

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION.

M 21

No: F.1(8)/2003/MP/318

Dated: 1-8-03

**Minutes of the IInd Technical Committee for the year 2003
held on 9-5-2003. The list of participants is enclosed.**

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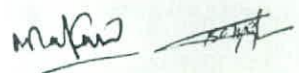
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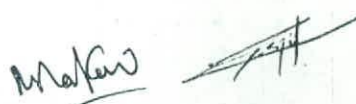
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Jt. Director (MP)



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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION.

M 21

No: F.1(8)/2003/MP/318

Dated: 1-8-03

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C:\Ms Documents\March 2003.doc

mafan

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F 10(5)/81-MP/Pt. XII

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(SURENDRA SRIVASTAVA)
Director (DC)

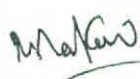
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(SURENDRA SRIVASTAVA)
Director (DC)

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ABJ
Jt. Director (MP)

o/c

M. K. S. *5/8/03*

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mafer

[Signature]

Compared with Original

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March / 21

DELHI DEVELOPMENT AUTHORITY
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It was decided that DDA will refer the matter to the Ministry seeking their concurrence for the proposed location of Thermal Power Plant as shown in the draft zonal plan of Narela (zone M,N & P (Parts) till the approval of the zonal plan by the Ministry. On a point raised on the environmental issue, it was desired that a comparative analysis of this plant vis-à-vis generation through diesel sets be worked out by the concerned Department/applicant and submitted to the DPCC/authority concerned.

ITEM NO. 11/2003 :

Link Road connecting Toll Road to UP Link Road near Mayur Vihar.

F.5(2)/2003-MP

Deferred. However, it was decided that a letter be sent to the Sponsor / Consultant for sending a detailed proposal with drawings and report for further examination.



ITEM NO. 12/2003

Proposed Grade Separator at the intersection of NH 24 Bye pass and Eastern Marginal Band Road Noida More.
F.5(11)98-MP

Keeping in view the constraints of the site the Technical Committee decided that a comparative analysis of the two options i.e. i) with clover leaf as presented in the Technical Committee and ii) signalized intersection alternative be undertaken quickly by the Consultant and be submitted to EM, DDA for a decision in this regard.

ITEM NO. 13/2003

Boundaries of Anand Parbat Industrial Area.
F.17(1)2001-MP/Pt. III

The Technical Committee discussed in detail the boundaries of Anand Parbat Indl. Area as per Special Area Plan of MPD-2001 and Zonal Plan (Zone B). It was also noted that the boundaries of Industrial Area are not clearly identifiable in terms of physical features on the survey plan/site in absence of development and demarcation of major roads proposed in the Special Area Plan. Accordingly, the following was decided:

" The manufacturing units having licences from concerned agencies but not covered in the boundary identified in the Technical Committee meeting held on 15.3.2001, may be allowed to function subject to their falling in the industrial use zone as identified in the Special Area Plan/ Zonal Plan. In any case no manufacturing units/industrial use shall be Permitted in other land uses, like residential etc."

ITEM NO. 14/2003

Policy framework for sanctioning of building plans in Urban Village.
F.3(29)/94-MP/Pt. III

After deliberation, it was agreed by the Technical Committee that the City Area Policy of MCD may be adopted for sanction of building plans within the approved abadi/Lal Dora area of the villages in Urban and Rural Delhi. Technical Committee further reiterated that as directed by the L.G.'s Court, an exercise to prepare circulation plans of the villages may be taken up by the concerned local body. It was also agreed that the matter may be brought to the Authority and then referred to the Ministry of Urban Development.

ITEM NO. 15/2003:

Processing of applications seeking permission/regularization for Running of Bank, Nursing Home, Guest House in Residential Premises.
F.10(5)81-MP/Pt. XII

Item withdrawn with a suggestion to put the proposal on file.

15 74

IN THE COURT OF THE LIEUTENANT GOVERNOR : DELHI

Case No.56/99-CA - Appeal under section 5 of the Indian Limitation Act.

Municipal Corporation of Delhi,
through its Commissioner,
Town Hall, Chandni Chowk,
Delhi-110 006.

: Appellant

Versus

M/s Absolute Aromatics Ltd.,
H.O. at B-74, Sarvodaya Enclave,
New Delhi.

: Respondent

Represented by Shri Vimal Dhingra,
Advocate for the appellant and Shri
J.N. Sabbharwal, Advocate for the
respondent.

Order dated 26.04.2000
(Vijai Kapoor, L.C.)

This is an appeal filed by MCD against the impugned order of the Appellate Tribunal dated 12 March 1999 in which the Appellate Tribunal had released the building plans of the respondent and set aside the order of rejection dated 27.10.97 passed by the MCD.

Counsel for the appellant stated that the Appellate Tribunal had not appreciated the provisions of Delhi Municipal Corporation Act and that the provisions under section 337 of the Delhi Municipal Corporation Act (hereafter referred to as the Act) could not be invoked. He further stated that the building constructed by the respondent was absolutely unauthorised and should be demolished. He further added that the respondent's property was in village Adchini which was an urbanised village and according to the layout plan prepared by MCD for Adchini the building falls in the circulation area of the plan and hence could not be regularised.

Counsel for the respondent however, stated that the respondent had duly filed its building plan before the MCD but the MCD did not communicate any refusal within the statutory period of sixty days which amounted to deemed sanction of building plan under section 337 of the Act. The counsel also added that even at this stage the respondent was willing to pay the compounding charges for the unauthorised construction, if any, which was beyond the building bye-laws. The counsel for the respondent argued that this property belonged to him and if the MCD required it for their circulation area it should acquire the land.

It is admitted that notice under section 337 of the Act was submitted by the respondent M/s Absolute Aromatics Ltd. to the MCD on 3 July 1997. It is also not disputed that the letter of MCD conveying rejection of the building plan is dated 27 October 1997, though it is denied on behalf of M/s Absolute Aromatics Limited that they at all received the letter. That letter was, clearly, issued after the expiry of sixty days from the date of submission of the building plan. What is disputed is the issue of the two intermediate communications from MCD, purportedly dated 18 July 1997 and 15 September 1997. The learned Appellate Tribunal examined the records of the MCD and found that there is no mention of the letter dated 18 July 1997 in the notings in the file. There were also some overwritings which raised doubt about the authenticity of that purported letter. Similarly, no letter dated 15 September 1997 finds mention in the notings in the file. The learned Tribunal noted that neither of the two purported communications were served in accordance with the procedure laid down in the Municipal Corporation under section 444 of the Act. The Tribunal came to the conclusion that since the sanction of the building plan was not refused within a period of sixty days, the plans were deemed to have been sanctioned. The respondent before me commenced construction of the building subsequent to the expiration of those sixty days and has, therefore, claimed that the building should be deemed to have been constructed in accordance with the municipal law and the building bye-laws.

In the arguments before me by the counsel for the two sides I have seen no reason to interfere with the finding of the learned Appellate Tribunal. The finding of the Tribunal is sound on facts and in law and has to be upheld.

Stepping somewhat beyond the specific matter before me I have gone into it in some detail to see as to why the building plan was not sanctioned in time and why, even now, the building cannot be regularised in accordance with the building bye-laws, which have recently been liberalised. I have had the benefit of hearing the MCD Town Planner and the Commissioner(Planning) of DDA. The respondent has asserted emphatically before me that the building is in accordance with the bye-laws and has offered that if any portion of it violates any of the norms or is non-compoundable, it will be rectified or may be demolished.

It has been explained to me that, as for other urbanised villages, a circulation plan was prepared for village Adchini by the town planning section of the MCD. That plan, when examined in connection with this case by the building section, showed that this particular building interferes with one of the streets shown in the circulation plan. Hence the difficulty in sanctioning the plan of this building. While looking into the matter, I could make several observations which are of general application concerning regulation of building activities in urbanised villages. I should like to record those observations here:-

- (a) The circulation plan, after preparation by the town planning section was not shared with the building section. The practice is that it is made available to the building section only when it is sought. The circulation plan is not published for the general information of the public.
- (b) No steps have been taken for the implementation of the circulation plan. The development of streets shown in the plan would entail acquisition of some pre-existing buildings and other land. Such acquisition was never undertaken. Even in other details, the circulation plan has been only on paper and has remained confined to the records of the town planning section.

This reflects a serious gap in the approach of MCD towards promoting redevelopment of urbanised villages on proper lines. No

wonder, therefore, that the urbanised villages have continued as ghettos and have not merged with the development that has taken place all around.

I have advised the Town Planner of MCD and Commissioner(Planning), DDA to take up Adchini as a pilot project for redevelopment of urbanised villages. They will review the circulation plan with reference to the ground realities and in consultation with the local people. The circulation and redevelopment plan that is thus finalised will be published for general information. Concrete steps by way of acquisition of the requisite land, and construction of streets and development of other public places will be taken. People would be induced to get their building plans passed in accordance with the building bye-laws. Based on the experience of Adchini a general approach will be evolved for all the urbanised villages. I have also mentioned this matter to Commissioner, MCD. Copies of this order will be sent to him and Vice Chairman, DDA so that they pursue this important matter.

In so far as this particular appeal before me is concerned, it is dismissed and the order of the Learned Appellate Tribunal dated 12 March 1999 is upheld. It is reiterated that if the building constructed by M/s Absolute Aromatics Limited in any way contravenes any provision of the building bye-laws, MCD will be free to take the appropriate action.

Announced


Vijai Kapoor
Lt. Governor, Delhi
26.04.00

URBAN VILLAGES

P-7 (MPD-2001)

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 settlements 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 village should be integral part of the development scheme of the area. Around these settlements educational, health and recreational facilities and work areas should be developed for the benefit of the village population in urban as well as in rural Delhi.

P-114 (MPD-2001)
3C. Urban Villages : These old settlements should be provided with basic services and amenities while preserving to the extent possible their traditional life style.

12. RURAL AREA

P-117 (MPD-2001)

The rural area of Delhi being in the periphery of major metropolis has a special significance.

This area is also attracting migrants; 20 per cent of rural Delhi households are migrant households mainly from Haryana and U.P. The area needs to be provided with a reasonably high level of infrastructure and good road linkages with the city. Based on the population, linkages and growth rate, certain villages have been identified for the location of major health facilities, markets, schools and rural industries.

RURAL AREA

P-46 & 47 (MPD-2001)

The rural area of Delhi being on the periphery of major metropolis has a special significance. The households in the rural areas of the union territory have higher level of education and income compared to rural areas in the adjoining states. Rural areas of union territory of Delhi is also attracting migrants, 20 percent of rural Delhi households are migrant households, mainly from

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

P-52/MPD-2001

CLAUSE 4.0 USE ZONES DESIGNATED

There shall be 37 use zones classified in 9 categories namely; Residential, Commercial, Manufacturing, Recreational, Transportation, Utility, Government, Public and Semi-Public and Agriculture & Water Body. 37 use zones are as under :

(a) Residential

4.01 RD Residential area with density (Including villages within Laldora located in any use zone)

ANNEXURE F-I

(BBL No: 6.11)

Policy for sanction of Building Plans in City Area, *Villages, MOR Colonies / Schemes and Unauthorized and Regularized Colonies.

There are certain areas without approved layout plans and without prescribed setbacks. Also there are no adequate road widths available in such areas. However, building activity is allowed from time to time in these areas under certain policy guidelines.

1. City area
2. Urban Villages
3. Rural Villages
4. M.O.R. colonies
5. Unauthorized regularized colonies.

The procedure for sanction of building plans in these areas shall be as below:

City Area

1. (a) Based on Urban Renewal Schemes as given in Delhi Master Plan.
(b) The coverage FAR, height and use as prescribed in Master Plan for Delhi.
2. In the absence of Urban Renewal Schemes the following road width and setback shall be followed.
 - (i) For road width below 15' front set back to be left so as to make the street 15' wide.
 - (ii) For trafficable road i.e. road width between 15' and 30', the front setback shall be such so as to make the road width as 30'.
 - (iii) Rear-set back shall be 5' minimum and 10' average provided the rear air-plane is maintained by builder in his own plot.
3. Where the building on ground floor is existing with certain setback under proper sanction no set back will be required on the floors above the ground floor provided the front and rear air-planes are maintained and coverage is according to the building bye-laws.

In back to back plots where the building is existing on four sides with open space in the center, rear air plane is not to insist upon for construction of first floor provided the area of plot is not more than 200 sq. yards.

Villages

1. Building plans in villages normally be considered only for the plots which from part of old abadi area in case the following conditions have been fulfilled.

- (i) The land use is residential and construction shall confine maximum to 3 storey with maximum permissible coverage FAR and height as per Bye-Laws.
 - (ii) It has been certified by the Revenue department that plot form part of old built up abadi area.
 - (iii) That the plot was in existence as an independent plot prior to the formation of the Corporation.
2. The building cases of such plots, which cannot be readily, verify, as part of the old abadi area of the village would be considered only on merits in each case with the additional following document to be furnished by the applicant.
- (i) A certificate from the Govt of NCT Delhi that the land is not under notification for acquisition.
3. In case of proposal of minor additions and alterations on the plots, which are located "outside" the old abadi area, but within the erstwhile Notified Area committee of Meharauli, Najafgarh, and Narela would also be considered on merits.
4. For all the dead end road or cul-de-sac up to 500 ft. in length the R.O.W. will be 15 ft. and for all other roads dead end lanes above 500 ft. the R.O.W. will be kept 30 ft., except in villages where redevelopment plans have been received.
5. Development charges will be recovered as decided by the competent authority from time to time.

M.O.R. Colonies

1. In colonies where approved set back lines are there, the same are to be followed and where there are no prescribed set-backs, the existing set back lines to be followed.
2. For plots upto 200 sq. yards essential amenities like kitchen, bath, W.C. and stair case is allowed in one half of the rear set back provided other held is kept open.
3. In particular areas of Patel Nagar East, West and South, construction in front half set back has been allowed for plots upto 200 sq. yards.
4. For plot of Ministry of Rehabilitation of 56 sq. yards. In Old Rajinder Nagar, no front set back is necessary. Construction in half rear set back in rehabilitation colonies is allowed and the remaining rear set back of 10' is to be maintained.
5. For plots having an area of 100 sq. yards or less, the front set back shall be 10 ft.
6. In the case of plots developed by Ministry of Rehabilitation prior to 1.9.62, in plots of area 200 sq. yards or less an open staircase 3 ft. wide without riser and open at the top shall not be considered as covered area and may be allowed in lieu of main staircase.

Unauthorized Regularized Colonies

1. Affidavit / Indemnity Bond are required to be submitted as per approved language and as per copies enclosed here regarding proof of existing structure prior to cut off date and ownership / possession of the property.
2. Copy of existing plan of the house.
3. Development Charges shall be recovered as decided by the Concerned Authority from time to time
4. Regarding location, safety of plot, R.O.W., Land use, Set-backs. Etc. T.P. comments shall be obtained in each and every case in view of regularization plan.
5. No addition or alteration shall be allowed in the existing structures which are falling in the mandatory set-backs as per the Layout Plan / BBL 2003. In case of fresh proposal for subsequent floors, necessary setbacks and rear air plane shall have to be maintained as per the approved layout plan / BBL 2003. The applicant shall, however, give an affidavit to the effect that the structures falling within the mandatory set back or existing excess coverage shall be removed / demolished whenever he claims full permissible coverage as per BBL on subsequent floors in future.
6. In case where encroachment on Government / Municipal land earmarked for various services are existing, the building plans for addition / alteration in such cases shall be sanctioned only after the encroachment is removed first.
7. The permissible coverage and number of storeys shall be allowed on plots of various sizes as mentioned in BBL No 3.3. It shall however, be ensured that total FAR shall not be exceeded from the limits of the coverage as mentioned in BBL No3.3.

March / 21

DELHI DEVELOPMENT AUTHORITY,
MASTER PLAN SECTION.

No: F.1(8)/2003/MP

Dated:

Draft minutes of the IInd Technical Committee for the year 2003 held on 9-5-2003. The list of participants is enclosed.

ITEM NO. 9/2003:

Confirmation of minutes of the Technical Committee held on 11-3-2003:

Draft minutes of the Technical Committee dated 11-3-2003 were confirmed excepting para ii) of part II of item no. 3/2003 with slight modification as given below:

" The modified proposal was submitted by PWD. The Technical Committee recommended for approval of the proposal subject to stipulation that 3+3 lane carriageway with standard cross section may be incorporated in the proposal which should also be got approved from various agencies. A copy of the modified proposal alongwith report be also submitted to DDA by the PWD".

ITEM NO 10/2003:

**Setting up of 350 MW Pet Coke Based Thermal Power Plant
at Narela by Appollo Energy Co. Ltd.
F.20(9)/96-MP/Pt.**

It was decided that DDA will refer the matter to the Ministry seeking their concurrence for the proposed location of Thermal Power Plant as shown in the draft zonal plan of Narela (zone M,N & P (Parts) till the approval of the zonal plan by the Ministry. *A

ITEM NO. 11/2003 :

**Link Road connecting Toll Road to UP Link Road near Mayur Vihar.
F.5(2)/2003-MP**

Deferred. However, it was decided that a letter be sent to the Sponsor / Consultant for sending a detailed proposal with drawings and report for further examination.

A
* On a point raised on the Environmental issue,
it was desired that a comparative analysis of this plant
vis-a-vis generation through diesel sets be submitted to the
authority concerned.

ITEM NO. 12/2003:

Proposed Grade Separator at the intersection of NH 24 Bye pass and Eastern Marginal Band Road Noida More.
F.5(11)/98-MP

Keeping in view the constraints of the site the Technical Committee ^{decided} ~~agreed with~~ the proposal with the condition that a comparative analysis of the two options i.e. i) with clover leaf as presented in the Technical Committee and ii) signalised intersection alternative be undertaken quickly by the Consultant and be submitted to EM, DDA for a decision in this regard.

ITEM NO. 13/2003 :

Boundaries of Anand Prabat Industrial Area.
F.17(1)/2001-MP/Pt. III

The Technical Committee discussed in detail the boundaries of Anand Parbat Indl. Area as per Special Area Plan of MPD-2001 and Zonal Plan (zone B). It was also noted that the boundaries of Industrial Area are not clearly identifiable in terms of physical features on the survey plan / site in absence of development and demarcation of major roads proposed in the Special Area plan. Accordingly, the following was decided:

" The manufacturing units having licences from concerned agencies but not covered in the boundary identified in the Technical Committee meeting held on 15-3-2001, may be allowed to function subject to their falling in the industrial use zone as identified in the Special Area Plan / Zonal Plan. In any case no manufacturing units / industrial use shall be permitted in other land uses, like residential etc."

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Policy framework for sanctioning of building plans in Urban Villages.
F.3(29)/94-MP/Pt. III

After deliberation, it was agreed by the Technical Committee that the City Area Policy of MCD may be adopted for sanction of building plans within the approved abadi / Lal Dora area of the villages in Urban and Rural Delhi. Technical Committee further reiterated that as directed by the L.G.'s Court, an exercise to prepare circulation plans of the villages may be taken up by the concerned local body. It was also agreed that the matter may be brought to the Authority and then referred to the Ministry of Urban Development.

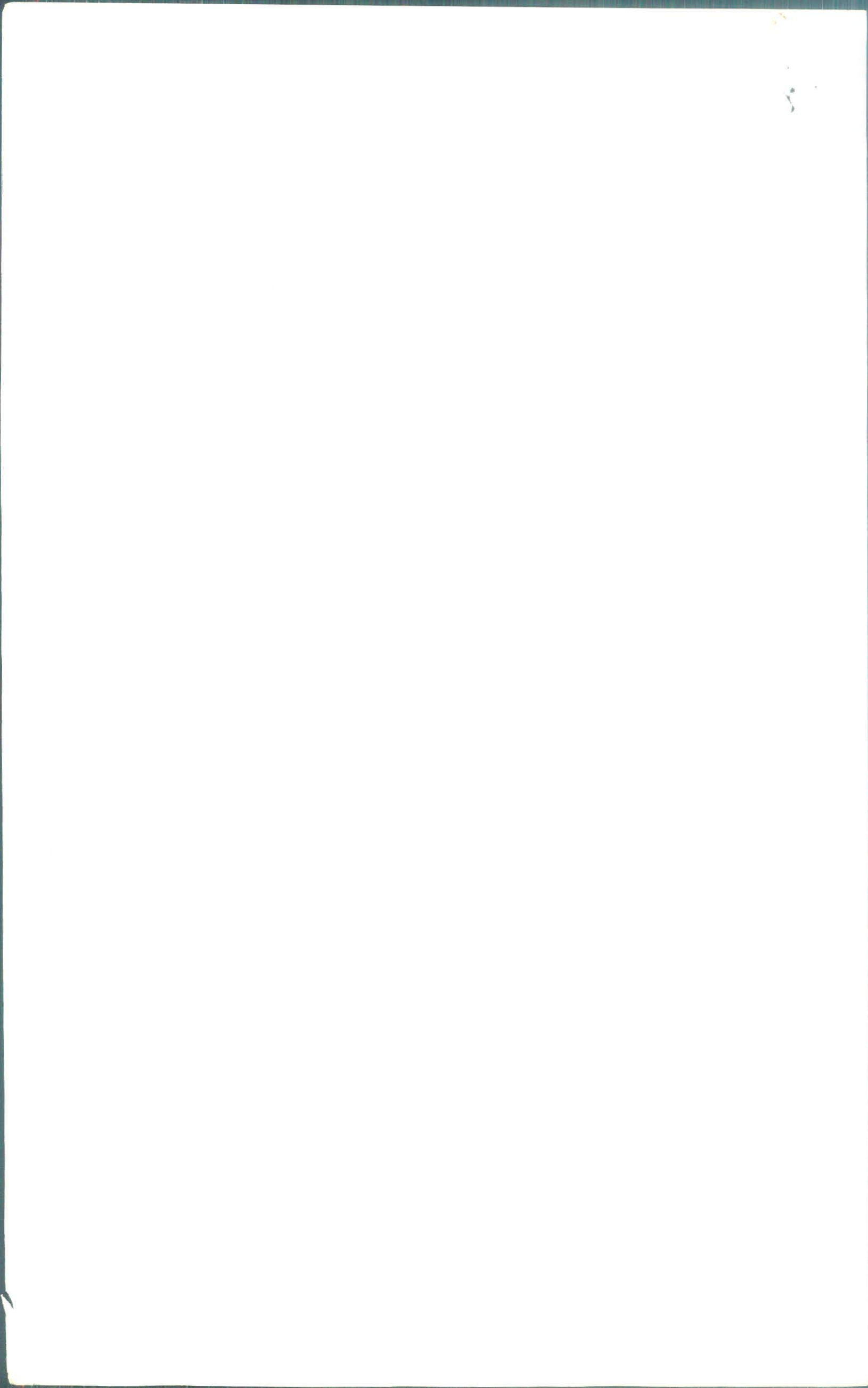
'X' to be read as : After deliberation, it was decided that the matter requires ^{further} examination. The proposal may be put up on file in the first instance.

ITEM NO. 15/2003::

**Processing of applications seeking permission / regularisation for running of
Bank, Nursing Home, Guest House in Residential premises.
F.10(5)/81-MP/Pt. XII**

'Y' | Deferred. In the first instance, the proposal be put up in file.

'Y' to be read as : Item withdrawn with a suggestion to
put the proposal on file.



March / 21

DELHI DEVELOPMENT AUTHORITY,
MASTER PLAN SECTION.

No: F.1(8)/2003/MP

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F.5(11)/98-MP

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Policy framework for sanctioning of building plans in Urban Villages.
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After deliberation, it was agreed by the Technical Committee that the City Area Policy of MCD may be adopted for sanction of building plans within the approved abadi / Lal Dora area of the villages in Urban and Rural Delhi. Technical Committee further reiterated that as directed by the L.G.'s Court, an exercise to prepare circulation plans of the villages may be taken up by the concerned local body. It was also agreed that the matter may be brought to the Authority and then referred to the Ministry of Urban Development.

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**Processing of applications seeking permission / regularisation for running of
Bank, Nursing Home, Guest House in Residential premises.
F.10(5)/81-MP/Pt. XII**

Deferred. In the first instance, the proposal be put up in file.

B6

List of participant of 2nd meeting of the Technical Committee held on 9.5.2003.

DELHI DEVELOPMENT AUTHORITY:

S/SHRI.

Anil Baijal, Vice Chairman, (Chairman)
C Banerji E M
A K Jain, Commr. (Plg.)
S C Karanwal C.A.
N K Aggarwal, Addl. Commr. II
Prakash Narayan Addl. Commr. III
Ashok Kumar OSD (MPPR)
Savita Bhandari, Director (LS)
Surendra Srivastava, Director (DC)
Ram Dadhich OSD / VC.

TCPO:

R Srinivas, Associate TCP

DCP (TRAFFIC) DELHI

Ravinder Suri Inspector

L & D O :

R L Singla Building Officer

N D M C :

G Krishana Rao Dy. Architect

SPECIAL INVITEES:

Deepak Jain, SE DSIDC
V Kumar, SE DSIDC
D K Saluja, Director (NP) DDA
R K Jain, Director (AP I) DDA
R M Lal, Director (TT) DDA
B K Jain, Director (RYP) DDA
I P Singh, Director (LC) DDA
Ajeet Aggarwal, AEE, DPCC
K V Kr. Bhargav PMG II DDA
Abhey Negi Assistant Manager, RITES Ltd.
D P Singh EE / FD - 7/ DDA

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)

COPY TO:

1. Vice Chairman, DDA
2. E.M. DDA
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 :

- C E East Zone DDA
Director 'O', Zone DDA
Chief Engineer Central Water Commission

Member Secretary, DPCC
Joint Director (Industrial) GNCTD

- Chief Engineer DSIDC
Chief Engineer (Plg.) Northern Railway
Chief Engineer (Jal Board)

Director Narela Project DDA

Director (TT) DDA

Director (AP-I) DDA.

Director (Bldg.) DDA

Director (Land) RES. DDA

Director (Land Costing) DDA

C.E. (I&FC)

: Item no. 12/2003

: Item no. 15/2003

: Item No. 13/2003

: Item No. 12/2003

: Item NO. 10/2003

: Item no. 11/2003

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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 Apollo 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 hecsts. site approved for proposed thermal power plant(Apollo 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

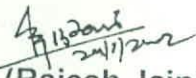
The proposal as explained under Para I and II above is placed before the Technical Committee for consideration of :

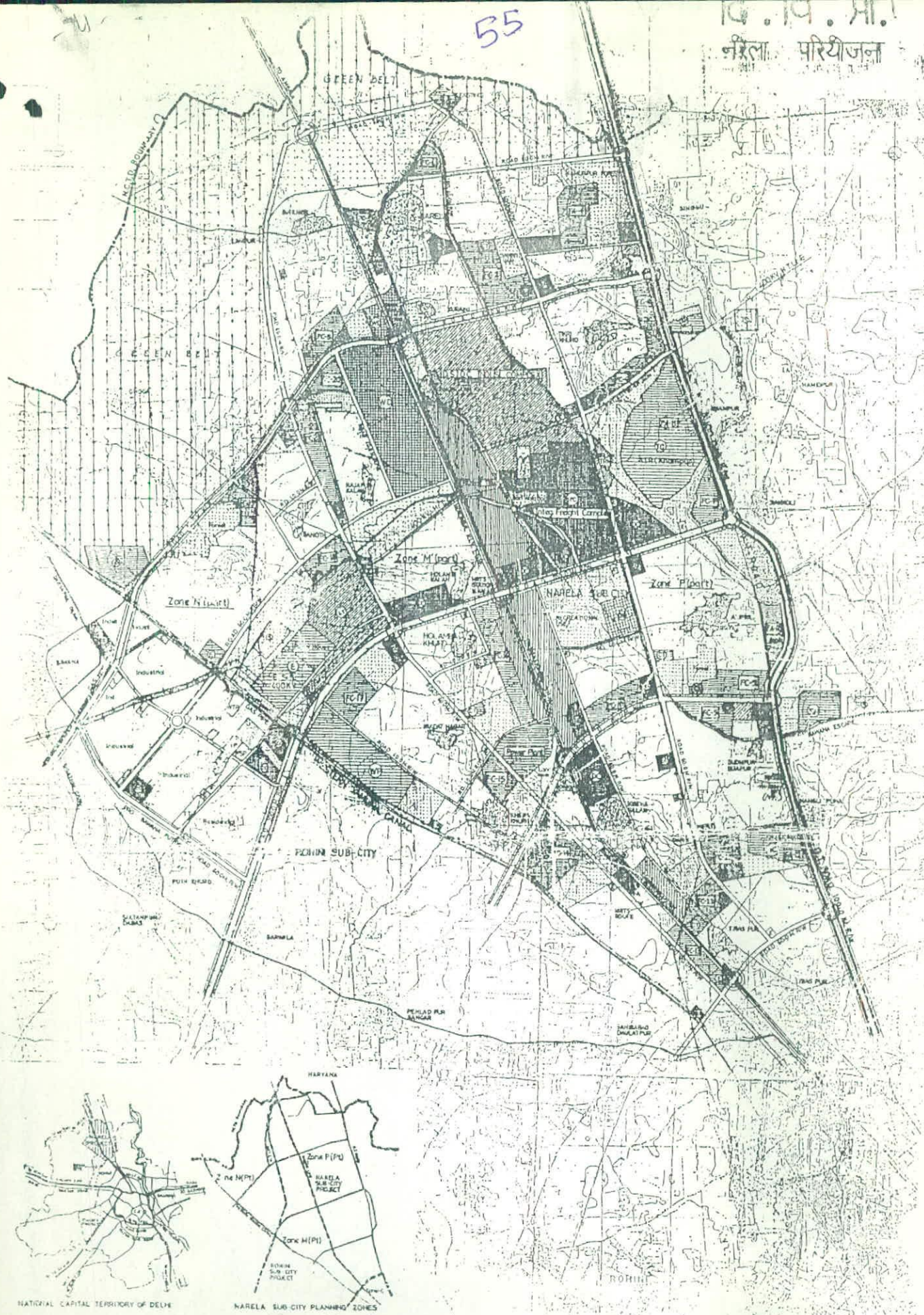
- a) Allowing Pet Coke Based Thermal Power Plant under Utility (U-3) use zone of MPD-2001.
- b) The proposed Pet Coke Thermal Power Plant shall not be covered under 'H' category industry being a Utility under U-3 Zone.
- c) DPCC shall examine the case with regards to the raw materials used, their process 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 56
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



LANDUSE

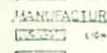
RESIDENTIAL



CONFIDENTIAL



[22.6] **DAS**



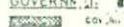
11



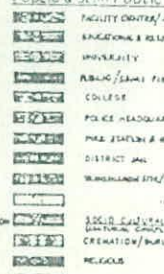
TRANSPORTATION



HEALTHY

 DRAIN
GOVERNMENT OF CANADA

PUBLIC & SEMI-PUBLIC



1



BOUNDARY



NOTES

1. PLAN RECOMMENDED FOR APPROVAL BY THE TECHNICAL COMMITTEE DD A IN ITS MEETING HELD ON 13.01.95 VIDE ITEM NO. 2/95 FILE NO. F.4(3)98-MP
-
2. PLAN APPROVED FOR INVITING OBJECTIONS/SUGGESTIONS BY THE AUTHORITY VIDE ITEM NO. 52/99 DT.26.10.99 IN FILE NO. F.4(3)98-MP.

DRAFT

ZONAL DEVELOPMENT PLAN
ZONES Mipartil, Nipartil, Ploartil
(Narela Sub city)



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 d.d. 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 NangliPuna-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

.....

Member Secretary
Technical Committee
Delhi Development Authority

15/6/98

15/6/98

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

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 "A" 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 use of furnace oil.



No.
From
To,

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

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

दिनांक

Date

7/8/02

Dated:

No. F20(9)96/MP/ 549

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 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 ME 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 "H" 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 L. Basava Raju,
Director (Tech),
Apollo Energy Company Ltd.,
10-3-316/A, Masab Tank,
Hyderabad-500 028.

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

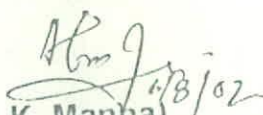
"Tech. Committee desired that acquisition of land may be done by GNCTD itself for which plan showing location of 40 Hact site for Appolo Engery Co. Ltd) may be issued to GNCTD and DVB.

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,

67C


(A.K. Manha) 18/02



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

No. DPCC/Planning/AECL/02/ 2812

Dated: 3-12-2002

To

Shri F.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.

KARUNA PRASAD
Encl. 2
Date 16/12/2002
D.D.A.

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

Sr.

This is with reference to the meeting dated 8th November, 2002 taken by the Secretary (Environment) - Cum - Chairperson (DPCC) on the issues concerning the proposal submitted by M/s 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.

- 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.

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 :

1. Sh. A.K. Menon, Jr. Director (Master Plan), UDA, 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.
2. Addl. Commissioner, Department of Urban Development, Govt. of Delhi, 10th Floor, Delhi Secretariat, IP Estate, Delhi - 110 002.
3. Dr. Duraiswamy, Director, Ministry of Environment & Forest, Parvathan Bhawan, CGO Complex, Delhi Road, Delhi - 110 003.
4. Member Secretary, CPCB, Parvathan Bhawan, East Arjun Nagar, Delhi - 110 093.

In the file file.

The concerned files are

For 3) 96 MP with DUL (MP) from 7/10/02. We may send the same to DUL (MP) for MP.

For MP
DUL (MP)
11/12/02

P10

463 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)

3.3.2. 3.3.2.1. River Bed Zone/Channel Zone

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

3.3.2. 3.3.2.2. Land Use

As per MPC 2001 the proposed link falls in the Yamuna Bed. Zone/ Zone of Agriculture/ zone plan of the area.

3.3.2. 3.3.2.3. EXISTING TRAFFIC CONDITIONS -

The new link proposal will be only a one way route in the first phase from South Delhi to Mayapuri. The probable estimate of traffic volume on this link is about 15,000 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 30,000 PCU which is having capacity of 30,000 PCU with 6 lane divided carriage way.

The proposed one way link road from DND fly 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 existing traffic pattern. Rather, it will lead to a reduction in the evening traffic on the Anandpur Bridge and Noida Mod Intersection.

3.3.2. 3.3.2.4. PROPOSAL -

Phase 1: It is a new alignment proposed through the Yamuna Bed Zone/ Zone of Agriculture/ zone plan of the area and 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 Mayapuri). 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 Mayapuri 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 50 - 80 km per hour. The road formation level of this link is

- 44 -

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 construction is to be got approved from the Traffic Police.
(e) The consultant will submit a land scape plan of the scheme.

12. The modified plan duly authenticated by the Project Manager be submitted to DUAC.
13. The DUAC approved plan be then submitted to DDA for consideration of Authority.
14. The Project Manager shall submit 5 copies of the modified plan duly authenticated by the Project Manager, Director of DDA, incorporating the decision of TC and DUAC along with upto date action taken report.
15. Since this proposal is falling in the River Bed, therefore, it is mandatory that clearance from Central Water Commission and National Spreading Committee may kindly be got obtained synchronously before starting of the work.

Work of Matter - As to whether the work can be collected from the workers travelling within the state of Delhi is a policy matter to be got decided by the Board/Committee at some stage ahead on.

2.4. RECOMMENDATIONS -

The proposal contained in para 1 above along with the observations in Para 5 are placed before the Technical Committee for consideration at conceptual stage only.

427 T. J. 12/2003

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.*

- 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.

The following information is being provided for the Department of Transportation for their review.

The Engineering Department shall submit a preliminary clearance from the Department of Transportation after the approval of Technical Committee on the subject of the proposed project.

Approval of the Department of Transportation shall be subject to the Department of Transportation's approval of the proposed project. The Department of Transportation shall submit a preliminary clearance from the Department of Transportation after the approval of Technical Committee on the subject of the proposed project.

3.2. RECOMMENDATIONS:

The project is located at the intersection of the proposed road and the North-South road at the intersection of the proposed road and the North-South road. The project is located at the intersection of the proposed road and the North-South road. The project is located at the intersection of the proposed road and the North-South road.

① Mathematical equation
to show the speed
comparison analysis.

② Cost Benefit Analysis.

→ Deferral.

→ Within 2 weeks.

With comparison analysis.

AG 1

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.

35 TC - Item No 19/2003

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

- and the houses. People would be allowed to get their own electricity supply in accordance with the building by-laws.
2. The matter was put up to the Technical Committee at its 12th meeting for the year 1962 held on 27.2.62 (see para no. 14(a)) and the decision of the Technical Committee is reproduced below.

The various issues relating to the Supreme Court matter, L.L. 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 B.A.R. height and number of floors may be as per respective sizes of residential plots as mentioned in the Master Plan-2021. However, in case of building height, the maximum height of the plot and ground coverage may be made flexible to ensure smooth circulation, space for essential services and parking, etc. as may be decided by the concerned local bodies.
- b) The development in urban villages will also be regulated in the same manner as the rural villages.
- c) As has already been emphasised in the L.L. Governor's order that proper drainage plans should be prepared for urban villages, the Technical Committee felt that adequate provisions for provision of physical facilities and complete packing should come at the time of preparation of these plans by concerned local bodies. This decision of the Technical Committee should be communicated to the L.L. N.E.H.C. etc.
- d) As the order of the Technical Committee is at 1 p.m. & above requires notification to the M.P.C.D. which may be referred to Ministry for approval of the Government of India. The matter is being referred to the Ministry of the Government of India for the Supreme Court matter.
- e) Subsequently, the matter was taken up at the 13th meeting held on 13.3.62 (see para no. 14(b)) and the decision of the Technical Committee is reproduced below.
- f) The Technical Committee should re-examine its recommendations in consultation with all the Local Bodies and the G.N.C.U.D. Minutes of the meeting are enclosed at Annexure 'B'.
- g) Following the decision of the Council, a meeting was held on 13.3.62. Minutes of the meeting are enclosed at Annexure 'B'.
- h) It was expressed in the meeting that about 80% houses are existing 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 under the City Area Policy or the M.C.D. 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 preparation of the Master Plan-2021 as part of the revised 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.



*Difficult to
To be put up*

32-

486A/DMS
4/4

126-A/30/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/24/MS
3-4-2004 To

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

448-B
30/3/01

CLM-I
050-1-22-2007
Sri-1-22-2007
DMSI

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

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

Dr. C. Venkatesh
To all members
C.D., C.D., 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 28.3.2000 (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 :

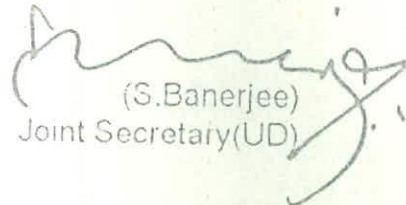
1. There is no question of 'Lal-Dora', the moment a village comes in urban area.

pl
19/4
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)

Nirman Bhawan, New Delhi
 Dated: 28.05.2014

To

1. Shri P.S. Bhatnagar,
 Chief Secretary,
 Government of National Capital Territory of Delhi,
 Delhi
2. Shri P.K. Ghosh,
 Vice-Chairman,
 Delhi Development Authority,
 Vikas Sadak, INA, New Delhi
3. Shri S.P. Aggarwal,
 Commissioner,
 Municipal Corporation of Delhi,
 Town Hall,
 Delhi
4. Shri B.P. Misra,
 Chairperson,
 New Delhi Municipal Committee,
 Palika Kendra,
 New Delhi
5. The Development Commissioner,
 Government of National Capital Territory of Delhi,
 Town Hall,
 New Delhi

Subject: Unauthorized Encroachment and Illegal Constructions in Delhi

It is requested to inform that the issue of illegal encroachment/unauthorized construction in Delhi has been considered by the Government of India at its 100th anniversary and it has been decided to bring to this notice with a firm hand. You are requested to take strong and prompt action against all illegal constructions/Unauthorized encroachments and also against violators of the provisions of the Master Plan of Delhi. The following measures are requested to be enforced strictly:

1. All illegal constructions should be dismantled, not commenced by the

(Signature)

- (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 lay out / 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/-

28

Field Supervisory 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

Alu
(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/1IA/VA/VI)

ITEM NO. 106/2002

Sub: Policy framework for sanctioning of Building plans in urban villages.
F.3(29)94/MP/Pl.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 (DD) suggested that the problems of the Rural Villages required a sensitive treatment.

The Lt. 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 hec.) 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 Govenment.

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 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 '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.)

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.



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.mts. facing road of minimum width 18 mtrs (9 mtrs in Special Area and 13.5 mtr. in Rehabilitation Colonies)
- 2. A maximum of $\frac{2}{3}^{rd}$ 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 $\frac{2}{3}^{rd}$ FAR or 600 sq.m whichever is less

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.

- 3) The maximum size of the plot will be 1000 sq.mtrs.
- 4) Only Branch office of the banks catering to the neighbourhood banking facilities will be permitted.
- 5) Such permission shall be allowed only the buildings which stand regularized / approved / sanctioned by the DDA / Local Body as per Building Bye Laws for the time being in force.
- 6) All parking requirement of plot will adhere to Equivalent Car space required for this purpose.
- 7) It will be ensured that no nuisance or hardship is created for local residents.
- 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 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 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. 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.

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.

- 16 -
- 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, 2003

333, 27 (F). 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
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

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F.1(8)2003-MP

DATED:

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)

COPY TO:

1. ✓ Vice Chairman, DDA
2. ✓ E.M. DDA
3. ✓ Commr. (Plg.) DDA — 288/503
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 — 288/503
14. ✓ Addl. Commr. III DDA — 8523
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 :

- Agenda ✓ C.E. East Zone DDA
Agenda ✓ Director 'O', Zone DDA — 288/503
Chief Engineer Central Water Commission

- Member Secretary, DPCC
Joint Director (Industrial) GNCTD
Chief Engineer DSIDC
Chief Engineer (Plg.) Northern Railway
Chief Engineer (Jal Board)
Director Narela Project DDA

Director (TT) DDA — 288/503

Director (AP-I) DDA. — 875

Director (Bldg.) DDA

Director (Land) RES. DDA

Director (Land Costing) DDA

C.E. (I&FC)

: Item no. 11/2003

: Item NO. 10/2003

: Item No. 12/2003

: Item No. 13/2003

: Item no. 15/2003

: Item no. 12/2003

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F.1(8)2003-MP

DATED:

MEETING NOTICE

The 2nd meeting of the Technical Committee of Delhi Development Authority for the year 2003 will be held on ~~13.5.2003~~ **9.5.03** 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)

COPY TO:

1. Vice Chairman, DDA
 - ✓ 2. E.M. DDA → PS
 3. Commr. (Plg.) DDA
 - ✓ 4. Commr. (LM) I DDA → Mr. Sharma. PS
 - ✓ 5. Commr. (LM) II DDA → PS
 - ✓ 6. Commr. (LD) DDA → Mr. Chauhan. Steno
 - ✓ 7. Town Planner, MCD →
 8. Chief Town Planner, TCPO → 3379197 } Madam Kishor
 9. Chief Architect, DDA
 10. Chief Architect, NDMC → Datta PS & V
 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 → Vinod Kumar Mr. Rajendra
 17. Land & Development Officer (L&DO)
 18. Sr. Architect (H&TP) CPWD → Mr. Raj Koushanji. Drafting
 - ✓ 19. Dy. Commr. Of Police (Traffic) Delhi → Mr. Dinesh. S.O. : Seva. S. H. Gupta
 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 Mr. Kapoor PS
 - Director (Land) DDA Res. DDA 246497167 Item no. 15/2003
 - Director (Land Costing) DDA :

✓ CE (HFC)

24697851

: Item no. 12/2003

-8-

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(3)2003-MP / 185

DATED: 28.4.03
30

DRAFT MINUTES OF THE 1ST TECHNICAL COMMITTEE FOR THE YEAR 2003 HELD ON 11.3.2003. LIST OF THE PARTICIPANTS ARE ENCLOSED.

Sub: Confirmation of minutes of Technical Committee held on 28.11.2002

The draft minutes of the Technical Committee dated 28/11/2002 were confirmed excepting for item no. 29/2002 whose minutes were also confirmed with slight modification as given below: *Confirmed*

"The proposed scheme was discussed.

It was pointed out that the proposal (phase I) approved by the DUAC consists of 4 cloverleaves at Four Corners of the intersection and slip roads. Under pass below the Railway line along road no. 13-A leading to Okhla falls in phase II.

The proposal is already approved by DUAC and Technical Committee. The construction of Cloverleaf and slip road be dovetailed in such away that construction of under pass is feasible at later stage".

Item No. 1/2003

Sub: Corridor Improvement plan for the stretch of Ring Road between Maya Puri & Punjabi Bagh Intersection F 5(4)2001-MP

The proposal has been approved by the Technical Committee subject to statutory conditions of approval from various agencies.

Item No. 2/2003

Sub: Regarding the Proposal of BSES Rajdhani Power Ltd. for route approval of 66 KV Tower line from 220 KV Dwarka Grid Sub Station (P-3) to 66 KV Grid Sub station (G-6) Dwarka F11(63)DWK/2000

The proposal was explained in detail by Director (Plg.) Dwarka and the following was decided:

a) Keeping in view the fact that already high tension line is existing on part of the route, therefore, in this portion another HT line will not be desirable and in this stretch the proposed route alignment will continue to be underground as already decided and in the remaining part the route alignment could be overhead.

b) Since the road development has already been undertaken by DDA, any financial loss to the DDA due to erection of pylons will be made good by the electrical company under consideration before undertaking any overhead route in the length agreed to.

Mafar

Accepted
Original

-7-

Item No. 3/2003

Sub: Construction of Bridge Across River Yamuna near Geeta Colony and Master Plan Road over Disused canal in East Delhi. F5(17)2000-MP

Part I : Proposed Master Plan road of 30 M R/W over the disused canal.

i) This matter was discussed earlier in the 6th Technical Committee on 28th November, 2002.

ii) The concerned disused canal in East Delhi is indeed an integral part of the drainage scheme of the influence area as has been informed by the Project Manager, PWD / CSE, MCD.

iii) Certain details including intersections, traffic circulation system etc. were submitted.

The modified proposal submitted by PWD has been recommended for approval to 30 mt. R/W road from Karkardooma intersection on road no. 57 upto marginal bund road, Geeta Colony by the Technical Committee subject to statutory conditions of approval from various agencies

Part II: Proposed Bridge over River Yamuna near Geeta Colony.

(i) This issue was earlier discussed in the Technical Committee meeting held on 28.11.2002

(ii) The modified proposal was submitted by PWD.

The Technical Committee has recommended the proposal with the statutory conditions of the approval from the various agencies.

Item No. 4/2003

Sub: Change of land use of 56 hect of land in Zone 'J' North of Mehrauli Mahipalpur Road F3(96)98-MP-Pt.

The Technical committee approved the recommendations of the Screening Board and decided that the change of land use for an area of 56 hect. in Zone J, South of Mehrauli Mahipalpur Road may be placed before the Authority

Item No. 5/2003 :

Sub: Proposed grade separator at the intersection of Vikas Marg & Marginal Bund Road (ITO Chungi Crossing) A part of corridor improvement proposal of Vikas Marg. F.5(19)91-MP

The item submitted by the PWD was discussed in the meeting It was opined that :

a) a comprehensive circulation system plan upto 1 km. / next intersection with Master Plan road shall be submitted by PWD.

b) PWD shall submit the clarification of DMRC with respect to the MRTS route through this intersection.

c) Necessary statutory clearances will be got obtained by then from various agencies and the proposal will be brought again before the sub committee for consideration.

 
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Item No. 6/2003

Sub: Provision of public and semi public facilities around village settlements in rural zone vis-a-vis provision of MPD 2001 F3(5)2001-MP

The Technical Committee noted the various stages as given in the agenda item and further recommended that the issue of public and semi public facility around rural settlements (villages) should be addressed as part of MPD 2021.

Item No. 7/2003

Sub: Development code applicable to land retained by the industrial units as per the order of the Hon'ble Supreme Court. F17(2)97-MP

Addl. Commr. (Plg.) II explained the background with various issues relating to surrender of land by industrial units in compliance of the Hon'ble Supreme Court orders. The Technical Committee agreed in principle with the proposals contained in para 3.0 of the agenda item. The decision / proposal as agreed may be communicated to the concerned agencies / Departments for further action.

Item No. 8/2003

Sub: Regularisation of roof projection / sun shades outside the plot for tiny size allotment category plots for EWS / LIG / MIG in Rohini. F JD/B/R/48/2001

Director (Bldg.) explained the entire background with various issues involved. It was also explained that smaller size of residential plots in Rohini are a specific case and there may be smaller size of the residential plots.

The Technical committee recommended for approval of the policy for allowing sun shades upto 45 c.m. and balconies upto 90 c.m. for the residential plots upto 60 sq.mt. and sun shades upto 45 cm located only in the corner plots upto 90 cm, after compounding the same subject to clearance from the Fire Deptt. and it was further desired that the issue be processed through Authority for concurrence of the Ministry of Urban Development.

The Technical committee desired that till the finalisation of the subject matter no action on ground may be initiated.

Observations and comments if any on draft minutes may please be sent to Jt. Director (MP) within a week's time.

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


(SURENDRA SRIVASTAVA)
DIRECTOR (DC)

Copy to:

1. E.M. DDA
2. Commr. (Plg.) DDA

- 5-
3. Commr. (LM)I DDA
 4. Commr. (LM)II DDA
 5. Commr. (LD) DDA
 6. Town Planner, MCD
 7. Chief Town Planner, TCPO
 8. Chief Architect, DDA
 9. Chief Architect, NDMC
 10. Chief Engg (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. Commr. Of Police (Traffic) Delhi
 19. Director (land Scape) DDA
 20. Director (DC) DDA
 21. Director (TT) DDA
 22. Director (Dwakra) DDA
 23. Director (AP) II DDA
 24. OSD to Vice Chairman, DDA for information of the later.


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

- 4 -

List of participants of 1st meeting of the Technical Committee held on 11.3.2003

DELHI DEVELOPMENT AUTHORITY:

S/Shri

Subhash Sharma, Vice Chairman
C Banerji, E M.
Vijay Risbud Commr. (Plg)
S C Karanwal C A
A K Jain Addl. Commr. I
N K aggarwal Addl. Commr. II
Prakash Narayan, Addl. Commr III
Ashok Kumar, OSD (MPPR)
Savita Bhandari, Director (LS)
Surendra Srivastava, Director (DC)

TCPO:

Udit Ratna, Associate TCPO

DCP (TRAFFIC)

P. C Hota, DCP

L&DO:

Mahender Singh, (AE)

DUAC:

Uma Bhalli, Architect

SPECIAL INVITEES:

N C Gupta, CE (East Zone) DDA
D P S Sachdeva CE BSCS Rajdhani
D K Suri C E BSCS Rajdhani
A K Bajaj C E (DMRC)
B K Chugh C E IV PWD
R K Sood, SE CC - I DDA
S Dey, SE CC-S DDA
Kuldeep Raj Director (Plg.) DDA
Anil Barai, Director (Plg.) DDA
P M Gupta, S E I & F
S P Bansal, Director (Plg.) DDA
H B Jha, P M (E) DDA
A K Gupta, Director (Bldg.) DDA
B K Jain Director (Plg.) DDA
S K Rustogi P M, PB F P, DVB



सत्यमेव जयते

Please find enclosed a copy of minutes of the weekly meeting of
Lt. Governor, with the officers of DDA held at Raj Niwas on 12.3.2003,
for necessary action.

(Alok Swarup)
OSD to L.G.

No.F.100(3)/2003-RN/4 & 7/1693-1701

Dated : 18/3/2003

1. V.C., DDA
2. F.M., DDA
3. E.M., DDA
4. Commr.(LM-I), DDA
5. Commr.(LM-II), DDA
6. Commr.(LD), DDA
7. Commr.(Pign.), DDA
8. Commr.(Housing), DDA
9. Secy.-cum-Commr., DDA

47-203
24.03.03
In Supply

Enclosed minutes of meeting may be seen for further
n.a.

ganwal
26/3/03

For detail enphiance of S.NO.12.

3/3-03
10TH
DR-TT
DR-DC

S.D. (Hr)

pls put up in 1/2 hr.
31/3

U.T.

- 2 -
RAJ NIWAS : DELHI

The following matters were discussed and decisions taken in the weekly meeting of L.G. Chairman with the officers of DDA held at Raj Niwas, Delhi on 12.2.2003.

I. Minutes of Technical Committee :

L.G. desired that due to involvement of number of agencies regarding work being carried out for road alignment, flyovers, etc. which come up before the Technical Committee, the final minutes be issued after showing the draft to him.

II. Industrial Plots :

It was desired that the left out industrial plots which are available with DDA should be disposed off through auction.

III. Re-modeling of roads :

Commr. (Plan) informed that the plans for re-modeling of roads identified have been prepared. He further informed that the designs of these roads would be issued after discussing the matter with the traffic police and the local bodies. L.G., however, desired that the plans may be sent to the traffic police and the local bodies for sending their consent within 15 days. In the mean time the plans be issued to the Engineering Department so that the tendering process could be initiated immediately.

IV. Other matters :

L.G. again reiterated that V.C., DDA may discuss the matter regarding construction of elevator leaves at NOIDA Mer and Sarita Vihar flyovers with the U.P. State Bridge Corporation, who have been awarded the contract for the same to expedite the construction.

Contd. on page 2

-1-
-2-

V. Dwarka :

L.G. again reiterated that Dwarka should be declared as a '0' tolerance zone and for this purpose the Chief General Manager should be designated immediately. It was desired that the focus should be on completing the work of construction of roads, for disposal of commercial plots and for construction of Local Shopping Centres in various sectors of Dwarka. L.G. further desired that the encroachments which have come up on the roads of Dwarka should immediately be cleared.
