

43/C

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F.1(11)2003-MP / 284

DATED: 7-7-2003

MEETING NOTICE

The 3rd meeting of the Technical Committee of Delhi Development Authority for the year 2003 will be held on 10.7.2003 at 10.30 a.m. in Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items along with agenda to be discussed is enclosed herewith.

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

B. Dew
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 :

- | | |
|---------------------------------------------|------------------|
| Principal Secretary Urban Development GNCTD | Item No. 24 |
| Director (AP - I) DDA | Item No. 19 |
| Director (TYA) DDA | Item No. 18 |
| Director (DWK) DDA | Item No. 17 |
| CE (DWK) DDA | Item No. 17 |
| Dir (NP) DDA : | |
| Chief Engineer (NZ) DDA : | |
| Sh. R K Gupta, C E DSIDC : | Item No. 20 & 21 |
| Chief Engineer NHAI : | |
| Sh. Prabhash Singh CE II PWD : | |
| Chief Engineer South East Zone | Item No. 22 |
| Dr. Sat Pat addl. m Ho mcd | 18 and 22 |
| Mr. Hudge Chief mchkeer | - do - |
| Dr. Rishu DDA | 7 20-21 |
| CE Rohan - do | |

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I N D E X

| S.NO. | ITEM NO. | SUBJECT | PAGE NO. |
|--------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1. | 16/2003 | Confirmation of minutes of the Technical Committee held on 9.5.2003 | |
| 2. | 17/2003 | Improvement of circulation pattern near Defence pool land along MRTS Corridor. F4(20)92/Plg/DWK | 1-3 |
| 3. | 18/2003 | Regarding utilisation of 0.4 hac of area for burial ground F19(39)99-MP | 4 |
| 4. | 19/2003 | Change of land use of approx. 1.6 hac. (4 acres) of land earmarked for the Distt. Court Complex at Saket F3(21)2003-MP | 5 |
| 5. | 20/2003 | Construction of 100 mt. Wide Urban Extension Road no. 2 from GT Karnal Road (NH-1) to Western Yamuna Canal in Narela Project and on upto NH -10 passing Through Rohini Project F5(17)2001-MP | 6 - 14 |
| 6. | 21/2003 | Construction of 80 mt. Wide Urban Extn. road no. 1 from G T Karnal Road (NH - 1) to Western Yamuna Canal in Narela Project and on upto Rohtak Road (NH 10) F5(17)2001-MP-Pt. I | 15-23 |
| 7. | 22/2003 | Provision of Graveyard in Madanpur Khadar Resettlement Scheme F3(21)2001-MP | 24-25 |
| 8. | 23/2003 | Permissibility of certain non residential use / activities arising out of the Community needs in the residential area. F10(5)81-MP-Pt.II (A) | 26-29 |
| 9. | 24/2003 | Policy framework for planning and redevelopment of urban villages F3(29)94-MP-Pt.III. | 30-34 |

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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION.

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

Dated: 19/6

Draft minutes of the Hind 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. 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) signalised intersection alternative be undertaken quickly by the Consultant and be submitted to EM, DDA for a decision in this regard.

M. K. K.

40/2
ITEM NO. 13/2003

Boundaries of Anand Prabhat 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 Villages.
F.3(29)/94-MT/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 / regularisation 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.

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

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


Director (DC)

Copy to:

1. E M DDA
2. Commr. (Plg.) DDA
3. Commr. (LM) DDA
4. Commr. (LM) II DDA
5. Commr. (LD) DDA
6. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, DDA

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9. Chief Architect, NDMC
10. Chief Enggg. (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 (I.&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 (Dwarka) DDA
23. Director (AP)II DDA
24. OSD to Vice Chairman, DDA for information of the later.


Jt. Director (MP)

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

DELHI DEVELOPMENT AUTHORITY:

S/SHRL

(Chairman)

Anil Bajjal, Vice 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)
Ravi Dadhich OSD to VC.

TCPD:

R Srinivas, Associate TCP

DCT (TRAFFIC) DELHI

Ravinder Suri Inspector

L & DC:

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 (FT) DDA
B K Jain, Director (RYP) DDA
I P Singh, Director (LC) DDA
Ajeet Aggarwal, AEE, DPCC
K V Kr. Bhargav PMG II DDA
Ashley Nogi Assistant Manager, RITES Ltd.
D P Singh EE / FD - 7/ DDA

37/c

T.C. Item No. 17/2003

Agenda

Sub: Improvement of circulation pattern near defence pool land along MRTS corridor.

File No. F.4(20)92/Plg./Dwk

1. Background:

A 18.0 m Right of Way (ROW) road is proposed in the approved structural plan of Dwarka sub-city between Sector 21 and Sector 8 in Dwarka Phase - I. The starting point of this road is just after the railway level crossing at Shahbad Mohammadpur, and it ultimately joins 30.0 m ROW sub-arterial road adjacent to Marbel market in sector 20. As per the approved sectoral plan this 18.0 m ROW road directly connects the 30.0 m ROW sub-arterial road, however this direct link had to be re-aligned along the proposed MRTS corridor at Dwarka, because the contiguous land was allotted to Defence Estate. Realignment of this road has created another intersection near SPG land. To have a smooth flow of traffic along this road, and around the intersection, an improvement plan is prepared and placed before the Technical Committee for consideration.

2. Proposals:

(i) Proposed Cross-section of 18.0 m ROW road:

Considering the available ROW of the road and heavy traffic, it is proposed to modify the standard road cross-section of 20.0 m ROW road to develop a carriageway of 7.5m width on either side with a raised footpath of 1.25m. To minimise the conflicts with the opposite traffic a divider of 0.5 m is also proposed along this 18.0m ROW road. The cross-section plan of the road is laid on the table.

(ii) Improvement of the intersection:

Location: Between Marble market of Sector 20 and SPG land of Sector 8, Phase I Dwarka.

Description: This intersection contains two junctions, which are very close to each other and are connected by 20.0 m road. At the first junction a 20 m road coming from SPG land meets with 18 m road coming from Shahbad Mohammadpur and finally meets the 30 m sub-arterial road. At the second junction (T-Junction) 20 m road coming from first

A-2
A.D.(Plg.)II

junction meets with 30 m sub-arterial road. An area about 2000 Sq. m (Approx) of land is available to improve this combined intersection.

Salient existing features:

- a) 4 culverts are already constructed for the passage of drain near the intersection.
- b) Free left turn is existing for the 18.0 m road
- c) Boundary of the proposed 30.0 m MRTS corridor is just touching the 18.0 m road boundary.
- d) About 2000 Sq. m of land is reserved for improvement of intersection
- e) The proposed MRTS corridor will be an elevated one.

Alternatives:

Two alternatives were prepared for the improvement of the intersection, and send to Dwarka Engineering wing to seek comments in view of site constraints & feasibility. Comparison of the both the alternatives is as given below: (Drawings are laid on table)

| Salient design features of the Option 1 | Salient design features of the Option 2 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The intersection meeting with 20.0m ROW with 18.0M ROW is provided with elliptical round about . | The intersection meeting with 20.0m ROW with 18.0M ROW is provided with circular round about . |
| Exclusive free left is given to 18.0M ROW which is coming from Shabad Mohamadpur to meet with the 30.0m ROW of Sectoral sub-arterial road. At the junction sufficient radius is available for free left. | Exclusive free left is given to 18.0M ROW which is coming from Shabad Mohamadpur to meet with the 30.0m ROW of Sectoral sub-arterial road. Conflicts may arise for the free left, because of less width at the junction. |
| Proposed MRTS corridor is not touching by the vehicle movement. | About 3.0M of proposed ROW of MRTS is required for smooth flow of at the roundabout. |
| Only one of the Existing culverts should be lengthened . | Two of the existing culverts should be lengthened |
| Two large traffic island (about 800 Sq.m each) are coming out from the existing | One traffic island is coming out from the existing situation on the other side of the |

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| situation, which may improve the aesthetics of the intersection if it is beautifully landscaped. | link it may not be functional because of isolation. |
| The link road which connecting both the intersections is provided with exclusive free left movement from road coming from 30.0M ROW to 18.0M ROW roads. | There is no dedicated free left movement for the link road. |
| At the T-junction signal should installed for the right turning movement. | At the T-junction signal should installed for the right turning movement |

Both these alternative have also been discussed with Dir (TT), DDA.

3. Comments of the Dwarka Engineering wing:

As per S.E.(CC-13) Dwarka the option no. 1 is preferred from feasibility point of view at site and they have already taken up the work as per option 1 to avoid traffic chaos in the absence of any road improvement measures.

4. The scheme as given in para 2 above, is put up for consideration / information of technical committee.

Adil
AD(PG-IV)

Nahyuni
JF Dir (PG)
Date

(P)

Director (PG)

34/C

T.C. T.6m Ad 18/10/03

**DELHI DEVELOPMENT AUTHORITY
TRANS YAMUNA AREA UNIT**

AGENDA FOR TECHNICAL COMMITTEE

**Sub: Regarding utilisation of 0.4 Ha. of area for Burial Ground
in Shastri Park area (TYA).
F.19(39)99-MP**

1. There has been a persistent demand from the public representatives/MLA/Hon'ble Minister for Urban Development, GNCTD for earmarking a site for burial ground in Buland Masjid/Shastri Park area. This area is inhabited by the majority of Muslim population and there is an urgent need of burial ground in this area.
2. Accordingly, a site measuring 0.4 Ha. has been identified in Shastri Park area abutting Marginal Band Road. The land use of the site under reference as per MPD-2001 is 'Residential' and as per Zonal Plan 'Neighborhood Park' (Recreational). As per MPD-2001 Graveyard is part of Public & Semi-Public Facilities. However, since no construction would be allowed (zero FAR), in the burial ground, it is recommended to process the allotment of land without need for change of land use. This has been approved by V.C., DDA vide his order dated 20.3.03.
3. The proposal is now placed before the Technical Committee for its consideration and approval.

13/6

13.6.03

33/C
- 5 -
T.C. Item No 19/2003
May 186

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Change of land use of approx. 1.6 Ha. (4 acres) of the land earmarked for the Distt. Court complex at Saket.

F.3(21)03/MP

1. Background

L&DO, Ministry of Urban Development have allotted a land measuring 16.817 acres for construction of the Court Complex at Saket. The request of the Registrar General for utilisation of the 4 acres of land for construction of the residential quarter for the judicial officers has been communicated to the DDA vide MOUD letter no.21/DDR/03 dt.22.4.03. The issue was also discussed in a meeting convened by the Registrar General which was attended by the officers from the Planning Deptt. on 28.5.03 wherein it was intimated to the Registrar General that the case requires processing of change of land use as MPD-2001 does not permit residential component in the Distt. Court complex.

2. Provisions of MPD-2001

The land use of the land under reference as per MPD-2001 and approved Zonal plan of Zone F is 'Government'. As per the MPD-2001 residential component is not permissible in the Distt. Court complex. The Distt. Court are allowed in the Govt. use zones.

The request is for allowing residential component in about 1.6 Ha. (4 acres) of the land which is part of the total land allotted to GNCTD by L&DO. the description of the land under reference for which the change of land use is required is as under:

- i) Boundary of the Delhi Public School in its North East,
- ii) 24 Mtr. wide road in South East,
- iii) 24 mtr. wide road on its South West, and
- iv) the balance land of the Distt. Court on its North West direction.

3. Proposal

- a) It is proposed to change the land use of an area measuring about 1.6 Ha (4 acres) falling in sub-zone F-16 having the above mentioned boundaries from Govt. Offices to Residential (Plan laid on the table).
- b) The development control norms as applicable to the residential use zone plotted/group housing shall be applicable as per the MPD-2001.

4. Recommendations:

The proposal given in para 3 above is put up for consideration of the Technical Committee.

24/5/1814

Agenda for The Technical Committee

Item no.

Sub: Construction of 100 mt. wide Urban Extension Road no. 2 from G.T. Karnal Road (NH-1) to Western Yamuna Canal in Narela Project and on upto NH-10 passing through Rohini Project.

F.No. F15(17)2001/MP

1. Background

- 1.1 This 100 .0 mt. R/W road forms part of urban extension proposal of MPD-2001. Total length of this road from G.T. Karnal Road (NH-1) to Rohtak Road NH-10 is 18 Kms. Further beyond this road connects NH-8 and the International Airport passing through Dwarka Project. A part of this road from G.T. Karnal road to Western Yamuna Canal, in a length of about 7.0 Kms falls in Narela Project. This road was earlier envisaged as Expressway for Delhi which is now to be constructed outside Delhi as per the order of Hon'ble Supreme Court. This road remain as the main arterial road of urban extension which connects NH1, NH-10, NH-8 passing through the Narela, Rohini and Dwarka Projects, location plan is placed as Annexure 'A'.
- 1.2 A broad alignment plan of this road from G.T. Karnal Road (NH-1) to Western Yamuna Canal with 40 mt wide green belts on either side was approved by the T.C. in its meeting held on 29.01.02. The land of this road alongwith 40 mt. wide green belts on either sides stands acquired from G.T. Karnal Road to Western Yamuna Canal. Beyond Western Yamuna Canal the road forms part of Rohini Project where land acquisition proceedings are being initiated. The demarcation work of this road had been taken up by the Engineering Wing at site. Further in this matter, the then E.M., DDA had desired for reduction of the R/Ws of 80 mt./100 mt. roads keeping in view the road capacities and their cross sectional details are being adopted internationally. The matter was discussed in T.C. meeting held on 28.11.02 in which the following decision was taken.:
 - i) Technical Committee approved to acquire 100 mt and 80 mt. wide passage. The construction of 63 mtr. road be taken up and the balance area to be reserved for further mode of transport, utility and services.
 - ii) Regarding the agency for construction it was decided that as a principle, DDA should construct the roads which are falling in the development area and balance by Delhi Govt. (PWD/DSIDC) In case of any anomaly, decision may be given by E.M., DDA.

: 1:

2. Examination

- 2.1 The matter was further discussed in a meeting under A.C. (Plg) III on 12.03.03 (record note placed as Annexure B). It was opined that the cross section of this road may take into consideration the intercity/intracity/local traffic, space for grade separators, cross ducting for services etc.

3. Proposal

3.1 Fixing of R/W.

The matter concerning the R/W i.e. width of the road to be adopted was discussed at various levels with Comm. (Plg) / Addl. Commr. (Plg) III, CE (NZ), Sub Committee of TC, CRRI etc pursuant to T.C. decision dated 28.11.02. It was opined that the R/W's as proposed in the Urban Extension Plan / Narela Subcity Zonal Plan may be retained. Provisions be made for future modes of Transport and Utility Corridors in the R/W's. The R/W of this road was thus recommended to be kept as 100 mts. with 40 mt. wide green belts on either sides as per zonal plan proposals.

3.2. Final Phase Cross section

Draft road cross section of 100 mt. R/W road has been prepared with the following salient features of the half road-cross section:

| | | |
|-------|----------------------------------|----------------------------------------------------------|
| i) | Central Verge | 6 mt (Half includes space for future modes of transport) |
| ii) | Inter/ Intracity Traffic | 14 mts. |
| iii) | Inner footpath | 4.5 mts. |
| iv) | Slow moving vehicles cycle track | 5.50 mts. |
| v) | Verge | 0.50 mts. |
| vi) | Local Traffic | 7.50 mts. |
| vii) | Outer Footpath | 3.50 mts. |
| viii) | Utility Corridor | 8.5 mts. |
| ix) | Green Belt | 40 mts. |

3.3. Immediate Phase Cross Sections.

In the immediate phase six lanes divided carriageway (11 mt width on either sides) with 12 mts. wide central verge with 2.50 mt. wide footpath on either sides be taken up for construction. Proper bus bays be provided at places where the bus stops are envisaged and further all other elements be incorporated as detailed in the record note of 12.03.03.

30/C

A six lane flyover shall be constructed above the Delhi - Karnal railway line for which necessary co-ordination shall be done by S.E. - CC-12 with Northern Railways and Haryana Irrigation Deptt. for the bridge over Western Yamuna Canal.

3.4 Dovelaiting of the alignment with Rohini Project.

The 100 mt RAW road after crossing Western Yamuna Canal passes through Rohini Project upto Rohtak Road(NH-10). The broad alignment of this road from G.T.Karnal Road(NH-1) to Rohtak Road(NH-10) stands approved by the Technical Committee in its meeting held on 29.01.2002.


There is an existing 220 K V H.T. line which has been taken as a boundary of Rohini Ph.IV & V. This 100 mt RAW of road is part of Rohini Project(Ph.IV & V) which has been taken along the Western edge of 220 KV H.T. line. In the Narela Project side the end point of 100 mt RAW road meets the Rohini end in an offset. In order to remove this offset the roads from either side are proposed to be joined to a smooth curve as per the proposal indicated in the enclosed plan(Annexure 'C'). In this proposal the curve may be adjusted in the RAW/Green belt area of the land on Narela / Rohini sides.


3.5 Preparation of Detailed Road Development Plan(RDP)

The detailed road development plan of this road to a scale of 1:1000 based on the final phase cross section / adjoining landuses shall be got prepared by Chief Engineer(Rohini)DDA through a private consultant and submit to Director(Rohini) for taking final approval from the Technical Committee. The recommendation made in the record noted dated 12/03/2003 (Annexure-B) under other issues shall be duly considered while preparing the RDP.

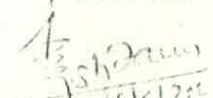
4. RECOMMENDATIONS

- 4.1 The proposals as explained under paras 3.1 to 3.5 above are placed before the TC for consideration.

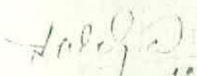

(Ashok Bhattacharjee) 18/6/03
Jt.Dir(Plg.)


(Kishore Pal)
Director(Plg.)

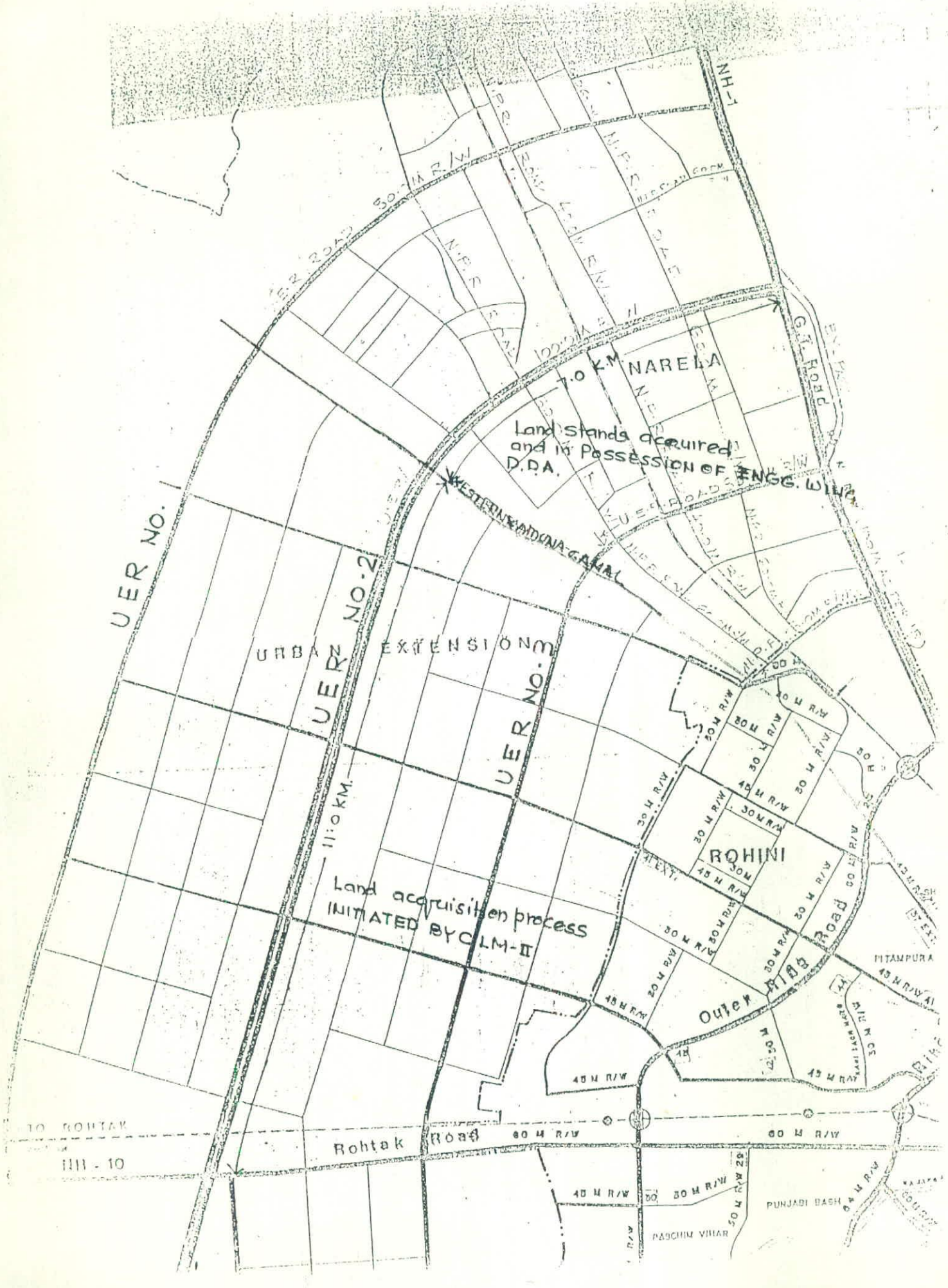
ROHINI PROJECT


(Rajesh Jain)
Asstt.Dir(Plg.)

(Partha Dhar)
Jt.Dir(Plg.)


(D.K. Saluja) 18/6/06
Director(Plg.)

NARELA PROJECT



L11/68

Dolhi Development Authority
Narela Project Planning Unit
No. F5(17)200/MP/Pt.I 305

Dated: 02-05-03
17-5-03

Sub: Record note of the meeting held in Rohini Project Office on 12.03.03 to resolve the issues concerning the two 80 mt. R/W roads and 100 mt. road in the urban extension plan passing through Narela and Rohini.

Please find enclosed herewith the record note of the meeting held in Rohini Office on 12.03.03 for taking further necessary action at your end.

(Rajesh Kumar Jain)
Asstt. Director (Plg)
Narela Project

Copy to:

1. Chief Engineer (Rohini Project)
2. Chief Engineer (North Zone)
3. Addl. Commr. (Plg) III
4. Director (Plg) Narela Project.
5. Director (Plg) Rohini Project.
6. Director (Plg) Dwarka
7. Director (Plg) T.T. Unit
8. S.E. C.C. 9, Rohini
9. S.E. C.C. 12 Narela
10. Jt. Director (NP)

Asstt. Director (NP)II

Delhi Development Authority
Narela Project Planning Unit

No. F5(17)200/MP/PL/ 1

Dated: 02.03.03

Sub: Record note of the meeting held in Rohini Project Office on 12.03.03 to resolve the issues concerning the two 80 mt. R/W roads and 100 mt. road in the urban extension plan passing through Narela and Rohini.

Present:

1. Sh. Parkash Narayan, Addl. Commr. (Plg) III in the Chair.
2. Sh. S.C. Tayal, C.E (NZ)
3. Shri D.K. Saluja Director (NP),
4. Sh. Kuldir Raj, Director (Rohini),
5. Sh. Vinod Panchal, S.E., C.C. 12,
6. Sh. Sethi, S.E., Rohini,
7. Sh. Partha Dhar J.D (NP),
8. Sh. Bhattacharya J.D. (Rohini),
9. Mrs. Manjit Kaur Bhail, A.D. (TT.)

Initiating the discussions, Director (NP)/Director (Rohini) informed that there were two 80 mt. and one 100 mt. R/W roads of Urban Extension connecting NH-1 to NH-10. Two roads (one 80 mt. and one 100 mt.) passing through Narela & Rohini Projects. In order to dovetail the alignments and the cross sections of these roads, following decisions were taken:

- i) 80 mt. R/W Road in the north of 100 mt. R/W road.

The total length of this road from G.T. Karnal Road (NH-1) to Rohtak Road (NH-10) is about 28 Kms. This road may be called as UER No. 1. Present status of the road is as follows:

| Stretch | Length | Status |
|---------------------------------------------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Narela Project | | |
| a) G.T. Karnal Road (NH-1) to Alipur Narela Road. | 3 Kms. | .Full 80 mt. R/W of this stretch is acquired. .Four lane carriageway has been constructed by DDA on the southern side of the central verge. |
| b) Alipur Narela road to Western Yamuna Canal | 6 Kms | .land for this pt. of the road has been acquired. Dev. of this Road is yet to be commenced. |

with grade separator on Delhi
Karnal Rly Line /FCI Godowns.

c) Western Yamuna Canal to
Bawana Industrial area. 1.2. Kms.

26/C
Road R/W stands acquired.
Six lane main carriageway as
Per authority's approved cross
Section has already been
implemented by DSIDC.
Land yet to be acquired
mainly passing in rural area
(Zone N)

d) Bawana Industrial Area to
Rohtak Road (NH-10) 18 Kms.

The alignment plan of this road with 80 mt. R/W and 40 mt. wide green
belts on either sides from G.T. Karnal Road (NH-1) to Bawana Industrial Area
was got prepared by PWD and stands approved by T.C. of DDA in its meeting
held on 29.01.02. The detailed alignment plan of this road from G.T. Karnal
Road to Alipur-Narela road stands approved by T.C./Authority in 1999. This has
been incorporated in revised alignment approved by T.C. on 29.01.02.

100 mt. R/W Road from G.T. Karnal Road (NH-1) to Rohtak Road (NH-10).

This is an urban extension road starting from G.T. Karnal Road (NH-1)
and passing through Narela, Rohini and Dwarka Projects upto NH-8. This road
may be called as UER No. 2. Earlier this road was envisaged as an Expressway
but later on with the proposal of having a Delhi Expressway beyond the urban
limits. This road shall act as an urban arterial road. Status of this road is as
follows:

Stretch

Length

Status

Narela

a) G.T. Karnal Road(NH1) to
Western Yamuna Canal

7 Kms.

.Land has been
acquired.

.Alignment is got to
be prepared and
road yet to be
constructed.

b) Western Yamuna Canal to 11 KM.

Rohini

.Land has been noti-

Alignment plan of this road was prepared by the PWD through a private consultant which was approved by the T.C. in its meeting held on 29.01.02. Land falling in the Rohini area stands referred to Lands Deptt. for notification as part of total land to be acquired for Rohini Ph IV and V.

80 mt. R/W road in the south of 100 mt. Road between NH-1 and NH-10.

The total length of this road from NH-1 to NH 10 is 16 Kms . This road may be called as UER No. 3 . Status of this road is as follows:

Status of this road in the various stretches is as follows:

| Sl. No. | Stretch | Length | Status |
|---------|--------------------------------------------------------------|--------------|----------------------------------------------------------------------|
| 1 | Narela G.T. Karnal road (NH-I) to Western Yamuna Canal | 5.0 Kms. | .Yet to be acquired/demarcated/const ructed. |
| 2. | Rohini Western Yamuna Canal to NH-10 | 12.0 Kms. | .Forms part of Rohini Ph. IV and V- partly under construction. |

As informed by Director (Plg) Rohini and S.E. (Rohini) Sh. Sethi this road has been developed as per the approved cross section approved by authority .

Major part of land required for this road is yet to be acquired. The part of this road forming part of Ph. III and IV of Rohini is under construction as per the already approved cross section adopted in Narela.

Other issues.

1. As given above, it was noted broadly, the cross section approved by the Authority has been/is being implemented by DSIDC and partly by DDA. Keeping this in view, it was consensually agreed that the same be adopted for both the 80 mt. R/W roads.
2. The cross section for 100 mt. R/W road shall have the land proposed for future modes in the central verge as per the approved cross section for 80 mt. R/W road. In the first phase six lane divided carriageway with 12 mt. wide central verge and 2.5 mt. wide footpath on either sides be constructed. Six lane carriageway in the first phase is suggested since this road shall be linking the Narela, Rohini Dwarka Projects between NH-1 and NH-8, Freight Complex Passenger Terminal in Narela Subcity,

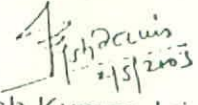
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industrial areas of Bawana, Rohini PH IV and V and other important uses. The central verge of 12 mts is proposed keeping in view the future mode of transport..

3. Director (Narela) and Director (Rohini) will examine various proposals/notifications for Land Acquisition and wherever required, they shall process the case for land acquisition for all 3 roads, to complete these roads between G.T. Karnal Road and Rohtak Road.
4. Director (Narela) and Director (Rohini) shall ensure proper integration of road alignment in their respective project areas/zones.
5. Keeping in view the broad policy of water harvesting in GNCTD, it was agreed that the land beyond the road section being implemented in phase I/final phase (as per Engineering Programme) shall be kept slightly lower than the carriage way so that water harvesting can be achieved.
6. The respective Engineering Wings may also examine the possibility of providing ducts/pipes at a certain distance to avoid frequent road cutting for services like high tension line, Telephone Lines & Internet Lines etc.
7. It was also agreed that with the experience of construction of Fly overs viz diversion of services that within 30 mt. width (from central line 15 M on each side) & within a distance of 300 M from intersection no service line provided on all the arms of intersection ~~no service line be provided~~. This will ensure construction of Flyovers at a later date without spending time and money in shifting /realignment of services.
8. The area of 100 M x 100 M (excluding road R/W on all the arms of the intersections of 40 M R/W and above roads may be reserved to provide space for provision of proper Grade Separator facilities at a later date, if required.
9. It was also decided that the proposal of all these three roads shall be brought before the T.C. by Director (Narela) and Director (Rohini) with above observations after conforming the status of these roads with respect to a) land status b) site conditions.

The meeting ended with thanks to the Chair.


(Rajesh Kumar Jain)
Asstt. Director(NP)II

23/c 15 24 T.C. Item No 21/2003

Agenda for Technical Committee

L12/34

Item no.

Subject: Construction of 80 Mt. wide Urban Extension Road No. 1 from G.T Karnal Road (NH - 1) to Western Yamuna Canal in Narela Project and on upto Rohtak Road (NH-10)

File No. F5 (17) 2000 MP Part / F15 (19) 2000 NP III

1.BACKGROUND

1.0 The 80 mt R/W road forms a part of Urban Extension Proposal of MPD- 2001. Total length of this road from G.T Karnal Road (NH-1) to Rohtak Road (NH-10) is about 28 km. This road forms part of Narela Project from G.T Karnal Road (NH-1) to Western Yamuna Canal (about 9 km), and thereafter passes through Bawana Industrial Area in a length of 1.20 km. From Bawana Industrial area to Rohtak Road (NH-10) this road passes through rural area in a length of about 18 km. Location of the road is shown in "Annexure A".

1.2.A broad alignment of this road with 40 m wide green belts on either sides was approved by Technical Committee in its meeting held on 29.01.2002. The land of this road stands acquired from G.T Karnal Road to Western Yamuna Canal . The Engineering Department of DDA had taken up the demarcation of this road at site. Further, in this matter the then EM,DDA had desired for reduction of R/W of 80 mt and 100 Mt. roads keeping in view the road capacities and their cross sectional details are being adopted internationally . The matter was discussed in TC meeting held on 28/11/2002 in which the following decision was taken:

- i) Technical Committee approved to acquire 100 mt and 80 mt. wide passage. The construction of 63 mtr. road be taken up and the balance area to be reserved for further mode of transport, utility and services.
- ii) Regarding the agency for construction it was decided that as a ^{principle} principle, DDA should construct the roads which are falling in the development area and balance by Delhi Govt. (PWD/DSIDC) In case of any anomaly, decision may be given by E.M., DDA.

2.0 EXAMINATION

- 2.1 An alignment and cross section of 80 mt. R/W road from G.T Karnal road (NH - 1) to Alipur Narela road was earlier prepared in 1995/96 which was approved by the authority in its meeting held on 19/02/96 vide item no. 23/96. A part of this alignment, as per the approved road cross section stands implemented at site between G.T Karnal Road (NH-1) to Alipur - Narela Road in a length of about 3.20 km by DDA . In the Bawana Industrial Area across Western Yamuna Canal this road stands implemented in a length of about 1.20 km as per the cross section of 80 mt. R/W approved by DDA.

Present status of the road is as follows:

| Stretch Narela Project. | Length | Status |
|---------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| a) G.T. Karnal Road (NH-1) to Alipur Narela Road | 3.20 Kms. | Full 80 mt. R/W of this stretch is acquired . Four lane carriageway has been constructed by DDA on the southern side of the central verge. |
| b) Alipur Narela road to Western Yamuna Canal | 6 Kms. | Land for this part of the road has been acquired Dev. of this road is yet to be commenced. |
| c) Western Yamuna Canal to existing Bawana-Narela Road. | 1.25 Kms. | Main Carriageway on either sides constructed by DSIDC. Land is acquired. |
| d) Bawana-Narela Road to NH-10 | 18 Kms. | Road is to be constructed by PWD GNCTD alignment has not yet prepared. Land yet to be identified & acquired. |

2.2 The matter was further discussed in a meeting under AC (Plg) III on 12/03/03 (record note placed as Annexure B) and it was opined that since part of this road has already stands implemented at site, the remaining portion between Alipur - Narela Road and the Western Yamuna Canal also be implemented with the same cross section.

3.0 PROPOSALS

3.1. Fixing of R/W.

The matter concerning the R/W i.e. width of the road to be adopted was discussed at various levels with Comm. (Plg) / Addl. Commr. (Plg) III, CE (NZ) , Sub Committee of TC , CRRI etc pursuant to T.C. decision dated 28.11.02. It was opined that the R/W's as proposed in the Urban Extension Plan / Narela Subcity Zonal Plan may be retained . Provisions be made for future modes of Transport and Utility Corridors in the R/W's. The R/W of this road was thus recommended to be kept as 80 mts. with 40 mt. wide green belts on either sides as per zonal plan proposals.

3.2. Final Phase Cross Section

The final phase cross section of 80 mt. R/W road to be adopted shall be the same as approved by the authority in its meeting held on 19/2/96. The cross section details of the road are as follows:

| | |
|-------------------------------|--------------------------------------------------------|
| Central Verge(half) | 6.0 mt. (includes space for future modes of transport) |
| Medium / Light Motor Vehicles | 10 mt. |
| Verge | 0.5 mt. |
| Public Transport | 7.50 mt. |

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| | |
|---------------------|----------|
| Inner Footpath | 3.50 mt. |
| Slow Moving vehicle | 3.50 mt. |
| Verge | 0.50 mt. |
| Cycle tank | 2.50 mt. |
| Footpath | 1.0 mt. |
| Utility corridor | 5.0 mt. |
| Green Belt | 40 mt |

One double story private school building, two double story Govt. schools buildings, two farm houses, part of PFA Goshala are affected in the 80 mt. R/W Road and 40 mt. green belts on either side

3.3 Immediate Phase Cross Section For Phase I

In the immediate phase. Cross section between Alipur-Narela road & Western Yamuna Canal six lanes (3 lanes of 11mt wide on either sides) carriageway with 12 mt wide Central Verge with 2.5 mt wide footpath on either sides be taken up for construction . A composite flyover on Delhi-Karnal Railway Lines & FCI Godowns and a bridge over Western Yamuna Canal shall be constructed for which necessary action will be taken up with Northern Railways/FCI authorities and Haryana Irrigation Deptt. by SE., C.C. 11, DDA. The existing three lane Bawana - Narela road may act as Service road / Cycle track . Recessed bays be provided at Bus stops.

3.4. Preparation Of Detailed Road Development Plan(RDP)

The detailed Road Development Plan of this road from G.T. Karnal Road (NH-1) to Rohtak Road (NH-10) to a scale of 1:1000 based on the final phase cross section / adjoining Landuses shall be got prepared by C.E. (NZ) DDA through a private consultant and submitted to Director (NP) for taking final approval by the Technical Committee. The recommendations made in the record note dated 12. 03.03 (Annexure 1) under other issues shall be duly considered while preparing the RDP

4.0 RECOMMENDATIONS

- 4.1 The proposals as explained under paras 3.1 to 3.4 above are placed before the TC for consideration

(Partha Dhar)
Jt. Dir (NP)

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

D.K. Saluja
13/06/06
(D.K Saluja)
Director (NP)



- 19/C

Annexure 'B'

Delhi Development Authority
Narela Project Planning Unit
No. F5(17)200/MP/Pt.I 305

L11/68

Dated: 02-05-03
4-5-03

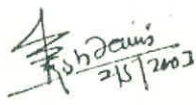
Sub: Record note of the meeting held in Rohini Project Office on 12.03.03 to resolve the issues concerning the two 80 mt. R/W roads and 100 mt. road in the urban extension plan passing through Narela and Rohini.

Please find enclosed herewith the record note of the meeting held in Rohini Office on 12.03.03 for taking further necessary action at your end.

(Rajesh Kumar Jain)
Asstt. Director (Plg)
Narela Project

Copy to:

1. Chief Engineer (Rohini Project)
2. Chief Engineer (North Zone)
3. Addl. Commr. (Plg) III
4. Director (Plg) Narela Project.
5. Director (Plg) Rohini Project.
6. Director (Plg) Dwarka
7. Director (Plg) T.T. Unit
8. S.E. C.c. 9, Rohini
9. S.E. C.C. 12 Narela
10. Jt. Director (NP)


Asstt. Director (NP) II

18/C
49-20

L11/32

Delhi Development Authority
Narela Project Planning Unit

No. F5(17)200/MP/Pl./

Dated: 02.03-03

Sub: Record note of the meeting held in Rohini Project Office on 12.03.03 to resolve the issues concerning the two 80 mt. R/W roads and 100 mt. road in the urban extension plan passing through Narela and Rohini.

Present:

1. Sh. Parkash Narayan, Addl. Commr. (Plg) III
2. Sh. S.C. Tayal, C.E. (NZ)
3. Shri D.K. Saluja Director (NP),
4. Sh. Kuldir Raj, Director (Rohini),
5. Sh. Vinod Panchal, S.E., C.C. 12,
6. Sh. Sethi, S.E., Rohini,
7. Sh. Partha Dhar J.D (NP),
8. Sh Bhattacharya J.D. (Rohini),
9. Mrs. Manjit Kaur Bhatti, A.D. (TT.)

in the Chair.

Initiating the discussions, Director (NP)/Director (Rohini) informed that there were two 80 mt. and one 100 mt. R/W roads of Urban Extension connecting NH-1 to NH-10. Two roads (one 80 mt. and one 100 mt.) passing through Narela & Rohini Projects. In order to dovetail the alignments and the cross sections of these roads, following decisions were taken:

1) 80 mt. R/W Road in the north of 100 mt. R/W road.

The total length of this road from G.T. Karnal Road (NH-1) to Rohtak Road (NH-10) is about 28 Kms. This road may be called as UER No. 1. Present status of the road is as follows:

| Stretch | Length |
|---------------------------------------------------|--------|
| Narela Project | |
| a) G.T. Karnal Road (NH-1) to Alipur Narela Road. | 3 Kms. |

Status

.Full 80 mt. RAW of this stretch is acquired.
.Four lane carriageway has been constructed by DDA on the southern side of the central verge.

| | |
|-----------------------------------------------|-------|
| b) Alipur Narela road to Western Yamuna Canal | 6 Kms |
|-----------------------------------------------|-------|

.land for this pt. of the road has been acquired. Dev. of this Road is yet to be commenced.

1714

with grade separator on Delhi
Karnal Rly Line /FCI Godowns.

- | | | |
|-------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| c) Western Yamuna Canal to Bawana Industrial area. | 1.2. Kms. | .Road R/W stands acquired. Six lane main carriageway as Per authority's approved cross Section has already been implemented by DSIDC. |
| d) Bawana Industrial Area to Rohtak Road (NH-10) | 18 Kms. | .Land yet to be acquired mainly passing in rural area (Zone N) |

The alignment plan of this road with 80 mt. R/W and 40 mt. wide green belts on either sides from G.T. Karnal Road (NH-1) to Bawana Industrial Area was got prepared by PWD and stands approved by T.C. of DDA in its meeting held on 29.01.02. The detailed alignment plan of this road from G.T. Karnal Road to Alipur-Narela road stands approved by T.C./Authority in 1999. This has been incorporated in revised alignment approved by T.C. on 29.01.02.

100 mt. R/W Road from G.T. Karnal Road (NH-1) to Rohtak Road (NH-10).

This is an urban extension road starting from G.T. Karnal Road (NH-1) and passing through Narela, Rohini and Dwarka Projects upto NH-8. This road may be called as **UER No. 2**. Earlier this road was envisaged as an Expressway but later on with the proposal of having a Delhi Expressway beyond the urban limits. This road shall act as an urban arterial road. Status of this road is as follows:

| Stretch | Length | Status |
|-----------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------|
| Narela | | |
| a) G.T. Karnal Road(NH1) to Western Yamuna Canal | 7 Kms. | .Land has been acquired . .Alignment is got to be prepared and road yet to be constructed. |
| b) Western Yamuna Canal to 11 KM. | | Rohini .Land has been noti- |

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Rohitak Road(NH10)

fied under Section
-4 for acquisition.

Alignment plan of this road was prepared by the PWD through a private consultant which was approved by the T.C. in its meeting held on 29.01.02. Land falling in the Rohini area stands referred to Lands Deptt. for notification as part of total land to be acquired for Rohini Ph IV and V.

80 mt. R/W road in the south of 100 mt. Road between NH-1 and NH-10.

The total length of this road from NH-1 to NH 10 is 16 Kms. This road may be called as UER No. 3. Status of this road is as follows:

Status of this road in the various stretches is as follows:

| Sl. No. | Stretch | Length | Status |
|---------|--------------------------------------------------------------|--------------|----------------------------------------------------------------------|
| 1 | Narela G.T. Karnal road (NH-I) to Western Yamuna Canal | 5.0 Kms. | .Yet to be acquired/demarcated/const ructed. |
| 2. | Rohini Western Yamuna Canal to NH-10 | 12.0 Kms. | .Forms part of Rohini Ph. IV and V- partly under construction. |

As informed by Director (Pig) Rohini and S.E. (Rohini) Sh. Sethi this road has been developed as per the approved cross section approved by authority.

Major part of land required for this road is yet to be acquired. The part of this road forming part of Ph. III and IV of Rohini is under construction as per the already approved cross section adopted in Narela.

Other issues.

1. As given above, it was noted broadly, the cross section approved by the Authority has been/is being implemented by DSIDC and partly by DDA. Keeping this in view, it was consensually agreed that the same be adopted for both the 80 mt. R/W roads.
2. The cross section for 100 mt. R/W road shall have the land proposed for future modes in the central verge as per the approved cross section for 80 mt. R/W road. In the first phase six lane divided carriageway with 12 mt. wide central verge and 2.5 mt. wide footpath on either sides be constructed. Six lane carriageway in the first phase is suggested since this road shall be linking the Narela, Rohini Dwarka Projects between NH-1 and NH-8, Freight Complex Passenger Terminal in Narela Subcity.

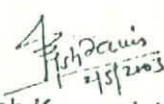
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industrial areas of Bawana, Rohini PH IV and V and other important uses. The central verge of 12 mts is proposed keeping in view the future mode of transport..

3. Director (Narela) and Director (Rohini) will examine various proposals/notifications for Land Acquisition and wherever required, they shall process the case for land acquisition for all 3 roads, to complete these roads between G.T. Karnal Road and Rohtak Road.
4. Director (Narela) and Director (Rohini) shall ensure proper integration of road alignment in their respective project areas/zones.
5. Keeping in view the broad policy of water harvesting in GNCTD, it was agreed that the land beyond the road section being implemented in phase I/final phase (as per Engineering Programme) shall be kept slightly lower than the carriage way so that water harvesting can be achieved..
6. The respective Engineering Wings may also examine the possibility of providing ducts/pipes at a certain distance to avoid frequent road cutting for services like high tension line, Telephone Lines & Internet Lines etc.
7. It was also agreed that with the experience of construction of Fly overs viz diversion of services that within 30 mt. width (from central line 15 M on each side) & within a distance of 300 M from intersection no service line provided on all the arms of intersection no service line be provided. This will ensure construction of Flyovers at a later date without spending time and money in shifting /realignment of services.
8. The area of 100 M x 100 M (excluding road R/W on all the arms of the intersections of 40 M R/W and above roads may be reserved to provide space for provision of proper Grade Separator facilities at a later date, if required.
9. It was also decided that the proposal of all these three roads shall be brought before the T.C. by Director (Narela) and Director (Rohini) with above observations after conforming the status of these roads with respect to a) land status b) site conditions.

The meeting ended with thanks to the Chair.


(Rajesh Kumar Jain)
Asstt. Director(NP)II

Agenda for Technical Committee Meeting

Sub: - Provision of Graveyard and Cremation ground in Madanpur Khadar Resettlement scheme

File No: - F 3(21) 2001/MP

BACKGROUND

A number of representations have been received from Welfare Societies for provision of a site for Graveyard for the residents of Madanpur Khadar Resettlement area and Abul Fazal colony area etc.

- i) Madanpur Khadar Resettlement scheme has been developed in three phases covering an area of about 51.2 ha

| Phase | Plots (12.5m ²) | Plots (18.5 m ²) | Total |
|-----------|--------------------------------|---------------------------------|---------------|
| Phase-I | 2154 | 1020 | 3174 |
| Phase-II | 2682 | 5361 | 6365 |
| Phase-III | 1012 | 1290 | 2302 |
| | | G. Total- | <u>11,841</u> |

Phase-I has been approved by VC, DDA in File no. F3 (34) 2000 MP dated 15-12-2001

Phase-II approved by VC, DDA in File no. F3 (21) 200 MP dated 29-5-2001

Phase-III has been approved by Comm (Plg) on 24-10-2001 in File no. F3 (21) 2001/MP.

Change of landuse from Agriculture and Water body to Residential for phase-I measuring 14.17 Ha (35 acres) has been notified and change of landuse for balance 37.0 Ha of land is under process.

- ii) EE, SED-4 vide letter no 50(48) AC(P)/56..-4/DDA/38-39 dt 4-4-2003 has forwarded two sites for development of plots for rehabilitation of J.J. cluster out of this, one plot measuring 8600 sq.m.is located on the West of Phase-III. The case was processed and VC,DDA approved the proposal vide his note dt 25-1-2002.
- iii) The 8600 m² land which is located out side the scheme area has been examined for the provision of essential facilities like Burial ground and Cremation ground, since these facilities have not been provided in the scheme.

2 EXAMINATION

The Burial ground and Cremation grounds are basic facilities required for the community, therefore has been proposed with the following.

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- i) About 3450 sq.mt land, each for the Burial ground and Cremation ground approachable from the 13.5 m wide road including parking.
- ii) As per MPD-2021, the site u/r falls in zone "O" and the land use is 'Agriculture and water body'. The proposed use is covered under Public and Semi-public (PS-7) in MPD-2001, hence requires change of land use.
- 3 Proposal for change of land use of 6910 sq.m. of land for Cremation ground and Burial ground as given above is placed before the Technical Committee for consideration.

[Signature]

[Signature]

[Signature]
04/07/2003

28 12/12 T.C. Item No 23/2003

AGENDA FOR TECHNICAL COMMITTEE.

Sub: Permissibility of certain non residential use/activities arising out of the community needs in residential areas.

F.10(5)/81-MP/Part-II

1.0 BACKGROUND:

1.1 Ministry of Urban Development vide notification and guidelines issued on 7.5.99 permitted Banks, Nursing Homes and Guest Houses in residential areas. Subsequently Director (DD) in one of the letters, desired DDA to explore possibility for adding some more activities in residential areas. Accordingly the matter was considered by the Technical Committee and the Authority. The Authority in its meeting held on 18.10.2000 has recommended for consideration of the Ministry for permitting Gyms, Creche & Day Care Centre, Art Gallery, Post Office, Telegraph & Booking Center, STD/ISD Booth under the mixed use regulation subject to adaptation of guidelines regarding Nursing Homes, Guest Houses and Banks as referred above.

1.2 Thereafter the matter was referred to the Ministry of Urban Development for approval of inviting objections/suggestions under section 11 (A) of DD Act for inclusion of the above mentioned uses/activities on 12.12.2000. No response was received from the Ministry in this regard at that time.

In one of the meeting taken by LG, Delhi in February/March, 2002 with the Health Department, Delhi Government, it was informed by the Secretary, Health Department that already about 9000 licenses have been issued to the Chemist shops to operate from the residential areas besides commercial use zone, considering the needs of the Chemist shops as of urgent/emergent nature in residential areas. It was also suggested that besides Chemist shops, some other activities like of florists, ATM booths etc. be also taken into consideration for permission on residential plot.

1.3 In view of the facts mentioned in above paras, following uses i.e. Chemist shops, Florists, ATM Booths were proposed to be considered as permissible additional activities in residential premises subject to their fulfilling guidelines issued by the Ministry of Urban Development dated 7.5.99. Certain specified activities stands already approved by the Authority vide Resolution no. 79/2000 of dated 18.10.2000. The Authority Resolution already stands referred to the Ministry of Urban Development vide letter no. F.10(5)81-MP/Pt.II/2417 dated 12.12.2000.

1.4 The proposal was sent to the Ministry vide no. F.10(5)81-MP-PT-II/539 dated 2.8.02 with the request to accord approval for inviting objections/suggestion under section 11A of Delhi Development Act, 1957. Ministry vide its letter No.K-13011/8/2002-DDIB dated 18th October, 2002 conveyed the approval of Govt. of India, Ministry of Urban Development and Poverty alleviation for inviting objection/suggestions under Section 11A of DD Act, 1957. Accordingly, a public notice was issued on 16th December, 02.

2.0 Summary of objections/suggestions.

2.1 In reply to the public notice, dated 16th Dec. 2002, total 182 objections/suggestion were received, out of these 40 are in favour of the proposal. There are 142 representations in which the applicants have strongly objected to these modifications for following reasons.

- (i) When the shops were sold in CSC/LSC by the DDA, there was an understanding that commercial activity will not take place in the residential areas.
- (ii) The proposed modification will destroy the basic provisions of Master Plan for Delhi.
- (iii) Sale of medicines without prescriptions may take place.
- (iv) Increase in criminal activities in the residential areas may take place.
- (v) The process of mixed use should be taken up along with the exercise of preparation of MPD 2021.
- (vi) The issue of action against commercial use of residential plots is before the Supreme Court. (D Bhowmich & Ors. V/s DDA & Ors) and there is a PIL in the High Court (Master Plan Implementation Support Group & Ors. V/s DDA & Others).
- (vii) The uses mentioned in the public notice are already permissible in the residential plots not being explicitly prohibited under the Master Plan. Mixed Use Regulations.
- (viii) Proposed modification may adversely affect other plan provisions for residential development.
- (ix) Proposed modification may adversely affect plan provisions for balanced development of the city.
- (x) Proposed modification may amount to regressive rather than progressive planning.

2.2 In addition, following suggestions also have come in response to the public notice.

- (i) Regularise all shops which are running in the residential areas.
- (ii) To include electronic telephone exchange in residential areas (to allow Telecommunication, Antenna, exchange etc.)
- (iii) Mixed use activities may be allowed in the residential areas having road width of 13.5 m.

3.0 Points for consideration:

- (i) As per summary of objections/suggestions given in the above paras, there are more number of objections i.e. about 143 in number to the proposal and only 40 are in favour.
- (ii) The uses under consideration are not prohibited under the Mixed Use Regulation Clause 10 of MPD-2001.
- (iii) The Authority vide item No.18/03 dated 28.3.03 (F10(9)2003-MP has already approved the proposal for change in Mixed Use Regulation i.e. clause 10 of MPD-2001 to allow mixed use on all 13.5 mtr. wide roads in residential plotted development and is under consideration with the Ministry.

4.0 PROPOSAL:

The MPD-2001 has following provisions for the mixed use under Clause-10.

- (i) The commercial activity allowed shall be only on the ground floor to the extent of 25% or 50 sqm whichever is less.
- (ii) The establishment shall be run only by the resident of the dwelling unit.
- (iii) The following activities shall not be allowed.
 - (a) Retail shops.
 - building materials (timber, timber products, marble, iron and steel and sand).
 - firewood, coal.
 - (b) Repair Shops
 - Automobiles repairs and workshops
 - cycle rickshaw repairs.
 - tyre resorting and retreading
 - battery charging
 - (c) Service Shops.
 - flour mills (more than 3 kw power load).
 - Fabrication and welding.
 - (d) Storage, godown and warehousing.

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- (e) Manufacturing units (excluding household industry).
 - (f) Junk Shop.

Since the activities i.e. Chemist, Florist and ATM are not in the list of activities "not allowed", these activities form a part of permissible activities under mixed use regulation, therefore, no amendment in the Master Plan is required.

As the provision of the Master Plan mixed use regulations Clause 10 has been modified vide Authority decision item no. 18/03 dated 28-3-2003 and is under consideration with the Ministry, after approval of the Ministry for the proposed modification of the clause 10, separate regulations for these shall be framed and Chemist shop, Florist shop etc. will be covered under these regulations along with other activities.

The proposal contained in para-4 above is put up to the Technical Committee for consideration so that the same can be put up to the Authority


4/7/03


04/07/03

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T.C Item No 24/2003

AGENDA FOR TECHNICAL COMMITTEE.

Sub: Policy framework for Planning and Redevelopment of Urban Villages.

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

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 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.

2.3 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 tht MCD and DDA should take up preparation of circulation plan of urban villages and concrete steps by way of acquisition of requisite land, and construction of streets and development of other public places will be taken. People would be induced to get their building plans passed in accordance with the building bye laws.

2.4 In another case in the court of LG (1999/91 CA, MCD Vs. Kehar Singh, Nahar Singh). The Hon'ble LG given the following verdict:

Once the word "urban village" has been used in the notification, it means that the entire village which was declared an "urban village" by a notification Under Section-507 of the Municipal Corporation of Delhi Act, was denotified as a development area. The respondent has nowhere claimed that the construction had the requisite sanction either of the Municipal Corporation of Delhi or of the Delhi Development Authority. Therefore, I have no doubt that the construction has come up in violation of both the Municipal Corporation of Delhi Act and the Delhi Development Act and that Municipal Corporation of Delhi was fully justified in taking action against the unauthorised construction".

2.5 As per the minutes of the Authority Item No. 106/2002, the L.G. 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.

As a follow up of the decision of the Authority as mentioned above, Technical Committee vide item no. 14/2003 has taken a following view:-

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.

2.6 Within the development area of the DDA, the following major zones are situated:

- i) Delhi Urban Areas
- ii) Rohini Project
- iii) Dwarka Project
- iv) Narela Project

Earlier, the redevelopment plans for various villages were prepared by the DDA but these could not be implemented as these were not approved and notified, as a result the development of villages has been suffering and unauthorised building activities is taking place.

The extension of villages are often done under the garb of consolidation and extension of Lal Dora areas. This often contradicts with the land development and creates the problem of misuse, unauthorised construction, services and parking.

Under Section 507 of DMC Act-1957 villages which come within the urban fold cease to be rural areas and therefore have to be regulated as urban villages.

Originally, the villages had been part of jurisdiction of GNCTD and concerned local bodies for the purpose of planning and development. However, DDA also took up the development work in an around the villages situated in the development areas of DDA. Primarily the budget provision exists in the annual budget of GNCTD and MCD for upgradation of services, redevelopment, development of facilities etc.

As mentioned in the above para, the policy for controlling the building activities in the villages has been subject matter of several court cases.

Out of the above background, one thing which clearly and essentially comes out is the preparation of circulation/development plans for the villages on the basis of which further development of villages can be regulated.

It is also a fact that it is not possible to have a development plan of the villages in a regular formats as being done for the regular urban development on the barren land therefore, there is a need to establish certain paramater for preparation of the development plans for villages. The proposal for the same is detailed in the following para:

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3.0 PROPOSALS:

Keeping in view the above background, it is suggested to take up the preparation of redevelopment plan of Urban and Rural villages with the following guidelines.

The plan shall be prepared by the concerned local bodies i.e. MCD and NDMC. The villages falling in the development areas of the DDA will be denotified from the development areas so that development can be taken up by the local bodies/GNCTD as they have adequate budget provision for the same. The basic consideration in preparation of redevelopment plan will be the following:

- i) Minimum possible relocation/demolition.
- ii) Retaining the traditional character of the village while planning.
- iii) Local community participation.
- iv) Provision of broad circulation network without affecting much the distinct properties, ensuring proper accessibility, parking, access for fire security and emergency.
- v) Width of trafficable roads shall be minimum 9 mtr. R/W/30 ft. as per City Area Policy of MCD.
- vi) Provision of community facilities at the following reduced standards.

3.1 DEVELOPMENT CONTROL NORMS

Since the prevailing bye-laws and norms cannot be applied in view of the deviations from prevailing norms, and opinion expressed by DDA in a letter to Principal Secretary (UD) dated 2.5.02 regarding building bye-laws to be made applicable for villages that FAR and height prescribed in the Master Plan for respective sizes of plots should be followed and set backs and ground coverage should be left to the discretion of the owner/applicant for the internal arrangements of the building i.e. habitable room, height, etc. the provision of building bye-laws may be made applicable. Technical Committee vide Item No. 14/20002 has also felt that proper circulation plans should be prepared for the urban villages and adequate provisions for physical infrastructure and common parking area would be made at the time of preparation of these plans by the concerned local bodies. In view of this, the following development control can be made applicable for the villages (Urban/Rural):

- a) For plots facing roads width less than 9.0 mtr./30 feet, ground coverage upto 100% maximum, subject to the maximum permissible FAR as per Master Plan of Delhi (MPD)/Building Bye-laws (BBL) and upto a maximum height of 8.0 mtr.
- b) On the plots facing 9.0 mtr./30 feet and above roads, the construction can go up to 12.0 mtr. height, subject to maximum permissible FAR as per MPD/BBL.

- 34- 42
- c) No projection outside plots line, except sunshade of 0.60 mtr. on openings will be permissible.
 - d) For provision of services connections to each and every plot, minimum road width required should be 4.5 mtr. Wherever the road width is less than 4.5 mtr. no individual service connection would be provided, however, community service provision will be made by the resident society and the land for it would also be provided by the resident society.
 - e) From the safety point of view the length of the street/road of less than 9 mtr. wide shall be limited to maximum of 100 mtr. from an approach road of minimum 9 mtr. wide.

3.2 SUGGESTED SIZE FOR FACILITIES

| S.No. | Items | Norms (minimum) |
|-------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| i) | Primary School and Senior Secondary School | As per the norms of Director Education for recognition of such schools. Land component to be worked out accordingly. |
| ii) | Community building/hall | 200 sqm. |
| iii) | Dispensary | 200 sqm |
| iv) | ESS (Electric Sub Station) | As per DVB requirement and site availability, DVB to also explore the pole mounted ESS in the eventuality of non-availability of land. |
| v) | Tot-lots/open spaces | As per site conditions and availability. |

The proposal contained in Para-3.0 above is put up to the Technical Committee for its consideration.

[Signature]
4/7/03

[Signature]
04/07/03

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(11)2003-MP / 431

DATED: 29/10/03

Minutes of the 3rd Technical committee meeting for the year 2003 held on 10.7.2003 The list of participants is enclosed.

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Sub: Regarding utilisation of 0.4 hac of area for burial ground
F19(39)99-MP

It was desired that any fresh proposal for setting up of burial ground / grave yard / cremation ground should have clearance from the MCD in the first place before putting up in the Technical Committee. Accordingly the proposal be referred to the Health Deptt. of MCD.

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Compared with Original

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The Technical Committee agreed with the proposal with the recommendation that the case be processed further under section 11 A of DD Act 1957. Accordingly the matter be put up to the Authority.

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4. Feasibility report

Item No. 21.2003

Sub: Construction of 80 mt. wide Urban Exten. Road no. 1 from G T Karnal Road (NH -1) to Western Yamuna Canal in Narela Project and on upto Rohtak Road (NH -1 0) F5(17)2001-MP-Pt.I

It was explained that the 80 mt. R/W road is part of the overall proposal envisaged in the urban extension plan from NH - I to NH - 10. Alignment plan of the road from G T Karnal Road (NH -1) to Western Yamuna Canal in Narela project along with the cross section has been recommended for approval. The detailed road development plan of this road for the entire stretch from NH - 1 to NH - 10 be worked out with the help of consultant for further approval. The road development plan should clearly indicate the following :

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Item No. 22/2003

Sub: Provision of Graveyard in Madanpur Khadar Resettlement Scheme
F3(21)2001-MP


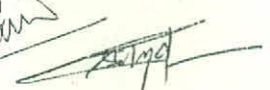
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Item No. 23/2003

Sub: Permissibility of certain non residential use / activities arising out of the Community needs in the residential area. F10(5)81-MP-Pt.II(A)

The item was deferred.

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Compared with Original

Item No. 24/2003

Sub: Policy framework for planning and redevelopment of urban villages
F3(29)94-MP-Pt.III

In view of the fact that most of the urban villages fall within the jurisdiction of MCD and also declared urban under DMC Act (507 A) Technical Committee decided to constitute a committee under Chief Town Planner, MCD with the representatives from the DDA & GNCTD, to examine the proposal and come up with a concrete policy for planning & redevelopment of urban villages.

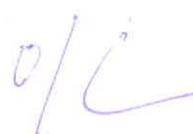


(SURENDRA SRIVASTAVA)
Director (DC)

Copy to:

1. ✓ Engineer Member, DDA
2. Commr. (Plg.), DDA
3. Commr. (LM) I, DDA
4. Commr. (LM) II, DDA
5. Commr. (LD), DDA
6. Chief Town Planner, MCD
7. ✓ Chief Town Planner, TCPO
8. Chief Architect, DDA
9. Chief Architect, NDMC
10. Chief Engg (Elect.), DDA
11. Addl. Commr. (Plg) I, DDA
12. Addl. Commr. (Plg) II, DDA
13. Addl. Commr. (Plg) III, DDA
14. OSD (MPPR), DDA
15. Secretary, DUAC
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17. Sr. Architect, (H&TP) CPWD
18. Dy. Commr. of Police (Traffic), Delhi
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20. Director (TT), DDA
21. Director (Dwarka), DDA
22. Director (AP) II, DDA
23. OSD to Vice Chairman, DDA - for information of the later.


Jt. Director (MP)

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List of participant of 3rd meeting of the Technical Committee
held on 10.7.03

DELHI DEVELOPMENT AUTHORITY:

S/Shri

Anil Bajjal, Vice Chairman, (Chairman)
C Banerji E. M
A K Jain, Commr. (Pig.)
S C Karanwal, C. A.
NK Aggarwal, Addl. Commr. II
Prakash Narayan, Addl. Commr. III
Ashok Kumar, OSD (MPPR)
Savita Bhandari, Director (LS)
Surendra Srivastava, Director (DC)
Ravi Dadhich OSD to VC.

T.C.P.O.:

Udit Ratra Associate TCP

M.C.D.:

Shamsher Singh Sr. T P.

D.C.P. (Traffic) Delhi

Ravinder Suri Inspector

L&D.O.:

D.N. Khatter Building Officer

SPECIAL INVITEES AND OTHERS:

D V S Yadav, Dy. Sec. U D
R K Gupta, C E DSIDC
S S Hadke, Chief Architect, MCD
Dr. Satpal A&MHO / PH MCD
S C Tayal, C E (NZ) DDA
Sanjib Sengupta, Sr. Architect (Hq) I CPWD
D P Singh, Manager, NHAI
Kuldeep Raj Director (Rohini) DDA
R K Jain, Director (AP) I DDA
D K Saluja, Director (NP) DDA
B K Jain, Director (RYP) DDA
S P Pandya Director LM (Hq) DDA
S P Bansal, Director (DWK) DDA
Apurb Anand, EE, PWD
H S Dharmasattu, SE (DWK) DDA
Surinderjit Singh SE-13 (DWK) DDA
D B Kalkar Sr. Architect, (NZ) DDA

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(11)2003-MP / 431

DATED: 29/10/03

Minutes of the 3rd Technical committee meeting for the year 2003 held on 10.7.2003 The list of participants is enclosed.

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Item No. 21.2003

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(SURENDRA SRIVASTAVA)
Director (DC)

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Jt. Director (MP)

Document?



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List of participant of 3rd meeting of the Technical Committee
held on 10.7.03

DELHI DEVELOPMENT AUTHORITY:

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| | |
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| Anil Bajjal, Vice Chairman, | (Chairman) |
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 Surinderjit Singh SE - 13 (DWK) DDA
 D B Kalkar Sr. Architect, NZ) DDA

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(11)2003-MP 319

DATED: 1-8-03

Draft Minutes of the 3rd Technical committee meeting for the year 2003 held on 10.7.2003. The list of participants is enclosed.

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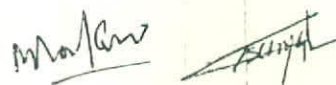
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M. S. Bhatnagar

[Signature]

Item No. 21/2003

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The item was deferred.

Maikur *Ampt*

Item No. 24/2003

Sub: Policy framework for planning and redevelopment of urban villages
F3(29)94-MP-P.III

In view of the fact that most of the urban villages fall within the jurisdiction of MCD and also declared urban under DMC Act (507 A) Technical Committee decided to constitute a committee under Chief Town Planner, MCD with the representatives from the DDA & GNCTD, to examine the proposal and come up with a concrete policy for planning & redevelopment of urban villages.

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

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


(SURENDRA SRIVASTAVA)
Director (DC)

Copy to:

1. ✓ Engineer Member, DDA
2. ✓ Commr. (Plg.), DDA — 28510
3. ✓ Commr. (LM)I, DDA
4. ✓ Commr. (LM)II, DDA
5. ✓ Commr. (LD), DDA
6. ✓ Chief Town Planner, MCD
7. ✓ Chief Town Planner, TCPO
8. ✓ Chief Architect, DDA — 58103
9. ✓ Chief Architect, NDMC
10. ✓ Chief Engg. (Elect.), DDA — 58103
11. ✓ Addl. Commr. (Plg.) I, DDA — 58103
12. ✓ Addl. Commr. (Plg.) II, DDA — 58103
13. ✓ Addl. Commr. (Plg.) III, DDA — 58103
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 (Landscape), DDA — 58103
20. ✓ Director (IT), DDA — 58103
21. ✓ Director (Dwarka), DDA — 58103
22. ✓ Director (AP)II, DDA — 58103
23. ✓ OSD to Vice Chairman, DDA - for information of the later.

24. ✓ Dy. AD - I — 58103


Jt. Director (MP)

o/c

 28/5/03

List of participant of 3rd meeting of the Technical Committee held on 10.7.03

DELHI DEVELOPMENT AUTHORITY:

S/Shri

| | |
|------------------------------------|------------|
| Anil Baijal, Vice Chairman, | (Chairman) |
| C Banerji E. M | |
| A K Jain, Commr. (Plg.) | |
| S C Karanwal, C. A. | |
| NK Aggarwal, Addl. Commr. II | |
| Prakash Narayan, Addl. Commr. III | |
| Ashok Kumar, OSD (MPPR) | |
| Savita Bhandari, Director (I.S) | |
| Surendra Srivastava, Director (DC) | |
| Ravi Dadhich OSD to VC. | |

T.C.P.O.:

Udit Ratra Associate TCP

M.C.D.:

Shamsher Singh Sr. T P.

D.C.P. (Traffic) Delhi

Ravinder Suri Inspector

I & D.O.:

D.N. Khatter Building Officer

SPECIAL INVITEES AND OTHERS:

D V S Yadav, Dy. Sec. U D
 R K Gupta, C E DSIDC
 S S Hadke, Chief Architect, MCD
 Dr. Satpal A&MHO / PH MCD
 S C Tayal, C E (NZ) DDA
 Sanjib Sengupta, Sr. Architect (Hq) I CPWD
 D P Singh, Manager, NHAI
 Kuldeep Raj Director (Rohini) DDA
 R K Jain, Director (AP) I DDA
 D K Saluja, Director (NP) DDA
 B K Jain, Director (RYP) DDA
 S P Pandya Director LM (Hq) DDA
 S P Bansal, Director (DWK) DDA
 Apurb Anand, EE, PWD
 H S Dharmasattu, SE (DWK) DDA
 Surinderjit Singh SE - 13 (DWK) DDA
 D B Kalkar Sr. Architect, NZ) DDA

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(11)2003-MP *b19*

DATED: *1-8-03*

Draft Minutes of the 3rd Technical committee meeting for the year 2003 held on 10.7.2003 The list of participants is enclosed.

Item No. 16/2003

Sub: Confirmation of minutes of the Technical Committee held on 9.5.2003

Minutes of the Technical Committee held on 9.5.2003 circulated vide this office letter no. F.1(8)2003/MP/262 dated 19.6.2003 were confirmed.

Item no. 17/2003

Sub: Improvement of circulation pattern near Defence pool land along MRTS Corridor. F4(20)92/Plg/DWK

Two alternative proposal for improvement of the intersection of sector 20 & SPG land (Sector 8) Dwarka were explained. The Technical Committee approved the alternative proposal no. 1.

Item no. 18/2003

Sub: Regarding utilisation of 0.4 hac of area for burial ground
F19(39)99-MP

It was desired that any fresh proposal for setting up of burial ground / grave yard / cremation ground should have clearance from the MCD in the first place before putting up in the Technical Committee. Accordingly the proposal be referred to the Health Deptt. of MCD.

M. K. G.

[Signature]

Item no. 19/2003:

Sub: Change of land use of approx 1.6 hac (4 acres) of land earmarked for the Distt. Court Complex at Saket F3(21)2003-MP

The Technical Committee agreed with the proposal with the recommendation that the case be processed further under section 11 A of DDAct 1957. Accordingly the matter be put up to the Authority.

Item No. 20/2003

Sub: Construction of 100 mt. wide Urban Extension Road no. 2 from GT Karnal Road (NH - 1) to Western Yamuna Canal in Narela Project and on upto NH - 10 passing through Rohini Project F5(17)2001-MP

It was explained that the 100 mt. R/W road is part of the overall proposal envisaged in the urban extension plan from NH - I to NH - 8. Alignment plan of the road from G T Karnal Road (NH -1) to Western Yamuna Canal in Narela project and its integration with the meeting point of Rohini Project alongwith the cross section have been recommended for approval. The detailed road redevelopment plan of this 100 mt. R/W road for the entire stretch from NH - 1 to NH - 8 be worked out with the help of consultant for further approval. The road development plan should clearly indicate the following :

1. Details of built up structures affected
2. Details of trees affected
3. Details of land acquisition status
4. Feasibility report

Malhotra

[Signature]

Item No. 21.2003

Sub: Construction of 80 mt. wide Urban Exten. Road no. 1 from G T Karnal Road (NH -1) to Western Yamuna Canal in Narela Project and on upto Rohtak Road (NH -1 0) F5(17)2001-MP-Pt.I

It was explained that the 80 mt. R/W road is part of the overall proposal envisaged in the urban extension plan from NH - I to NH - 10. Alignment plan of the road from G T Karnal Road (NH -1) to Western Yamuna Canal in Narela project along with the cross section has been recommended for approval. The detailed road development plan of this road for the entire stretch from NH - 1 to NH - 10 be worked out with the help of consultant for further approval. The road development plan should clearly indicate the following :

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Item No. 22/2003

Sub: Provision of Graveyard in Madanpur Khadar Resettlement Scheme
F3(21)2001-MP

It was desired that any fresh proposal for setting up of burial ground / grave yard / cremation ground should have clearance from the MCD in the first place before putting up in the Technical Committee. Accordingly the proposal be referred to the Health Deptt. of the MCD.

Item No. 23/2003

Sub: Permissibility of certain non residential use / activities arising out of the Community needs in the residential area. F10(5)81-MP-Pt.II(A)

The item was deferred.

Malik *Amal*


Item No. 24/2003

Sub: Policy framework for planning and redevelopment of urban villages
F3(29)94-MP-Pt.III

In view of the fact that most of the urban villages fall within the jurisdiction of MCD and also declared urban under DMC Act (507 A) Technical Committee decided to constitute a committee under Chief Town Planner, MCD with the representatives from the DDA & GNCTD, to examine the proposal and come up with a concrete policy for planning & redevelopment of urban villages.

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

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


(SURENDRA SRIVASTAVA)
Director (DC)

Copy to:

1. Engineer Member, DDA
2. Commr. (Plg.), DDA
3. Commr. (LM)I, DDA
4. Commr. (LM)II, DDA
5. Commr. (LD), DDA
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7. Chief Town Planner, TCPO
8. Chief Architect, DDA
9. Chief Architect, NDMC
10. Chief Engg. (Elect.), DDA
11. Addl. Commr. (Plg.) I, DDA
12. Addl. Commr. (Plg.) II, DDA
13. Addl. Commr. (Plg.) 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 (Landscape), DDA
20. Director (TT), DDA
21. Director (Dwarka), DDA
22. Director (AP)II, DDA
23. OSD to Vice Chairman, DDA - for information of the later.


Jt. Director (MP)

List of participant of 3rd meeting of the Technical Committee
held on 10.7.03

DELHI DEVELOPMENT AUTHORITY:

S/Shri

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

T.C.P.O.:

Udit Ratra Associate TCP

M.C.D.:

Shamsher Singh Sr. T P.

D.C.P. (Traffic) Delhi

Ravinder Suri Inspector

L&D.O.:

D.N. Khatter Building Officer

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S S Hadke, Chief Architect, MCD
Dr. Satpal A&MHO / PH MCD
S C Tayal, C E (NZ) DDA
Sanjib Sengupta, Sr. Architect (Hq) I CPWD
D P Singh, Manager, NHAI
Kuldeep Raj Director (Rohini) DDA
R K Jain, Director (AP) I DDA
D K Saluja, Director (NP) DDA
B K Jain, Director (RYP) DDA
S P Pandya Director LM (Hq) DDA
S P Bansal, Director (DWK) DDA
Apurb Anand, EE, PWD
H S Dharmasattu, SE (DWK) DDA
Surinderjit Singh SE - 13 (DWK) DDA
D B Kalkar Sr. Architect, NZ) DDA

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F, (11) 2003 | MP

DATED:

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M/K

48/c

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Sub: Construction of 100 mt. wide Urban Extension Road no. 2 from GT Karnal Road (NH - 1) to Western Yamuna Canal in Narela Project and on upto NH - 10 passing through Rohini Project F5(17)2001-MP

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makin

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Item No. 23/2003

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mabin

46/C

Item No. 24/2003

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F3(29)94-MP-Pt.III

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Mufin

45/C

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F.1(11)2003-MP / 284

DATED: 7-7-2003

MEETING NOTICE

The 3rd meeting of the Technical Committee of Delhi Development Authority for the year 2003 will be held on 10.7.2003 at 10.30 a.m. in Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items along with agenda to be discussed is enclosed herewith.

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

B. Sen
DIRECTOR (DC)

COPY TO:

- on 7/7/03
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
- 7/7/03

SPECIAL INVITEES :

| | |
|---------------------------------------------|------------------|
| Principal Secretary Urban Development GNCTD | Item No. 24 |
| Director (AP - I) DDA | Item No. 19 |
| Director (TYA) DDA | Item No. 18 |
| Director (DWK) DDA | Item No. 17 |
| CE (DWK) DDA | Item No. 17 |
| Dir (NP) DDA | : |
| Chief Engineer (NZ) DDA | : |
| Sh. R K Gupta, C E DSIDC | : |
| Chief Engineer NHAI | : |
| Sh. Prabhash Singh CE II PWD | : |
| Chief Engineer South East Zone | Item No. 22 |
| | Item No. 20 & 21 |

a/c

44/C

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F.1(11)2003-MP / 284

DATED: 7-7-2003

MEETING NOTICE

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

B. Dewan
DIRECTOR (DC)

COPY TO:

1. ✓ Vice Chairman, DDA — Sangodan
2. ✓ E.M. DDA — do
3. ✓ Commr. (Plg.) DDA — mm 7/7/03
4. ✓ Commr. (LM) I DDA — Sangodan
5. ✓ Commr. (LM) II DDA — do
6. ✓ Commr. (LD) DDA — do
7. ✓ Town Planner, MCD — Tara 7/7/03
8. ✓ Chief Town Planner, TCPO — do
9. ✓ Chief Architect, DDA — Ashok
10. ✓ Chief Architect, NDMC — do
11. ✓ Chief Engg (Elect) DDA — do
12. ✓ Addl. Commr. I DDA — do
13. ✓ Addl. Commr. II DDA — Ashok 7/7/03
14. ✓ Addl. Commr. III DDA — Ashok 7/7/03
15. ✓ OSD (MPPR) DDA — Sangodan
16. ✓ Secretary DUAC — do
17. ✓ Land. & Development Officer (L&DO) — Ashok
18. ✓ Sr. Architect (H&TP) CPWD — do
19. ✓ Dy. Commr. Of Police (Traffic) Delhi — do
20. ✓ Director (Land Scape) DDA — do

SPECIAL INVITEES :

- | | | |
|-----------------------------------------------|------------------|-----------------|
| ✓ Principal Secretary Urban Development GNCTD | Item No. 24 | 7/7/03 23392252 |
| ✓ Director (AP - I) DDA | Item No. 19 | |
| ✓ Director (TYA) DDA | Item No. 18 | |
| ✓ Director (DWK) DDA | Item No. 17 | |
| ✓ CE (DWK) DDA | Item No. 17 | |
| Dir (NP) DDA | | |
| ✓ Chief Engineer (NZ) DDA | | |
| Sh. R K Gupta, C E DSIDC | Item No. 20 & 21 | |
| ✓ Chief Engineer NHAI | | Ashok |
| Sh. Prabhash Singh CE II PWD | | |
| ✓ Chief Engineer South East Zone | Item No. 22 | Ashok |

A.E. Eleebur, D.D.A.
A.E. Maintenance, Vikas Minar, D.D.A.
Security officer, Vikas Minar

CE S.E.2 IV
PWD

O/L

Jeetu Datta

7/7/03

7/7/03

7/7/03



सत्यमेव जयते

31C

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/L & 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.(Plgn.), DDA
8. Commr.(Housing), DDA
9. Secy.-cum-Commr., DDA

358 D
27/3/03

4.7
DD (Mm) 203

Chakar
24.13.03

In Support

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

Aganwal
26/3/03

For total empliance if S.M.A.

S.D. Shree

pls put up in 1/4 hr.

M M 31/3

31-3-03
10TH
Dir-TT
Dir-DC

The following matters were discussed and decisions taken in the weekly meeting of L.A. Governor with the officers of DDA held at Raj Niwas, Delhi on 12.3.2003 :

1. 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.

2. Industrial Plots :

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

3. Plans for re-modeling of roads :

Crack (P.W.) informed that the plans for re-modeling of roads identified have been prepared. He further informed that the designs of these roads would be finalized 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 meanwhile the plans be issued to the Engineering Department so that the tendering process could be initiated immediately.

4. Flyovers :

L.A. further mentioned that V.C., DDA may discuss the matter regarding construction of clover leaves at NOIDA Mor and Sarita Vihar flyovers with the M.O., State Bridge Corporation, who have been awarded the work with the view to expedite the construction.

176
-2-
V.

Dwarka :

L.G. again reiterated that Dwarka should be declared as a 'O' 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.
