most of the cases the Re-development plans were yet to be published. He advised that Re-Development Plans should be Minimal and similar approach should be adopted for the special areas also.

After detailed discussions it was decided that the Technical Committee should re-examine its recommendations in consultation with all the Local Bodies and the GNCTD.

ITEM NO. 107/2002

Sub: Change of land-use for an area measuring 3.0 acres (1.21 hectrs.) from Rural to Public and semi-public (Diagnostic-cum-Rehabilitation and Research Centre) for Hind Kusht Nivaran Sansthan known as ANUSANDHAN at Alipur, Delhi.
F.13(2)97/MP.

Keeping in view the long standing contribution of the Sansthan towards the social cause and the provision of Rs. 150 lac made by the GNCTD, the Authority approved the proposals contained in the agenda item with the direction that this will not form a precedent.

Minutes of the meeting held on 28.01.05 at 10.30 AM in Conference Hall, Vikas Minar as a follow up of Authority's decision in its meeting held on 20.12.02, item no. 106/2002 regarding "Policy framework for sanctioning of building plans in Urban Villages."

The meeting was attended by the following MLAs /officers.

1. Shri Mahabal Misra, MLA
2. Shri Puran Chand Yogi, MLA.
3. Shri V.K. Bagga, Chief Town Planner, MCD.
4. Shri V.K. Agnihotri, Dy. Secy. (UD) GNCTD.
5. Shri R. Srinivas, Associate TCP, TCPO.
6. Dr. S.P. Bansal, Director (Dwarka)/Plg, DDA.
7. Shri Surendra Srivastava, Director (DC)/Plg., DDA.
8. Shri A.K. Manna, Jt. Dir. (Master Plan)/Plg.
9. Shri Sabyasachi Das, Jt. Director (Dwarka)/Plg.
10. Shri P.S. Uttarwar, Jt. Dir. (Dwarka)/Plg.
11. Shri Amit Das, Jt. Director (Mont.)/Plg.
12. Shri S.B. Khodankar, Jt. Director (DC)/Plg.
13. Shri Trilochan Singh, Asstt. Dir. (Dwarka)/Plg.

1 At the outset, Commissioner (Plg.) welcomed the Authority members Shri Mahabal Misra, Shri Puran Chand Yogi as well as representatives of MCD, TCPO and Delhi Government.

2 Director (DC), DDA explained the whole background of the court cases, reference received from Delhi Government regarding development control norms applicable for sanction of building plans in urban villages. The background also forwarded the reply sent to the Delhi Government, Technical Committee decision and the Authority decision. The present meeting is follow up of the authority decision.

3 Shri V.K. Bagga, Chief Town Planner, MCD explained that building plans for certain plots have been sanctioned by MCD in villages like Adhchini and Kilokari under "City Area Policy" which has approval of the Standing Committee of MCD. This policy covers traditional areas like Walled City, Pahar Ganj and Urban Villages.

4 Shri Misra and Shri Yogi pointed out that about 90% houses and buildings in many urban villages have already been rebuild and are in very good condition as the socio-economic status of the families in villages have improved a lot over the period of time. It is only in few cases where new houses are to be constructed there can be covered under the 'City Area Policy' of the MCD which is already in the practice. It was further suggested that issues relating to planning and development of urban villages can also form a part of the overall policy framework being worked for projected population up to year 2021, as part of the exercise of Master Plan for Delhi-2021.

It was agreed that view expressed in the para above could be submitted to the Authority for information.

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Sub: Processing of application seeking permission regularisation for running of Bank, Nursing Home, Guest House in Residential premises.
F.10(5)81-MP-PT-X

Background:

Ministry of Urban Development vide its notification no. dated 7.5.99 has amended the MPD 2001 for permitting Bank, Nursing Home & Guest Houses in the residential plots subject to certain conditions as laid down in the guidelines issued vide its letter no. H-11017/7/91DDIB dated 7.5.99.

Subsequently, with a previous approval of the Ministry of the Urban Development, the regulations for the same under section 57 of DD Act, 1957 have been notified in the Gazettee of India vide its notification dated 11.3.2003. (Annexure I)

So far around 30 applicants have applied for permission of Bank, Nursing Home, Guest Houses in various areas falling under DDA / MCD / NDMC's jurisdiction.

To process all these applications, a set of modalities are to be worked out considering all issues mentioned in the regulations.

2. Competent Authority:

Clause no. VII of the regulations states that in the DDA, VC or any other officer nominated by him shall be the Competent Authority for grant of such permission. For other local bodies Competent Authority would be as notified by the concerned local body. Accordingly copies of the regulations were sent to Chairman, NDMC and Commr. MCD for taking necessary action at their end vide this office letter no. F10(5)81-MP/150 A dated 9.4.2003.

3. Conversion charges / permission fees :

Clause no. IX a) of the regulations states that Permission shall be granted by the Competent Authority only on payment of permission fee.

Land Costing Branch in the DDA had already worked out the conversion charges / permission fees and the same was conveyed to the Ministry by the Land Costing Branch vide its letter no. F.2(34)99/AO(P)Pt-I / DDA / 97 dated 10.10.2002.

Rates for conversion charges / permission fees are yet to be finalised / notified by the Ministry of Urban Development & Poverty Alleviation.

4. **Modalities for processing of application falling in the Development area of the DDA:**

4.1) **Issue of application forms :**

Application form may be made available for the public from Sales Counter in Vikas Sadan by the Director (PR). As per clause VIII of the regulations, application form in specific format has been designed and annexed at Annexure II.

4.2) **Acceptance of application forms :**

(a) Applications forms along with processing fees may be accepted at the counter at DDA Building, Vikas Sadan by an official to be identified by Director (Lands) Residential

(b) After checking the application form and other documents along with processing fees, these will be referred to Director (Lands) Residential

(c) **Processing fees are to be decided by Competent Authority**

4.3) **Scrutiny of Applications:**

4.3.1) Director (Lands) Residential will open a file for each applications and examine the ownership / lease conditions other related issues for regularisation. Director (Lands) Residential will forward the application along with a set of sanctioned plan as submitted by applicant. to Director (Bldg.) for examination.

4.3.2) On receiving a copy of the application along with a set of plans, as submitted by applicant the Dir. (Bldg.) will examine / ensure the fulfilling of the conditions as per para VI & IX (b) of the regulations which includes land use, road width, plot size, whether approved by DDA and other requirements etc.

4.3.3) After examining the case, Director (Bldg.) will send the file to the Director (Lands) Residential recommending the case for permission / rejection with details like floor area to be used for bank, nursing home / guest houses, from planning point of view.

4.3.4) Director (Lands) Residential, after receiving the recommendations from the Building Section, will put up the case to the competent authority (**Vice Chairman or any other officer nominated by him for grant of such permission / rejection.**)

**DELHI DEVELOPMENT AUTHORITY
NOTIFICATION**

1 ANNEXURE - I

New Delhi, the 11th March, 2003

S.O. 273(E).—In exercise of the powers conferred by Sub-section (1) of Section 57 of the Delhi Development Act, 1957 the Delhi Development Authority, with the previous approval of the Central Government, hereby makes the following regulations:—

SHORT TITLE AND COMMENCEMENT

I. These Regulations shall be called "THE DELHI DEVELOPMENT AUTHORITY (PERMISSION OF RESIDENTIAL LAND & BUILDING FOR USE AS BANKS) REGULATIONS, 2003.

II. These shall come into force with effect from the date of notification.

III. All words and expressions used in these Regulations, but not defined shall have the meaning assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.

IV. If any question arises relating to the interpretation of these Regulations, it shall be decided by the Government.

V. DEFINITIONS:

In these Regulations unless there is any thing repugnant in the subject or context:-

a. 'ACT' means the Delhi Development Act, 1957 as amended from time to time.

b. 'AUTHORITY' means the Delhi Development Authority constituted under section 3 of the Act.

c. 'MASTER PLAN' means the Master Plan for Delhi for the time being in force.

d. 'CHAIRMAN' means the Chairman of the Delhi Development Authority.

e. 'VICE CHAIRMAN' means the Vice Chairman of Delhi Development Authority.

f. 'PERMISSION FEE' means the fee payable for permitting the user of land and building for banks in contravention of the plans.

g. 'SPECIAL AREA' means the area as delineated in the Master Plan for the time being in force.

VI. THE MANNER TO ALLOW PERMISSION:

a) The permission shall not be general to the residential lands and buildings but shall be case specific. The following shall be the terms and conditions to allow permission for operation of the banks in residential areas:

1) The minimum size of the residential plot shall be 209 sq.mtrs. facing road of minimum width 18 mtrs. (9 mtrs in Special Area and 13.5 mtr. in Rehabilitation Colonies.)

2) A maximum of $2/3^{rd}$ of the floor area shall be allowed for permission for plot size upto 250 sq.mtrs. In case of larger plot, the user will be permitted subject to the ceiling of $2/3^{rd}$ FAR or 600 sq.m. whichever is less.

4.4) **Further processing of the case in the Land s Branch:**

4.4.1) Based on the approval / rejection by the Competent Authority, Director (Lands) Residential will raise the demand for conversion charges / permission fees as per recommended floor area to be utilised / already under use in accordance with clause no. IX b) & c) of the regulations / refuse permission.

4.4.2) Permission fees so collected would be put in an escrow account to be utilised by respective local bodies for upgradation of infrastructure and services in the residential area for which an Account Officer is to be identified by the Director (Lands)Res.

4.4.3) After receiving the conversion charges / permission fees Director Lands (Res) will issue a letter to the applicant conveying permission / rejection and thereafter will take necessary Penal action as prescribed in the regulations.

5. **Proposal:**

5.1) For applications relating to area falling under the jurisdiction of MCD / NDMC, applicants may be informed that they may approach the concerned local bodies for obtaining such permission.

5.2) For finalisation / notification of the rates for conversion fees / permission fees, the matter be taken up with the Ministry of Urban Development directly be the Director (LC), DDA.

5.3) Modalities for processing of application falling in the Development area of the DDA, as mentioned at para 4 of the agenda may be approved along with designation of the Competent Authority.

Submitted to Technical Committee for its consideration.



d. Permission fee so collected would be put in an escrow account to be utilized by respective local bodies for upgradation of infrastructure and services in the residential areas.

Revision of such Permission Fee shall be applicable as per recommendation of the Authority from time to time and approved by the Ministry of Urban Development.

PENAL ACTION:

In case of violation of the above said provisions, action shall be taken under the relevant provisions of the Act.

[No. F. 10(5)81-MP]

V. M. BANSAL, Commissioner-cum-Secy.

NOTIFICATION

New Delhi, the 11th March, 2003

S.O. 275(E).—In exercise of the powers conferred by Sub-section (1) of Section 57 of the Delhi Development Act, 1957 the Delhi Development Authority, with the previous approval of the Central Government, hereby makes the following regulations:—

SHORT TITLE AND COMMENCEMENT

I. These Regulations shall be called "THE DELHI DEVELOPMENT AUTHORITY (PERMISSION OF RESIDENTIAL LAND & BUILDING FOR USE AS GUEST HOUSES) REGULATIONS, 2003.

II. These shall come into force with effect from the date of notification

III. All words and expressions used in these Regulations, but not defined shall have the meaning assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.

IV. If any, question arises relating to the interpretation of these Regulations, it shall be decided by the Government.

V. DEFINITIONS.

In these Regulations unless there is any thing repugnant in the subject or context:-

- a. 'ACT' means the Delhi Development Act, 1957 as amended from time to time.

9) They shall also confirm the other statutory requirements.

VII COMPETENT AUTHORITY:

In Delhi Development Authority, Vice Chairman, DDA or any other officer nominated by him shall be the competent authority for grant of permission. For other local bodies, Competent Authority would be as notified by the concerned local body.

VIII APPLICATION:

a) Application for the permission shall be made in the specific format as may be prescribed by the Authority along with the location plan and the documents of ownership / title.

b) The application in the prescribed format shall be submitted to the Vice Chairman, DDA or any other officer nominated by him or designated Competent Authority and shall be entered in a register kept for that purpose. For other local bodies, Competent Authority would be as notified by the concerned local body.

IX PERMISSION FEE:

a. The permission shall be granted by the Competent Authority only on payment of permission fee.

b. Where residential premises are already being put to such non-residential use, the same shall be permitted on the payment of permission fee.

c. Such conversion charges / permission fee shall be applicable as per the approval / revision from time to time by the Competent Authority / Ministry of Urban Development.

d. Permission fee collected would be put in an escrow account to be utilized by respective local bodies for upgradation of infrastructure and services in the residential areas.

Revision of such Permission Fee shall be applicable as per recommendation of the Authority from time to time and approved by the Ministry of Urban Development.

PENAL ACTION:

In case of violation of the above said provisions, action shall be taken under the relevant provisions of the Act.

[No. F. 10(5)81-MP]

V.M. BANSAL, Commissioner-cum-Secy.

- b. 'AUTHORITY' means the Delhi Development Authority constituted under section 3 of the Act
- c. 'MASTER PLAN' means the Master Plan for Delhi for the time being in force.
- d. 'CHAIRMAN' means the Chairman of the Delhi Development Authority.
- e. 'VICE CHAIRMAN', means the Vice Chairman of Delhi Development Authority
- f. 'PERMISSION FEE' means the fee payable for permitting the use of land and building for Guest Houses in contravention of the plans
- g. 'SPECIAL AREA' means the area as delineated in the Master Plan for the time being in force

VI THE MANNER TO ALLOW PERMISSION.

a) The permission shall not be general to the residential lands and buildings but shall be case specific. The following shall be the terms and conditions to allow permission for operation of the Guest Houses in residential areas.

- 1) The minimum size of the residential plot shall be 209 sq.mts facing road of minimum width 18 mtrs. (9 mtrs in Special Area and 13.5 mtr. in Rehabilitation Colonies)
- 2) A maximum of 3/4th of the floor area shall be allowed for permission regardless of the size of the plot
- 3) The maximum size of the plot will be 1000 sq mtrs.
- 4) A maximum of 15 guest rooms will be permitted.
- 5) Such permission shall be allowed only in the buildings which stand regularized / approved / sanctioned by the DDA / Local Body as per Building Bye Laws for the time in force
- 6) All parking requirement of plot size will meet the Equivalent Car Space prescribed for this purpose
- 7) It will be ensured that no nuisance or hardship is created for local residents.
- 8) No commercial activity in the form of Canteen or Restaurant will be permitted. However, catering will be allowed only for the residents of Guest Houses

VI THE MANNER TO ALLOW PERMISSION

a) The permission shall not be general to the residential lands and buildings but shall be case specific. The following shall be the terms and conditions to allow permission for operation of the Nursing Home in residential areas:

- 1) The minimum size of the residential plot shall be 209 sq.mts. facing road of minimum width 18 mtrs. (9 mtrs in Special Area and 13.5 mtr. in Rehabilitation Colonies.)
 - 2) A maximum of 2/3rd of the floor area shall be allowed for permission for plot size upto 250 sq.mtrs. In case of larger plot, the user will be permitted subject to the ceiling of 2/3rd FAR or, 600 sq.m. whichever is less.
 - 3) The maximum size of the plot will be 1000 sq.mtrs.
 - 4) Such permission shall be allowed only in the buildings which stand regularized / approved / sanctioned by the DDA / Local Body as per Building Bye Laws for the time being in force.
 - 5) Parking requirement as per particular Equivalent Car Space user requirement would be provided for within the plot.
 - 6) It will be ensured that no nuisance or hardship is created for local residents.
 - 7) All the Nursing Homes will have to link up disposal of their waste with MCD/NDMC to ensure hygienic disposal by making payment of fee directly to them. To avoid chances of re-cycling of syringes, needles and plastics, the Nursing Homes will have to ensure that the same are destroyed before disposal. A certificate in this regard will have to be submitted to the local authorities at periodical intervals. No commercial activity in the form of Canteen or Restaurant will be permitted. However, catering will be allowed only for the residents of Nursing Homes.
- It shall be ensured that Nursing Home waste is disposed in a manner prescribed by Delhi Pollution Control committee and also a NOC in this regard shall be furnished to respective local bodies after obtaining the same from the DPCC. It shall be further ensured that no radio active pollution occurs from the installation of the machine and necessary certificate shall also be furnished by owner in this regard from Competent Authority as decided by the Health Deptt./Govt.
- 8) They shall also conform the other statutory requirements.

VII COMPETENT AUTHORITY:

In Delhi Development Authority, Vice Chairman, DDA or any other officer nominated by him shall be the competent authority for grant of permission. For other local bodies, Competent Authority would be as designated by the concerned local body.

NOTIFICATION

New Delhi, the 11th March, 2005

S.O. 274(E). In exercise of the powers conferred by Sub-section (1) of Section 57 of the Delhi Development Act, 1957 the Delhi Development Authority, with the previous approval of the Central Government, hereby makes the following regulations:-

SHORT TITLE AND COMMENCEMENT

I. These Regulations shall be called "THE DELHI DEVELOPMENT AUTHORITY (PERMISSION OF RESIDENTIAL LAND & BUILDING FOR USE AS NURSING HOMES) REGULATIONS, 2003."

II. These shall come into force with effect from the date of notification.

III. All words and expressions used in these Regulations, but not defined shall have the meaning assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.

IV. If any question arises relating to the interpretation of these Regulations, it shall be decided by the Government.

V. DEFINITIONS:

In these Regulations unless there is any thing repugnant in the subject or context:-

- a. "ACT" means the Delhi Development Act, 1957 as amended from time to time.
- b. "AUTHORITY" means the Delhi Development Authority constituted under section 3 of the Act.
- c. "MASTER PLAN" means the Master Plan for Delhi for the time being in force.
- d. "CHAIRMAN" means the Chairman of the Delhi Development Authority.
- e. "VICE CHAIRMAN" means the Vice Chairman of Delhi Development Authority.
- f. "PERMISSION FEE" means the fee payable for permitting the use of land and building for Nursing Homes in contravention of the plans.
- g. "SPECIAL AREA" means the area as delineated in the Master Plan for the time being in force.

VIII. APPLICATION:

- a) Application for the permission shall be made in the specific format as may be prescribed by the Authority along with the location plan and the documents of ownership / title.
- b) The application in the prescribed format shall be submitted to the Vice Chairman, DDA or any other officer nominated by him or designated competent authority and shall be entered in a register kept for that purpose. For other local bodies, Competent Authority would be as designated by the concerned local body.

IX. PERMISSION FEE:

- a) The permission shall be granted by the Competent Authority only on payment of permission fee.
- b) Where residential premises are already being put to such non-residential use, the same shall be permitted on the payment of permission fee.
- c) Permission fee collected would be put in an escrow account to be utilized by respective local bodies for upgradation of infrastructure and services in the residential areas necessitated by such use.

Revision of such Permission Fee shall be applicable as per recommendation of the Authority from time to time and approved by the Ministry of Urban Development.

- d) Such conversion charges / permission fee shall be applicable as per the approval / revision / from time to time by the Ministry of Urban Development.

PENAL ACTION:

In case of violation of the above said provisions, action shall be taken under the relevant provisions of the Act.

[No. F. 10(5)81-MP]

V M BANSAL, Commissioner-cum-Secy.

Application for permission / regularisation for running of
Bank / Nursing Home / Guest House in residential premises.

1. Name of applicant:
 - a) Owner
 - b) Legal heir.
 - c) Power of attorney holder.
2. Address for correspondence:
3. Details of the property :
 - i) Status of plot (along with documents in its proof)
 - a) Freehold.
 - b) Lease hold.
 - c) Any other
 - ii) Plot size (Area in sq. mts.)
 - iii) Area build up : Proposed to be built up.
 - iv) Plot location alongwith layout plan of the colony.
 - v) Area proposed to be changed in sq.mt for NH / GH /Bank
 - vi) R/W of front road in mts.
4. Details of Building Plan:
 - a) Constructed area floor wise (in sq.mts.)
(copy of sanctioned plan from DDA /
NDMC/MCD.

Floor	Area in sqmt.	Accommodation details
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Basement.

Ground floor.

First floor.

Second floor.

- b) Set backs (existing / proposed)
 - Front (in mts.)
 - Rear
 - Side I
 - Side II

- c) Copy of the building plan showing the area
To be changed in red ink.

5. Parking Provisions:

- a) within plot / outside plot / or elsewhere.
- b) ECS provided per 100 sqm. of floor space.

6. Other documents / information :

- a) Undertaking for special arrangement for disposal of waste in case of nursing home.
- b) NOC from Delhi Fire Services in terms Of relaxation of R/W.
- c) An undertaking about nuisance / hardship For local residents.
- d) Undertaking to deposit permission fee As demanded by DDA before release Of Planning Permission.

Name of applicant

Signature

Date