

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO F.1(12)2003-MP / 53

Date: 4-3-04

**Minutes of the 4<sup>th</sup> Technical Committee meeting for the year 2003 held on 30.9.2003.**

The list of the participants is enclosed.

ITEM NO. 25/2003

SUB: Confirmation of minutes of Technical committee held on 10.7.2003

The minutes of the Technical Committee held on 10.7.2003 circulated vide this office letter no. F1(1)2003-MP/319 dated 1.8.2003 were confirmed.

ITEM NO. 26/2003

SUB: Change of land use of old Police Line at Rajpur Road (Zone C) from Residential to Public and semi Public facilities (Police Headquarters and Police line)  
F8(2)2002-MP

The proposal has been recommended for submission and consideration of Authority for further processing of the case under section 11 - A of the DD Act, 1957.

ITEM NO. 27/2003

SUB: Amalgamation Policy for Residential Plots.  
F3(13)2001-MP

It was decided that the subject matter may be examined in detail after obtaining the views from MCD, NDMC, TCPO & DUAC. It was also decided that an interim reply may be sent to MOUD.

ITEM NO. 28/2003

SUB: Development control norms applicable for construction of basement in various use premises as per MPD 2001.  
F.7(6)2003-Bldg.

Technical committee desired that the matter be considered by the Committee constituted for revising BBL 1983.

ITEM NO. 29/2003

SUB: Regarding provision of cremation ground near village Kakrola, Sector 16, Dwarka.  
F4(16)95/Plg/Dwk/Pt.

Technical Committee constituted a group consisting four members namely i) Addl. Medical Health Officer (PH), MCD (ii) Chief Project ;Manager (L-3) DMRC (iii) Director (Plg.) Dwarka and (iv) representative of CE (Dwk), DDA to visit the site and examine the proposal with respect to site conditions and approved plans. Director (Plg.) Dwarka will bring the matter again to the Technical Committee meeting along with the recommendations of the group.

ITEM NO. 30/2003

SUB: Denotification of development area no. 174 which includes abadi area of village Mehrauli.  
F3(87)99-MP

The item was deferred.

ITEM NO. 31/2003

SUB: Modification in MRTS corridor alignment in Dwarka subcity.  
F1(279)95-Plg/Dwk

The Technical committee agreed with the proposed alignment plan in principle. DMRC in consultation with road owning agency would take up designing of the road geometrics / intersection keeping in view the site conditions.

ITEM NO. 32/2003

SUB: Policy for Development Areas of DDA.  
F3(55)2003-MP

Technical Committee deliberated on various issues and decided to constitute a committee with officers from the concerned organizations / departments i.e. (i) Land & Bldg. Deptt., GNCTD, (ii) Land Management, DDA (iii) MCD (iv) Engineering Deptt., DDA and (v) Planning Deptt., DDA with Director (TYA) as the convenor. The team would submit its report within eight weeks and will bring the matter again to the Technical Committee.

  
Compared with Original

ITEM NO. 33/2003

SUB: Proposed link road connecting NOIDA Toll Road and Delhi NOIDA Link  
Road near Mayur Vihar.  
F5(2)2003-MP

Technical Committee agreed with the proposed alignment in principle, subject to clearance from the Yamuna Committee / Central Water commission. The issue of land ownership management, finance, legal and inter-agency co-ordination would be taken up by NTBCL separately with concerned agency. (ies)

ITEM NO. 34/2003

Sub: Layout plan for utilization of DDA land at Mahipalpur.  
F.PA/JD-II/AP-I/01/265

Technical Committee agreed with the proposal, with the stipulation that entire 4.95 hac. of land be utilized for commercial use. Accordingly change of land use be processed.

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

(B K JAIN) 4/3/04,  
DIRECTOR (DC)

Copy to:

1. Engineer Member, DDA
2. Commr. (Plg.) DDA
3. Commr. (LM) 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.
16. Land & Development officer (L&DO).
17. Sr. Architect (H&TP) CPWD.
18. Dy. Commr. of Police (Traffic) DDA.
19. Director (Landscape) DDA.
20. Director (Bldg.) 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.

(A K MANNA)  
Joint Director (MP)



List of participant of 4<sup>th</sup> meeting of the Technical Committee held on 30.9.2003.

**DELHI DEVELOPMENT AUTHORITY:**

S/Shri

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

(Chairman)

**T.C.P.O. :**

R Srinivas Associate T.C.P  
J B Kshirsavar T C P

**M.C.D.:**

Sunil Mehra, Senior Town Planner

**D.C.P (Traffic ) Delhi.**

M K Meena, DCP (Traffic) Hq

**D.U.A.C.**

Dina Nath, Secretary

**N.D.M.C.**

Rajeev Sood Architect,

**SPECIAL INVITEES AND OTHERS:**

Sajan CE (SEZ / SWZ) DDA  
S P Rastogi CE (DWK) DDA  
R C Kinger CE (HQ) DDA  
R S Prashanth Dy. Conservator of Forest, GNCTD  
A K Gupta, Director (Bldg.) DDA  
R K Jain, Director (AP I) DDA  
D K Saluja, Director (NP) DDA  
Anil Barai, Director (Plg.) Rohini, DDA  
K L Sabharwal, Director (AP) II DDA  
P M Parate, Director (TYA) DDA  
R M Lal, Director (TT) DDA  
Dr. Satpal, Addl. MHO / PH MCD  
H S Dharamsattu, SE DDA  
V K Sharma, Principal Engineer MTBCL  
S S Joshi, MTBCL  
Dr. Paun Maini MTBCL  
A Mathur, V P MTBCL  
Vijay Anand, CP M L - 3 DMRC  
Milmani, Dy. CE / L 3 / III DMRC  
Jitender Kumar, Dy. CE (G) I, DMRC.



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO. F1(12)2003-MP/432

DATED: 29/10/03

Draft minutes of the 4<sup>th</sup> Technical committee meeting for the year 2003 held on 30.9.2003. The list of the participants is enclosed.

ITEM NO. 25/2003

SUB: Confirmation of minutes of Technical Committee held on 10.7.2003.

The minutes of the Technical Committee held on 10.7.2003 circulated vide this office letter no. F1(11)2003-MP/319 dated 1.8.2003 were confirmed.

ITEM NO. 26/2003

SUB: Change of land use of old Police Line at Rajpur Road (Zone C) from Residential to Public and semi public facilities (police Headquarters and Police line)  
F8(2)2002-MP

The proposal has been recommended for submission and consideration of Authority for further processing of the case under section 11-A of the DD Act, 1957.

ITEM NO. 27/2003

SUB: Amalgamation Policy for Residential plots.  
F3(13)2001-MP

It was decided that the subject matter may be examined in detail after obtaining the views from MCD, NDMC, TCPO & DUAC. It was also decided that an interim reply may be sent to MOUD.

ITEM NO. 28.2003

SUB: Development control norms applicable for construction of basement in various use premises as per MPD 2001. F7(6)2003-Bldg.

Technical committee desired that the matter be considered by the Committee constituted for revising BBL 1983.

*mafar*  
*SELVET*  
Compared with Original

ITEM NO. 29/2003

SUB: Regarding provision of cremation ground near village Kakrola, Sector 16, Dwarka F4(16)95/Plg/Dwk /Pt.

Technical committee constituted a group consisting four members namely i) Addl. Medical Health Officer (PH), MCD ii) Chief Project Manager (L-3), DMRC, iii) Director (Plg.) Dwarka and iv) representative of CE (Dwk), DDA to visit the site and examine the proposal with respect to site conditions and approved plans. Director (Plg.) Dwarka will bring the matter again to the Technical Committee meeting along with the recommendations of the group.

ITEM NO. 30/2003

SUB: Denotification of development area no. 174 which includes abadi area of village Mehrauli. F3(87)99-MP

The item was deferred.

ITEM NO. 31/2003

SUB: Modification in MRTS corridor alignment in Dwarka subcity. F1(279)95-Plg./DWK

The Technical committee agreed with the proposed alignment plan in principle. DMRC in consultation with road owning agency would take up designing of the road geometrics / intersection keeping in view the site conditions.

ITEM NO. 32/2003

SUB: Policy for Development Areas of DDA. F3(55)2003-MP

Technical Committee deliberated on various issues and decided to constitute a committee with officers from the concerned organisations / departments i.e. (I) Land & Bldg. Deptt., GNCTD, (II) Land Management, DDA (iii) MCD (iv) Engineering Deptt., DDA and (v) Planning Deptt., DDA with Director (TYA) as the convenor. The team would submit its report within eight weeks and will bring the matter again to the Technical Committee.

   
Compared with Original

ITEM NO. 33/2003

Sub: Proposed link road connecting NOIDA Toll Road and Delhi NOIDA Link Road near Mayur Vihar. F5(2)2003-MP

Technical Committee agreed with the proposed alignment in principle, subject to clearance from the Yamuna Committee / Central Water Commission. The issue of land ownership management, finance, legal and inter-agency co-ordination would be taken up by NTBCL separately with concerned agency. (ics)


ITEM NO. 34/2003

SUB: Layout plan for utilisation of DDA land at Mahipalpur.  
F.PA/JD-II/AP-I/01/265.

Technical Committee agreed with the proposal, with the stipulation that entire 4.95 hact of land be utilised for commercial use. Accordingly change of land use be processed.

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
6. Chief Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, DDA
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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.

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

  
Compared with Original



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO. F1(12)2003-MP

DATED:

Draft minutes of the 4<sup>th</sup> Technical committee meeting for the year 2003 held on 30.9.2003. The list of the participants is enclosed.

ITEM NO. 25/2003

SUB: Confirmation of minutes of Technical Committee held on 10.7.2003.

The minutes of the Technical Committee held on 10.7.2003 circulated vide this office letter no. F1(11)2003-MP/319 dated 1.8.2003 were confirmed.

ITEM NO. 26/2003

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Technical committee constituted a group consisting four members namely i) Addl. Medical Health Officer (PH), MCD ii) Chief Project Manager (L-3), DMRC, iii) Director (Plg.) Dwarka and iv) representative of CE (Dwk), DDA to visit the site and examined the proposal with respect to site conditions and approved plans. Director (Plg.) Dwarka will bring the matter again to the Technical Committee meeting along with the recommendations of the group.

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The item was deferred.

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SUB: Modification in MRTS corridor alignment in Dwarka subcity. F1(279)95-Plg./DWK

The Technical committee agreed with the proposed alignment plan in principle. DMRC in consultation with road owning agency would take up designing of the road geometrics / intersection keeping in view the site conditions.

ITEM NO. 32/2003

SUB: Policy for Development Areas of DDA. F3(55)2003-MP

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*Makina*

ITEM NO. 33/2003

Sub: Proposed link road connecting NOIDA Toll Road and Delhi NOIDA Link Road near Mayur Vihar. F5(2)2003-MP

Technical Committee agreed with the proposed alignment in principle, subject to clearance from the Yamuna Committee / Central Water Commission. The issue of land ownership, management, finance, legal and inter-agency co-ordination would be taken up by NTBCL separately with concerned agency(ies).

ITEM NO. 34/2003

SUB: Layout plan for utilisation of DDA land at Mahipalpur.  
F.PA/JD-II/AP-I/01/265.

Technical Committee agreed with the proposal, with the stipulation that entire 4.95 hact of land be utilised for commercial use. Accordingly change of land use be processed.

mafun



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO. FI(11)2003-MP 119

DATED: 1-8-03

Draft Minutes of the 3<sup>rd</sup> 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.

Mn/Gm

[Signature]

52 C

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 DD Act 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 - 1 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

51/C

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 -10) F5(17)2001-MP-PLI

It was explained that the 80 mt. R/W road is part of the overall proposal envisaged in the urban extension plan from NH -1 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 :

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

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.

*Handwritten signatures and initials at the bottom right of the page.*



50/C

Item No. 24/2003

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

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
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
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 (IT), DDA
21. Director (Dwarka), DDA
22. Director (AP)II, DDA
23. OSD to Vice Chairman, DDA - for information of the later.

  
Jt. Director (MP)

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO. F.1(12)2003-MP/391

DATED: 25/9/03

## MEETING NOTICE

The 4<sup>th</sup> meeting of the Technical Committee of Delhi Development Authority for the year 2003 will be held on 30.9.2003 at 11.00 a.m. in the Conference Hall 5<sup>th</sup> floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

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

(SURENDRA SRIVASTAVA)  
DIRECTOR (DC)

## COPY TO:

1. Vice Chairman, DDA
2. E.M. DDA
3. Commr. (Plg) DDA
4. Commr. (LM) I DDA } also as a Special invitees for
5. Commr. (LM) II DDA } Item no. 32/2003
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 EUAC
17. Land & Development Officer (L&DO)
18. Sr. Architect (H&TF) CPWD
19. Dy. Commr. Of Police (Traffic) Delhi
20. Director (Land Scape) DDA

Received meeting  
notice of SL No. 7, 11, 15, 19 &  
Special Invitees S.No. 4, 8, 5,  
(6) Nos.

25/9/03

25/9/03

25/9/03 23019681  
Fax: 23017774

## SPECIAL INVITEES:

- |                                  |                       |
|----------------------------------|-----------------------|
| 1. Director (Bldg.) DDA          | FOR                   |
| 2. CE (HQ)                       | Item No. 32/2003      |
| 3. Director (EWK) DDA            | -----do-----          |
| 4. Dr. Satpal Addl. MHO (PH) MCD | Item No. 29/2003      |
| 5. CE (DWK) DDA                  | -----do-----          |
| 6. Director LM HQ DDA            | Item No. 29/03, 31/03 |
| 7. Director (AP) I DDA           | Item NO. 30/03        |
| 8. Director AP II DDA            | Item No. 30/03        |
| 9. Director (TYA) DDA            | Item No. 32/03        |
| 10. Director (F&P) DMRC          | Item No. 31/03        |
| 11. Conservator of Forest GNCTD  | Item No. 30/03        |

B. Block, Vikas Bhawan.

1. T. No. New Delhi  
23378513

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO. F 1(12)2003-MP/391

DATED: 25/9/03

## MEETING NOTICE

The 4<sup>th</sup> meeting of the Technical Committee of Delhi Development authority for the year 2003 will be held on 30.9.2003 at 11.00 a.m. in the Conference Hall 5<sup>th</sup> floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

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

(SURENDRA SRIVASTAVA)  
DIRECTOR (DC)

## COPY TO:

1. ✓ Vice Chairman, DDA
2. ✓ E.M. DDA 26/9
3. ✓ Commr. (P'g) DDA
4. ✓ Commr. (LM) DDA
5. ✓ Commr. (LMB) DDA
6. ✓ Commr. (LD) DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
9. Chief Architect, DDA
10. Chief Architect, NEMC
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 (E&TP) CPWD
19. Dy. Commr. Of Police (Traffic) Delhi
20. Director (Land Scape) DDA

also as a Special invitees for  
Item no. 32/2003

## SPECIAL INVITEES:

1. ✓ Director (Bldg.) DDA
2. ✓ CE (HQ) 26/9/03
3. Director (DWK) DDA
4. Dr. Saipal Addl. MHO (PH) MCD
5. CE (DWK) DDA
6. ✓ Director LM HQ DDA 26/9/03
7. Director (AP I) DDA
8. Director AP II DDA
9. Director (TYA) DDA
10. Director (P&P) DMRC
11. Conservator of Forest GNCTD

## FOR

- Item No. 32/2003  
-----do-----  
Item No. 29/2003  
-----do-----  
Item No. 29/03, 31/03  
Item NO. 30/03  
Item No. 30/03  
Item No. 26/03  
Item No. 32/03  
Item No. 31/03  
Item No. 30/03

O/L



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO. F.1(12)2003-MP/271

DATED: 25/9/03

## MEETING NOTICE

The 4<sup>th</sup> meeting of the Technical Committee of Delhi Development authority for the year 2003 will be held on 30.9.2003 at 11.00 a.m. in the Conference Hall 5<sup>th</sup> floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

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

(SURENDRA SRIVASTAVA)  
DIRECTOR (DC)

## COPY TO:

1. Vice Chairman, DDA
2. E.M. DDA
3. Commr. (F&G) DDA
4. Commr. (LM) I DDA } also as a Special invitees for
5. Commr. (LM) II DDA } Item no. 32/2003
6. Commr. (L & D) DDA }
7. Town Planner, MCE
8. Chief Town Planner, TCPO *Shelva*
9. Chief Architect, DDA *Far 26-9-03*
10. Chief Architect, NDMC
11. Chief Engg (elect) DDA
12. Addl. Commr. I DDA
13. Addl. Commr. II DDA *mdh 26/9/03*
14. Addl. Commr. III DDA *25.9.03*
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 *26/9/03*

16. Security Officer

## SPECIAL INVITEES:

- |                                          |                              |
|------------------------------------------|------------------------------|
| 1. Director (Bldg.) DDA                  | FOR                          |
| 2. CE (HQ)                               | Item No. 32/2003             |
| 3. Director (EWK) DDA                    | -----do-----                 |
| 4. Dr. Satpal Acdl. MHO (PH) MCD         | Item No. 29/2003             |
| 5. CE (DWK) DDA                          | -----do-----                 |
| 6. Director LM HQ DDA                    | Item No. 29/03, 31/03        |
| 7. Director (AP I) DDA <i>26/9</i>       | Item NO. 30/03               |
| 8. Director AP II DDA <i>mdh 26/9/03</i> | Item No. 30/03               |
| 9. Director (TYA) DDA <i>26/9/03</i>     | Item No. 26/03               |
| 10. Director (P&P) DMRC                  | Item No. 32/03               |
| 11. Conservator of Forest GNCTD          | Item No. 31/03               |
| 12. J.D. (DC)                            | Item No. 30/03 <i>Shelva</i> |
| 13. J.D. (min)                           |                              |
| 14. AE (Maintenance)                     |                              |
| 15. AE (electrical)                      |                              |

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO. F.1(12)2003-MP /391

DATED: 25/9/03

**MEETING NOTICE**

The 4<sup>th</sup> meeting of the Technical Committee of Delhi Development authority for the year 2003 will be held on 30.9.2003 at 11.00 a.m. in the Conference Hall 5<sup>th</sup> floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

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

  
( SURENDRA SRIVASTAVA )  
DIRECTOR (DC)

**COPY TO:**

1. Vice Chairman, DDA
  2. E.M. DDA
  3. Commr. (Plg) DDA
  4. Commr. (LM) I DDA                      }
  5. Commr. (LM) II DDA                    }
  6. Commr. (LD) DDA                      }
  7. Town Planner, MCD
  8. Chief Town Planner, TCPO
  9. Chief Architect, DDA
  10. Chief Architect, NDMC
  11. Chief Engg (elect) DDA
  12. Addl. Commr. I DDA
  13. Addl. Commr. II DDA
  14. Addl. Commr. III DDA
  15. OSD (MPPR) DDA
  16. Secretary DUAC
  17. Land & Development Officer (L&DO)
  18. Sr., Architect (H&TP) CPWD
  19. Dy. Commr. Of Police (Traffic) Delhi
  20. Director (Land Scape) DDA
- also as a Special invitees for  
Item no. 32/2003

**SPECIAL INVITEES:**

- |                                  |                       |
|----------------------------------|-----------------------|
| 1. Director (Bldg.) DDA          | FOR                   |
| 2. CE (HQ)                       | Item No. 32/2003      |
| 3. Director (DWK) DDA            | -----do-----          |
| 4. Dr. Satpal Addl. MHO (PH) MCD | Item No. 29/2003      |
| 5. CE (DWK) DDA                  | -----do-----          |
| 6. Director LM HQ DDA            | Item No. 29/03, 31/03 |
| 7. Director (AP) I DDA           | Item NO. 30/03        |
| 8. Director AP II DDA            | Item No. 30/03        |
| 9. Director (TYA) DDA            | Item No. 26/03        |
| 10. Director (P&P) DMRC          | Item No. 32/03        |
| 11. Conservator of Forest GNCTD  | Item No. 31/03        |
|                                  | Item No. 30/03        |





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2.	26/2003	Change of land use of old Police Line at Rajpur Road (Zone C) from Residential to Public and semi public Facilities (police Headquarters and Police line) F8(2)2002-MP	1
3.	27/2003	Amalgamation Policy for Residential Plots. F3(13)2001-MP	2-16
4.	28/2003	Development control norms applicable for Construction of basement in various use premises as per MPD 2001 F7(6)2003/Bldg.	17-18
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6.	30/2003	Denotification of Development Area no. 174 which includes abadi area of village Mehrauli. F3(87)99-MP	21-22
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9	33/2003	Proposed link Road connecting Moida Toll Road, <del>Delhi</del> and Delhi Noida Link Road near Mayapuri Vihar F5(2) 2003-MP	Laid on Table
10	34/2003	Layout Plan for utilisation of DDA land at Mahipal Pur F 10/50-II (AP-1) 01/2005	Laid on Table



Ilm No 26/2003  
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## AGENDA FOR TECHNICAL COMMITTEE

Sub : Change of land use of old Plce Lines at Rajpur Road (Zone-C) from 'Residential to Public and Semi Public Facilities' (Police Head Quarters and Police Lines).

File No.F.3(2)2002-MP.

**1.0 Background:**

- 1.1 The request has been received from Commr. of Police, for change of land use from Residential to Public & Semi Public Facilities for an area measuring 8.29 ha. located in Zone-C, on the ground that the existing Police Lines is continuing in this area since 1930.

**2.0 Details and Examination:**

- 2.1 The site area measures 82948.01 sqm of which 2977.73 sqm is affected in road widening and net area is 7.99 ha. The boundaries of the area are given as under:-

North & East	-	Court Road (24 mt. R/W)
South	-	Boulevard Road (60 mt. R/W)
West	-	Rajpur Road (24 mt. R/W)

- 2.2 As per MPD-2001 and Zonal Plan of Zone-C, the land use is residential and it falls in Civil Lines Bungalow Area.
- 2.3 The area under reference has been indicated as 'Public & Semi Public Facilities' (Police Station along with Petrol Pump and Service Station) as per approved Zonal Plan of Zone C-3 prepared under MPD-1962.
- 2.4 According to Police Deptt. with increasing security need and in view of scarcity of land for Police-it is requested to change the land use.
- 2.5 The proposed change of land use will not result in substantial increase in the intensity of development as compared to residential use.

**3.0 Proposal:**

- 3.1 In view of the above it is proposed to change the land use of the area measuring 7.99 ha. as given in para 2.1 above, from 'Residential to Public and Semi Public Facilities' (Police Headquarters and Police Lines). The norms for public and semi public facilities (PS-4) as per MPD-2001 will be followed. Plan is laid on the table.

**4.0 Recommendation for consideration:**

- 4.1 Proposal contained in para-3 above is placed before the Technical Committee for its consideration.

*V. K. Gillon*  
Jt. Dir. A.P. II





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Sl/3 / Item no. 27/2003

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## AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Amalgamation Policy for Residential Plots.  
File No. F.3(13)2001/MP

### 1.0 BACKGROUND

The issue of proposed modifications in building permission on the plots size 90 sqm. in Rohini was discussed in the Technical Committee meeting held on 14.9.93 vide Item no. 94/93 in the year 1997 vide Item no. 53/97 and on 30.6.98 vide Sr.no. 5/Item no.42/98. These three items were related to various provisions of building bye-laws/building that had already been constructed on smaller size of plot in Rohini. In the last Technical Committee meeting, it was decided that the uniform development control norms as per Master Plan may be made applicable in Delhi.

### 2.0 PROVISIONS OF MPD 2001 & EFFECT OF AMALGAMATION

MPD-2001 has provisions of ground coverage, FAR, number of Dwelling units and maximum height for different sizes of Residential plots. But there is no mention of amalgamation of plots. The Amalgamation of plots will result into change in no. of plots, setbacks, density of the area etc. More importantly, it is a matter pertaining to Lease Administration as a separate lease shall have to be prepared for new amalgamated plot not converted to free hold.

### 3.0 ACTIONS TAKEN WITH RESPECT TO AMALGAMATION SO FAR:

3.1 In the letter No. PA/Dir.(Bldg.)2000/34 dated 18<sup>th</sup> April,2000 sent to Director (DD), Ministry of Urban Development and Poverty Alleviation, following has been submitted for consideration/approval of the Ministry.

In the year 1998, a committee to go into the matter in detail regarding amalgamation of residential plots was considered. The Committee consisted of Commissioner (Planning) and Director (Bldg), Director (RL) and representatives of Finance Department. The report of the Committee was submitted to the VC DDA but could not be considered further due to reconsideration in the size of the plot for the Group Housing, modifications in the FAR, number of units etc., as per the Malhotra Committee Report.

The Committee has divided its report into two parts (a) the amalgamation of two plots and (b) amalgamation of more than two plots so that the area of the amalgamated plots become equivalent to the plots for Group Housing. The major recommendations of the Committee are :-

- 1 The amalgamation should be limited to two adjacent plots.
- 2 The size of the amalgamated plot should not be more than 200 sq.mtr.
- 3 Necessary changes in the lease etc. will have to be carried out by the lessee.
- 4 The charges for regularization has been worked out on the basis of land rates as approved by the competent authority from time to time.

The proposal given by the committee was discussed in one of the meetings with LG on DDA matters. LG was of the view that there is no purpose served by limiting the area of amalgamated plot to 200 sqm. as the basic objective of



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amalgamation is to change the urban form which is today a box like. The amalgamation thus proposed will have the following advantages :-

- i) It will help two or more property owners to come forward and jointly develop the land
- ii) It will have a distinct advantage in the form of consolidation of open space, parking and more number of dwelling units.

As stated above, the following was unanimously agreed:

- a) The size of amalgamated plot can be as per Master Plan.
- b) Ground coverage and FAR would be in accordance with the size of amalgamated plot.
- c) The development of amalgamated plot size of 3000 Sqm. & above would be as per group housing norms notified.

The matter was brought to the notice of LG by the VC, DDA in which the amalgamation was referred keeping in view the following two aspects:

- (i) Regularizing the already amalgamated plots particularly in Rohini. It will be pertinent to note that amalgamation of two or more than two plots have already taken place at various sites where plots in lieu of lands acquired are made available to the evictees. Similar is the situation in respect of the plots allotted under Rohini Residential scheme.
- (ii) The question is whether we should levy any kind of fee for regularizing this kind of amalgamation of plots. It was expressed that there should be a levy as the units on such amalgamated plots are likely to bring better return to the owners. However, LG suggested that since no additional FAR will be given, there is no point in realizing any levy.

3.2 Following proposal also stand referred to the Ministry vide D.O. No.3(13)2991/MP1248-EP dated 28<sup>th</sup> Nov., 2001 for their consideration/approval.

**(A) LOGISTICS OF AMALGAMATION:**

- i) Some of the planned residential areas of the city are four to five decades old and qualify for the redevelopment.
- ii) In case amalgamation is disallowed, the matchbox type construction of residential areas would continue and re-emerge after redevelopment.
- iii) An approved policy for amalgamation of residential plots would greatly assist in regularization of already amalgamated plots.
- iv) The development control norms of Master Plan would remain applicable to the amalgamated plot size. Betterment charges would be levied for granting such permission for amalgamation.

**B) QUALIFICATION OF RESIDENTIAL AREA FOR AMALGAMATION.**

- i) The plots developed in any form for slum relocation/rehabilitation would not be considered for amalgamation.
- ii) The amalgamation shall be applicable only to residential areas which have approved layout plan or regularized plan.



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**C) BROAD PARAMETERS**

- i) There is no ceiling on either number of plots to be amalgamated or size of the final plot achieved after amalgamation.
- ii) The amalgamation of the plots would not in any manner alter/temper with the basic structure of the layout plan and more importantly with circulation.
- iii) The redevelopment proposal on amalgamated plots would have to be processed and obtain all statutory clearances.
- iv) On Residential plots where the mixed use provisions are applicable as per Master plan/Zonal plan/Layout plan would have to forego the advantage of mixed use, if these have to redevelop the plots after amalgamation.

**4. PROPOSAL FOR CONSIDERATION OF THE TECHNICAL COMMITTEE.**

With the above given background, following proposal for Amalgamation of residential plots in Delhi is submitted for the consideration of the Technical committee.

Keeping in view of the fact that phenomena of amalgamation of plots is primarily related to the smaller size of plots, the following proposal is submitted to allow amalgamation of plots:

- i) The size of the amalgamated plots should not exceed 200 sqm.
- ii) The amalgamation of plots would not in any manner alter/temper with the basic structure of the layout plan and with circulation.
- iii) The redevelopment proposal on amalgamated plots would have to be processed for and obtain all statutory clearances.
- v) The applicant shall indemnify DDA from all the consequences arising out of amalgamation.
- vi) The development control norms applicable on the amalgamated plot shall be as per the Master Plan
- vii) Necessary changes shall have to be carried out in the lease by the lessee if the property is not converted to free hold.
- viii) The plots developed in any form for slum relocation/rehabilitation would not be considered for amalgamation.

*mu*

*01/09/03*





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## Building Section

Sub : Modifications in the building permits for  
Rehini Project.

File: MPD(B)/13/161

The conception of the Rehini Project was based on incremental addition in the housing by the individuals and the provisions of facilities by the Government so that the individuals monetary resources are channelised in the housing activity. The standard designs for the various sizes of the plots were prepared and are being issued to the allottees of the plots upto 90 sq.mt.

The Rehini Project was excluded from the provisions of the building byelaws-1983 as the standard designs were prepared for various sizes of the plots. While administering the building activity in Rehini Project, however, number of provisions given in the building byelaws-1983 were made applicable. It has been observed at Rehini that provisions of basements, steps/ramps outside the plot line, projections outside the plot line in the form of chajja and balcony on the public land and conversion of residential plots for commercial purposes is becoming a common phenomenon. These provisions as per the building byelaws are non-compoundable but in spite of that intentionally or unintentionally these are growing every day. The reasons for this are quite varied and range from physical needs and the market economic conditions. In view of the fact that the mass demolitions/removal of the above is not very successful the attempt is to propose regularisation of these and generate funds for the development authority. The following modifications in sanction of the building plans are proposed:

- 1) FAR for plots of 60 sqm.  
and 90 sqm.

The MPD-2001 norms for the FAR for the plots ranging 50 to 100 sqm., i.e. 180 FAR and 11mt. height be also made applicable to these plots by charging betterment charges @ Rs. 150/- per sqm. The plots of 48 sqm. be also considered for 180 FAR. From the calculations of the FAR the areas of the staircase and balconies which was excluded from the FAR in case of standard design is proposed to be kept intact.



5) Projection - Chajja:-

Even as per the standard design a chajja on the window has been allowed on the public land. The chajja as per the definition of the Building byelaws is a continuous sloping or horizontal over hanging provided over openings on external walls for protection from the weather. In case of all the sizes of the plots in Rohini where there is no provision of front, rear or side set back the chajja projection on the opening be permitted without any penalty.

6. Projections - Balcony:-

In case of the corner plots as well as the plots with one side or more than one side open projection of the balcony on the public land is also a very common phenomenon in Rohini. This is not only seen in Rohini but other planned colonies like Yamuna Vihar and spontaneous residential development. The demolition/removal of this balcony projections on the public land is also a remote possibility.

6.1. It is proposed that these balcony projections upto one meter maximum width be permitted provided the same distance from the electricity lines is as per the Building Byelaws No.10.2.

6.2. It is proposed that the licence fee for utilisation of the air space above the public land be charged @ Rs.500/- per sqm. of area of the balcony projection and be recovered before issue of 'D'.

6.3. A suitable undertaking from the allottee be also taken.

7. Conversion of residential to commercial:-

Large number of residential plots are being utilised for commercial purposes in Rohini in the form of shops/offices. This misuse is evident on the major roads as well as on all major linkages. Most of the properties where commercial use is observed have been backed under the show cause notice. However the tendency of conversion is on increase. In order to utilise this trend for the benefit of the Authority. It is proposed to consider the following:



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2) Deviations beyond permissible covered area:-

At present in Rohini deviations to the extent of 5% of the floor space are being compounded at the rates given in the building permit procedure handbook. It is proposed that the deviations beyond the permissible covered area on the residential plot subject to the condition that the extra coverage is not beyond 5% of the maximum permissible coverage as applicable to 90 sqm. plots. The rates for compounding such deviations would be as per the rates given below:

- |                                   |                         |
|-----------------------------------|-------------------------|
| i) coverage upto 3 sqm.           | - @ Rs. 270/- per sqm.  |
| ii) above 3 sqm. to 7sqm.         | - @ Rs. 540/- per sqm.  |
| iii) and above 7 sqm. upto 8 sqm. | - @ Rs. 1025/- per sqm. |

3) Provision of basement:-

Even in case of smaller size of plots of 26 sqm. and 32 sqm. the provisions of the basement has been made illegally by the allottees. As per the standard design no basement provision is made. Large number of cases where basement has been provided have been booked under the show cause notice and for taking further action. It is proposed that the basement in the plots of Rohini may also be allowed in accordance with the decision of the Technical Committee on 3.3.92. The basement if provided, shall be considered as a part of the FAR.

4. Approach ramp/steps outside the plot:-

In case of Rohini Project upto 60 sqm. of the plot there are no front, side or rear setbacks. Therefore, it is evident, that the approach ramps/steps will have to be provided outside the plot, i.e., on the public land. It is proposed that the ramp/steps upto 45cm. height be allowed on the public land in these plots. The same provision may also be made applicable for the other plots also. The extent of the ramp/steps in the public space shall not be more than 3'. For the purpose of regularising these steps/ramp as per the procedure applied in MCD is proposed to be adopted. The orders of the MCD in this regard are enclosed at Annexure 'A'.



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2.1 : As the Income Tax Department is charging the small shop keepers a fix sum of as an income tax, we also charge Rs.2000/- per sq.mt. for the area being used as shop. Alongwith an application for allowing him the change of use he will submit the photograph of the said shop. It is the duty of the occupier of the shop to pay this conversion fee. DDA may issue a certificate that this shop is authorised by the DDA.

2.2 : If we agree with this conversion then this will generate a tremendous amount of revenue for the DDA as there are about 50000% shops or more estimated shops in Rohini. The collection of this money can be utilised for the development of the project.

2.3: After giving this facility for conversion the shop keepers who refuse to pay the conversion charges necessary action/per the law can be initiated against them.

/as

3. The plots in Phase-III Rohini may strictly be governed right from the beginning as per the provisions of MPD-2001 and Building Byelaws-1983. The standard designs if at all to be prepared for these plots in Phase-III shall conform to MPD-2001 and Building Byelaws-1983.

9. It has been observed that the standard design No.R-1 and R-5 where the staircase has been shown from the courtyard is not followed in totality and generally the staircase is totally constructed in the courtyard. This affects the light & ventilation of W.C. & bathroom. It is proposed that this standard design be withdrawn with immediate effect.

The above proposal is placed before the Technical Committee for acceding the approval.

*[Signature]*



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SUB:- PLANTATION FOR PROTECTION OF LAND IN ROHINI PHASE-III.

F.No. PP/R/2084/Pt./93/643/775

This has reference to Site coordination meeting of C.E.(Rohini), which was held on 30-4-93. In this meeting, it was decided that, "As per the decision taken earlier in the meeting for construction of compound wall + railing on the vacant land of PSP area, it was informed in the meeting that due to shortage of finance, administrative approval has not been received. Hence, it was decided that along the periphery of road of PSP area, plantation will be provided so as to inform the public that certain activities are going on within this area and to avoid further encroachment on the land. A suitable drawing for plantation in PSP area is to be issued".

The pockets, which are to be planed at GDP level in Rohini Phase-III, are categorised into following three uses (may please refer to enclosed plan of Rohini Phase-III):-

- (i) Public & Semi Public Area:- As per the action programme for 1993-94, the scheme for this area is to be submitted to Screening Committee for approval by March, 1994.
- (ii) Commercial (Distt. Centre):- These pockets will be taken up for designing by HUPW and may take more than five years.
- (iii) 80 mtr. wide road:- This road is part of Urban Extension connecting Rohini Phase-III to Phase-IV & V and other parts of city. This will be taken up only after the plans for PSP area will be finalised.

The total available areas in all the three uses have been enveloped with the help of green strip proposed at GDP level shown in dark green. The missing links have been shown in terms of 5 mtr. wide green strip shown in light green. It is proposed that these

Contd...2/.....

34/2  
10  
green areas may be utilised for providing plantation to protect the land. The exact type of plantation may be decided by Sr. Landscape Architect/Hort. Deptt. Further, the following criteria may be used for providing the plantation:-

- (i) This is purely temporary plantation.
- (ii) No big trees should be planted so that while developing these area, cutting of trees/permission from L.G. will not be involved.

The proposal is placed before Screening Committee for its consideration and approval.

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5. Item No.93/93

Sub: Policy for sanctioning the building plans for Farm Houses.

File No.PA/DD(R&C)Bldg./92/282

The Technical Committee observed that while processing the completion certificate for Farm Houses located in Development Area, ~~and~~ where building plans were sanctioned by MCD, each case be examined on its merit, keeping in view the Master Plan provisions at the time of granting such sanction ~~and its subsequent validity and the sanctioned plan.~~

ii) Further, while discussing this item, the representative of MCD brought to the notice of the Technical Committee an office order (No.9/EE(B)/HQ/93 dt.25.8.93), issued by the E.E.(Bldg.),HQ M.C.D., (Copy enclosed) regarding the completion certificate of building plans sanctioned by MCD where construction has been started before declaration of the Development Area, be processed and completion certificate be granted. The Technical Committee, took an objection <sup>to</sup> for issuing such orders without consulting the DDA and desired that Commissioner, MCD be requested to advise their officers <sup>this</sup> to withdraw this order <sup>and</sup> initially not to act on/till the matter is decided in consultation of DDA.

6. Item No.94/93

Sub: Modification in the building permits for Rohini Projects.

File No.PA/JD(B)93/161

The Technical Committee observed that the Development Controls provided in Development Code of MPD-2001, applicable to residential plots with regard to coverage, FAR, height, basement, setback etc., be followed. Extra coverage/FAR only to the extent of 5% or 13.5 sqm., whichever is less, as being followed, may also apply on plots in Rohini scheme. *In no case, building should be allowed on R&D or common lands.*

7. Item No.95/93

Sub :Plantation for protection of land in Rohini Phase III.

File No.PP/R/2084/Pt./93/643/775

Deferred.



32/c

the proposal with the following observations:-

- i) The size of the accommodation proposed in residential quarters may be as per the Govt. of India norms.
- ii) The area proposed to be utilised for residential use may be clearly indicated in the layout plan and the building plans may be submitted to the Sanctioning Authority.

ITEM NO.51/97

Change of land use of an area measuring 4.0 hac. (10 acres) from 'Recreational' to 'Public and Semi-Public facility' (Cremation Ground) in the North of Barapula Nallah and East of NH-2 (Ring Road) New Delhi.  
F.3(21)93-MP

The Technical Committee recommended the proposal of change of land use of an area measuring 4.0 ha. from 'Recreational' to 'Public & Semi-Public facilities' (Cremation Ground), in the North of Barapula Nallah for further processing under the D.D. Act, with the observation that

Since the land falls in the Development Area of DDA, the necessary approval of the Layout/Building plan shall be obtained by MCD from DDA, DUAC and other concerned authorities before taking up the construction.

ITEM NO.52/97

Change of land use of area measuring 7.1 ha. (17.57 acres) at Bijwasan from 'Rural Use' to 'Commercial' & Warehousing (Petroleum Products H.P.C.).  
F.20(12)97-MP

The Technical Committee recommended the processing of proposed change of land use of 7.1 ha from 'Rural Use' to 'Commercial' (Warehousing & depots) under D.D. Act, 1957.

ITEM No. 53/97

Proposed modifications/ building permission on the plot size up to 90 sq. mtr. in Rohini  
FA/Dir./Bldg./97/DDA/416

The proposal was deferred with a note that a site visit of V.C. may be organised before the matter is considered by the Technical Committee.

Contd....3..

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ITEM NO.46/97  
Proposed 'T' Junction design of Rohtak Road (NH-10) and  
40 Mtr. R/W Road leading to PVC Market, Tikri Kalan  
F.5(6)97-MP

The Technical Committee recommended that the right of way of Rohtak Road may be retained as 100 mtr. as proposed in MPD-2001 with 30 mtr. green buffer on either side. Accordingly, a communication may be sent to PWD/MCD.

The intersection design is recommended for approval with the observation that special attention be given to cycle, scooter & tempo traffic which is likely to be generated due to proposed commercial/Industrial activities.

ITEM NO.47/97

Proposal of cremation ground near facility centre Geeta Colony in River Yamuna Bed (Zone 'O')  
F.3(52)97-MP

The proposal for extension of existing cremation ground was agreed with the following observations:-

- i) Adequate flood control measures may be taken, while undertaking the scheme development.
- ii) Clearance from Yamuna Committee/I&F, GNCTD is to be obtained by the concerned Local Body.
- iii) Separate entry/exit may be provided for cremation ground and burial ground.

ITEM NO.48/97

Proposed cremation ground near village Badarpur (behind Police Station and Sports Stadium)  
F.3(21)94-MP

The item was deferred.

ITEM NO.49/97

Permission for construction of 9 Residential Single storey quarters within Police Wireless transmitting station complex at Siri Fort.

F.3(54)90-MP

After discussion and keeping in view the essential requirement of watch & ward and maintenance staff of the Police Wireless Station, the Technical Committee approved

Contd....2..

Sub : Proposed modifications in building permission on residential plots in Rohini.

R.P.P./B.P. (Bldg.) 97/DDA/4162

1.1 In the Rohini Scheme plots of various sizes from 26sqm. onwards had been allotted to EWS/LIG/MIG categories. Standard design for such plots were also prepared and supplied by the DDA to the allottees so that they could get instant sanction for construction of houses as per design.

1.2 It has been observed that there are frequent deviations from approved building plans some of which are non-compoundable attracting action under section 30, 31A of Delhi Development Act, 1957.

1.3 This was discussed earlier in the Technical Committee in its meeting held on 14.9.93 (Item No. 94/93) which decided the following:-

"The Development Controls provided in Development Code of DPT-2001, applicable to residential plots with regard to coverage, FAR, height, basement, setback, etc. be followed. Extra coverage/FAR only to the extent of 5% (or 13.5 sqm. whichever is less, as being followed may also apply on plots in Rohini Scheme. In no case, building should be allowed on road and common lands".

1.4 Keeping in view various representations, the matter was further considered by the Technical Committee in its meeting held on 12.11.97 vide item no. 53/97. The proposals included regularisation of projections on public land, regularising ramps upto 20 cm. outside the plot and additional FAR etc.

1.5 Technical Committee deferred its decision and recommended a site visit alongwith VC, DDA.

Accordingly, a site visit was undertaken by the VC alongwith other officers on 27.2.98. A copy of the inspection note is placed at Annexure 'A' for information of the Technical Committee.

1.6 According to the inspection note as well as Technical Committee decision dt. 14.2.98, it is recommended that the provisions of DPT-2001 may be made applicable in Rohini also.

*[Handwritten signature]*



15 29/C  
According to Building Bye-laws, 83 Rohini has been excluded.  
However, under clause 2.03 of BBL the following is mentioned:-

"All mandatory Master Plan/Zonal Regulations regarding use, coverage, FAR, setbacks, open space, height, number of storeys, number of DU's, parking standards etc. for various categories of buildings including modifications therein made from time to time shall be applicable mutatis-mutandis in the building regulations under this clause. All amendments/modifications made in these regulations will automatically be included as part of these Bye Laws".

In view of the above, the development control norms for residential plots as given in MPD-2001 are applicable in Rohini and accordingly their building plans/completion plans are recommended to be processed as per the provision of MPD-2001. However, for extra floor space permitted over and above the standard plans, betterment charges may be recovered at already prescribed rates. The compoundable limit and other provisions including projections, chajjas, ramps shall be regulated as per the provisions of MPD-2001 and BBL. It is expected that this will provide substantial relief to the plot owners of Rohini and pendency of completion certificate will also be reduced.

The above proposal is put up for consideration of the Technical Committee.



✓ Item No. 42/98

Sub: Proposed modifications in building permission on residential plots in Rohini.

No.F.PA/Dir.(Bldg.)97/DDA/4162

The proposal was discussed in detail and Technical Committee agreed with the proposal that uniform development control norms as given in MPD-2001 may be applicabale in Rohini and the plot owners who have been allotted residential plots for construction as per standard design are also eligibie to get approval of building plans as per MPD-2001 norms subject to payment of betterment charges at prescribed rates.



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

No.F.1(1)98-MP

Dated: 15.7.98

COPY TO:

1. OSD to RC for information of the latter.
2. Engineer Member, DDA
3. Principal Commissioner DDA
4. Commissioner (Planning)DDA
5. Commissioner (LD)DDA
6. Chief Architect, DDA
7. Commissioner (LM)
8. Addl. Commr. (AP)DDA
9. Addl. Commr. (MPD)DDA
10. Addl. Commr. (DC&B)DDA
11. Chief Planner, TCPO
12. Chief Architect, NEMC
13. Town Planner, MCD
14. Secretary DUAC
15. Land & Development Officer
16. Sr. Architect (H&TP)CPWD
17. Deputy Commissioner of Police (T)
18. Chief Engineer (Plg.) DVB
19. Director (Landscape)
20. Secretary to L.G.

CPD  
15/7/98

for JOINT DIRECTOR(MP)

Sl. No. 28/TC dated 28/10/2003  
27/C

- 17 -

**TECHNICAL COMMITTEE AGENDA**

S.No.    /Item No.    /TC

**Sub: Development Control norms applicable for construction of basement in Various use premises as per MPD-2001.  
F.7(6)2003/Bldg.**

**BACKGROUND**

According to Master Plan for Delhi the provision for basement(s) is as under :-

- a) More than one basement is allowed in commercial premises wherever specified in the master plan.
- b) More than one basement is allowed in Group Housing Schemes.
- c) In other use premises only one basement is allowed.
- d) In addition to above the provision of double basement is permitted for applicable for buildings of Govt. & Govt. Undertakings located in public and semi public use zone and Govt. use zone for parking and services as per approval accorded by L.G. Delhi in file No. F.3(37)2000-MP.

Generally for various use premises the development control norms (other control) are stipulated on following lines :-

- i) The extent of basement permissible.
- ii) To be counted in FAR or not.
- iii) The extent of basement permissible.

With regard to (i) & (ii) above these are governed as per the stipulations made in MPD-2001 for various use premises. As regards (iii) above i.e. use of the basement, it is generally provided in MPD-2001 that if basement is used for parking and services it should not be counted in FAR. In Master Plan the percentage for parking and services has not been stipulated.

It has been observed that in number of building plans premises entire permissible basement is proposed for services. In such cases the Architects /Owners insist for approval of entire basement for services as services are permissible in the basement without counting in FAR in MPD- 2001. To work out requirement of services in a building there are no standards/ thumb rule available according to which requirement of basement can be established.

Earlier the Technical Committee, DDA vide item No.16/98/TC dated 3.3.98 approved for hotels basement as under :

*"Technical Committee after detailed discussion recommended that activities for maintenance of services and hotel infrastructure allowed in the basement under the terms of lease executed by the DDA with the lessee may be allowed without counting in FAR subject to the following :*

- (i) Minimum 60% of the basement area shall be used for parking.
- (ii) That these conform to MPD-2001 norms."

Contd....2/-



According to above the basement in hotels applicable/permissible, 40% is allowed for services and 60% for parking. (Annexure 'A')

Subsequently, the above provision of 60% for parking and 40% for services was extended to the group housing schemes of Cooperative Group Housing Societies in file No.F.23(15)/97(Bldg.) (Annexure 'B').

PROPOSAL

In order to streamline and make a uniform policy it is proposed that the above decision applicable in case of hotels and Cooperative Group Housing Societies may also be extended to other use premises where basement<sup>(s)</sup> is permissible as per MPD-2001 and free from FAR if used for parking and services.

In view of above, it is submitted that all buildings /use premises where basement<sup>(s)</sup> is permissible for parking and services the same shall be used in the following manner provided there is no norm stipulated in lease/architectural controls etc.

1. Minimum 60% of the basement<sup>(s)</sup> area shall be used for parking.
2. Maximum 40% of the basement<sup>(s)</sup> area shall be allowed for services.
3. In case only basement<sup>(s)</sup> is proposed for services, 40% of the permissible area will be allowed as per 2 above.

The above proposal is submitted for consideration and approval of Technical Committee.

  
(A.K.GUPTA)  
DIRECTOR(BLDG.)

  
(VINOD SAKLE)  
JT.DIRECTOR(BLDG./L&I/Coordn.)

-19- J.C. J. 110 29/10/03 25/C

DRAFT AGENDA

Subject : Regarding provision of a Cremation Ground  
(Kabristan) near Vill. Kakrola, Sector 16, Dwarka Ph-II.

No. F.4(16)/95/Plg./Dwk/Pt.

**1. Background :**

Local residents of the village Kakrola and adjoining area have been representing for provision of a Cremation Ground & Burial Ground for the past few years. Their request has been received through the elected public representatives. The existing and alternative location of Cremation Ground & Burial Ground have been discussed at various level, e.g., Hon'ble L.G., Ministry of Urban Development, etc.

**2. Observations :**

- i) There are already two existing Cremation Grounds in and around vill Kakrola. One Cremation Ground is existing within the village abadi area near the Barat Ghar, shown as 'X' on the plan, laid on table. This is on un-acquired land. The other cremation ground is existing on DDA land in Sector 16-A and is falling in Transit Camp Part-II, already developed by DDA - Refer site 'Y' on the plan laid on table. This cremation ground is presently in use.
- ii) Regularization of existing cremation ground at location 'Y' falling within DDA Transit Camp area was not considered desirable from planning point of view on account of the following :-
  - a. Its continuation on location 'Y' was subjudice.
  - b. It is located on an area developed as Transit Camp/OCF. As per the approved lay out plan, the Transit Camp scheme of DDA is affected.
  - c. It is existing in the midst of thickly built-up residential area. A large number of adjacent residents have strongly objected to the continuance of cremation ground on this location.
- iii) Taking note of above, Planning deptt. suggested a site of about 2000 sqm for model Cremation Ground and a site of about 3000 sqm for Burial Ground with a common parking area, as shown in the plan laid on table. (Refer location 'Z').
- iv) The proposed site at location 'Z' has been approved in principle by the Screening Committee/Commr.(Plg.)/VC/DDA.

Contd....2/-

- v) In addition to this site at 'Z', in the overall approved Development Plan of Dwarka Sub-city, about 1 ha each for cremation ground (including electric Crematorium ), Burial Ground and Cemetery are proposed in Sector 24, Dwarka Ph-II, (refer plan laid on table). These sites are to be developed by the MCD.
- vi) Recently in CWP No. 6265/1999, Naveen Gram Unnati Manch V/s Union of India and others with regard to village Shahbad Mohammad Pur, Hon'ble High Court have decided that the existing Cremation/Burial ground sites be not disturbed till the time the proposed sites are ready for use.

3. PROPOSAL

Development of cremation ground and burial ground as per the provisions of Master Plan would require processing of change of land use. If the existing Cremation Ground at location 'Y' is to be regularized, it would require processing of change of land use from "Residential" to "PSP(PS-7, Cremation & Burial)". Alternatively, if site 'Z' is to be developed as a model Cremation & Burial Ground, it would require processing of change of land use from "Recreational"(District Park to "PSP(PS-7, Cremation & Burial)".

The proposal is put up for the consideration of the Technical Committee so that change of land use is processed accordingly.

  
1/8  
Dir/MCD

  
H. Dir (PG) MCD



AG 11

## AGENDA FOR THE TECHNICAL COMMITTEE.

Sub: Denotification of Development area no.174 which includes abadi area of village Mehrauli.

File no.F.3(87)99/MP

1.0 Background:

MPD-2001 recommends Mehrauli as one of the conservation area for which a detailed plan were to be prepared for conservation. From the last several years, Mehrauli and its adjoining area stands notified as development area of DDA but in the absence of the proper guidelines and the conservation plan, unauthorised construction is taking place in and around Mehrauli village.

2.0 Details of examination:

The matter was examined earlier and the copy of the agenda considered by the TC is annexed. The details of the examination are given below:

2.1 The matter was considered by the TC in its meeting held on 15.2.02 wherein the TC has taken the following decision:

" The proposal for denotification of Mehrauli village abadi (Lal Dora) as per description given in the agenda was recommended for denotification from the DDA development area with following conditions:

- a) The area involved be indicated in hac. by the Area Plg. Wing.
- b) Certain heritage monuments like Jafar Mahal existing within the abadi area are recommended to be suitably conserved as per the guidelines of Archaeological survey of India by MCD."

2.2 Commr.(Plg.) in the file after having discussion with VC has noted to consider the matter by Buch Committee also. For conservation of the heritage, Landscape unit of DDA and HUPW has categorised Mehrauli into 3 zones which have been identified as the plan. Zone I is comprised of built up area for which denotification from the development area has been proposed. Heritage structure are scattered all over the resettlement i.e. within Lal dora and as well as outside infrastructure in the Village Abadi area are available.:

- a. Municipal water available
- b. Municipal sewerage available but oxidation pond problem exists.
- c. storm water drain and waste water drains are open on both sides of roads an street.
- d. Electricity is available
- e. Telephone lines are also available.

2.3 The report of the Buch committee is still awaited. HUPW ~~in the file~~ has enclosed extract of chapter 4 and 5 of the draft Interim report which is annexed.

2.4 Development area no.174: L&DO of Delhi Administration vide notification no.F.16(1)89/L&B/LA/6909-6923 dt.26.7.89 declared 161.11 ha. of area in zone F-15 as development area no.174 having the description as under:

North: Quila Lalkot & Master plan Green.

South: 24.00 mt road and Master plan green cremation ground

East: 24.00 mt. road of Master plan green and Ashoka Mission Vihar.

West: 24.00 mt. road and Kishan Ganj village.

Mehrauli village abadi area is part of this development area.

3.0 Proposal.

- i. It is proposed that development area no.174 as per the description given in para 2.4 which includes the village abadi area and has been identified on the copy of the plan may be considered for denotification of the development area.
- ii. This proposed area of 174 includes the village abadi area of Mehrauli is also covered for its denotification from the development area of the DDA.

21/8/96

- 22
- 22/c
- iii. The building activities shall be under the jurisdiction of MCD.
  - iv. Services shall also be handed over and further shall be maintained by MCD.
  - v. The green area around Mehrauli abadi shall continue to be with DDA.
  - vi. The guidelines and the regulations as prepared and finalised by the Buch Committee; or the MPD shall also be applicable for the Mehrauli abadi area at any subsequent stage.

4.0 Recommendations:

The proposal as given in para 3.0 and boundary description of development Area 174 given in para 2.4 above is put up for consideration of the Technical Committee.

agenda

**Sub: Modifications in MRTS corridor alignment in Dwarka Sub-city.**

**No. F 1 (279) /95/Plg./Dwarka**

**1.0 Background:**

Delhi Metro Rail Corporation Ltd. (DMRC) is constructing a Mass Rapid Transport System (MRTS) East -West corridor (Line no. 3) in its phase-I connecting Barakhamba road – Connaught Place – Patel Nagar – Dwarka – Najafgarh. DMRC has agreed to extend this corridor into the Dwarka Sub-city. A small stretch of this alignment requires modifications in the earlier approved Dwarka MRTS corridor, to have a smooth link with the main corridor i.e. line no. 3 of DMRC. (Refer <sup>DMRC letter on</sup> Annexure – I)

**2.0 MRTS Dwarka Corridor**

As per the envisaged / approved structural plan of Dwarka sub-city, a 30.m ROW corridor is reserved for the construction of the MRTS / light rail, which further connects the urban extension schemes of Rohini, Narela etc. As per the approved structural plan of the Dwarka, MRTS corridor starts from Sector 21 of Dwarka and passes through the linear commercial centre, and existing built-up area of Dwarka sub-city between the sector 15 & 16 of Dwarka. It further extends into the other urban extension schemes. As per this approved alignment, MRTS corridor in Dwarka sub-city is perpendicular to Najafgarh road i.e. North-West boundary of the sub-city. (Refer plan at annexure – II)

Where as the recent DMRC's East-West corridor (line no. 3) runs along the Najafgarh road, and finally terminates at Najafgarh depot (refer plan laid on table). In view of the above corridor, the envisaged MRTS corridor within Dwarka requires modification.

**3.0 Observations:**

- i) The DMRC's proposal of the revised alignment initially passes through the built-up area near Najafgarh road, Kakrola dairy & JJ resettlement scheme. The proposed alignment does not indicate the exact number of properties & structures affected, their relocation as per policy etc. This aspect needs to be examined in detail by the DDA lands department in consultation with DMRC.



- 2.4 -
- 23/2
- ii) For future connectivity and extension of Dwarka Corridor into urban extension area e.g. Rohini & Narela a provision is also desirable for extending the route perpendicular to the Najafgarh Road depending on future needs. However, this is not an immediate requirement.
  - iii) The details of providing missing stretch of 30m road along Najafgarh drain upto Najafgarh road under the elevated MRTS corridor needs examination in terms of engineering feasibility. Dwarka engineering wing shall present the engineering feasibility of the same during the meeting.
  - iv) The proposal of station location and its detailed planning in terms of connectivity, parking requirement, possible use of commercial space as part of station building may also have to be studied only after the detailed plans in this respect are finalized & made available by DMRC to DDA.
  - v) The details of the landuses affected by modified MRTS corridor are given below:

Sl. No.	Sector	Proposed Landuse	Remarks
1	15	Integrated school- B (PSP)	Partly affected although it is part of built-up area
2	15	Residential	
3	15 & 16 a	Recreational (Green Belt)	
4	16 a	Residential (JJ Scheme, Transit camp pocket- 2)	Existing scheme partly affected.
5	16 a	Circulation (30.0 m Road)	Existing road partly affected.

NOTE: The sector plans indicating the above landuses is laid out table.

- vi) Land ownership status and follow up actions are to be presented by the Lands department, DDA.

#### 4.0 Recommendations:

The modification in view of the proposed alignment of the MRTS corridor in Dwarka sub-city as suggested by the DMRC is put for the consideration of Technical Committee.

*[Signature]*  
 Dir (Engg) DDA

*[Signature]*  
 J.D. (19) DDA

*[Signature]*  
 A.DCP(9) DDA



# दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

N.B.C.C. Place, Bhishma Pitamah Marg, Pragati Vihar, New Delhi-110003

No.DMRC/L-3/Dwarka/2003/85

Date: 26.5.2003

The Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan, I.N.A.,  
New Delhi.

पावती 906  
दिनांक 04-6-2003

Sub: (i) Change of MRTS Corridor left by DDA in Dwarka over a small stretch  
(ii) Extension of road constructed by DDA along the Najafgarh Nallah in Sector 15-16.

Dear Sir,

Barakhamba Road Dwarka Metro line is proposed to be extended into Dwarka sub-city as elevated corridor to follow the corridor earmarked by DDA for this purpose.

The Sub-city corridor will be connected with East West corridor of MRTS near Najafgarh road.

DDA has recently constructed a road along the Najafgarh Nallah in Sector 16. The road is shown in the enclosed DMRC Plan. It appears that the connection of this road to Najafgarh road is held up due to heavy built up area. This road can be connected to Najafgarh road following the now proposed MRTS alignment since the Corridor here is elevated. The proposed road extension is shown in blue in the enclosed Plan.


DDA is requested to:

- (1) change the MRTS corridor left for this stretch to the portion indicated as blue and combine the scheme of connection of road to Najafgarh road with MRTS so that minimum number of people are affected.

- 26      18/2      23
- (2) Take over the construction of roadwork after discussions with MRTS and hand over the land free of encumbrance to DMRC

Thanking you,

Yours faithfully,

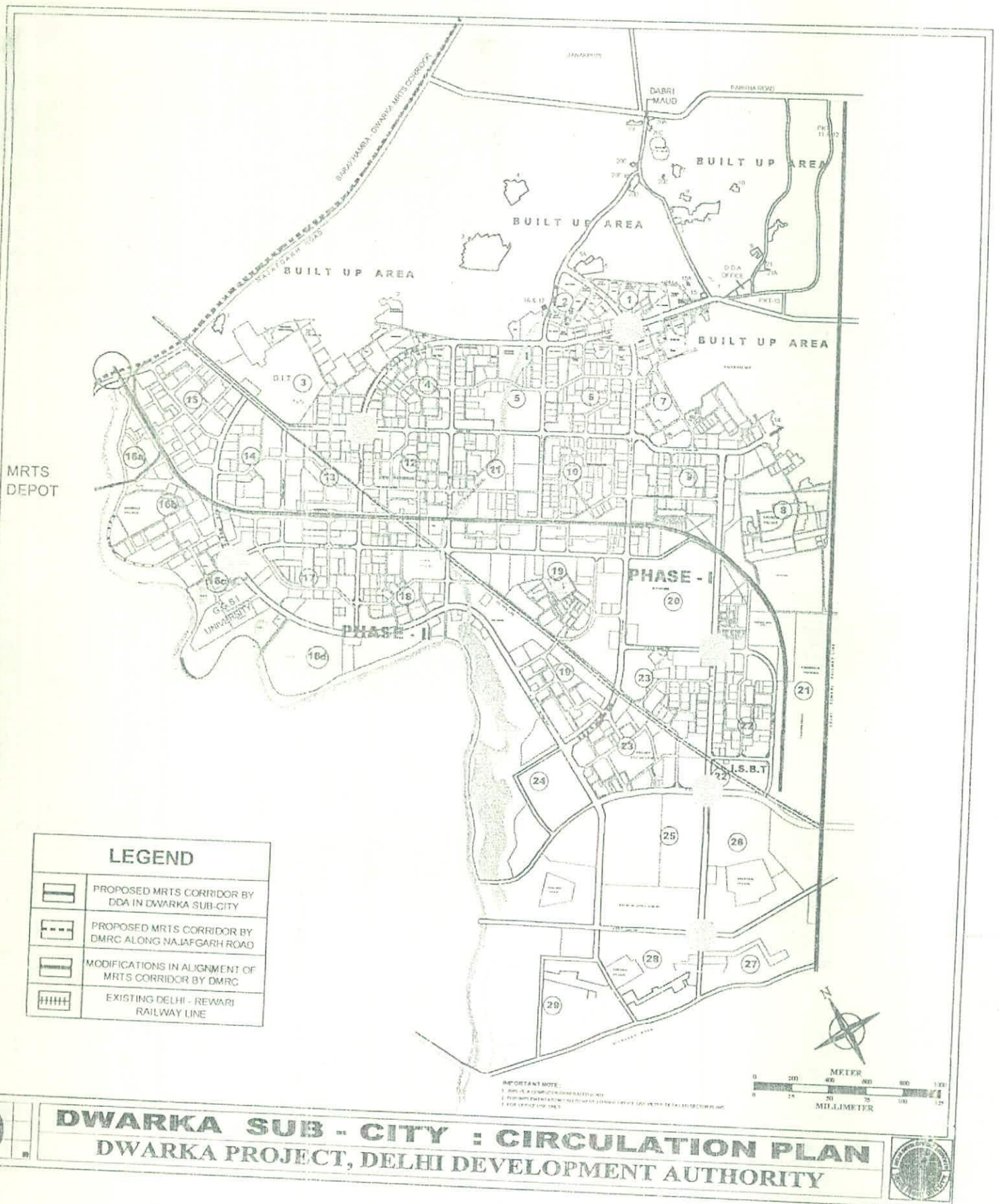
  
(C.B.K. Rao)  
Director (P & P)

- Encl: (1) Plan showing the portion of  
Road which is constructed and the Metro Corridor  
alignment under which the Extension of road is proposed  
(2) The marked alignment of MRTS on the DDA Plan.

CC:

1. The Commissioner (Planning), D.D.A., Vikas Minar, 5<sup>th</sup> Floor  
I.P.Estate, New Delhi-110001.
2. The Director (Dwarka Project), DDA, Manglapuri, Palam,  
New Delhi-110045.





18/c      7-C Item No 32/2003

## Agenda for Technical Committee

**SUB: POLICY FOR DEVELOPMENT AREAS OF DDA.**  
**(File No.3(55)2003)Mp)**

1. For the purpose of undertaking development on any land as per the plan/scheme approved by the Government, the Delhi Development Act under Section 12(I) provides for notification of an area as Development Area of the DDA. Under this section, the GNCTD and the concerned department by drawing powers vide Section 15(I) of the DD Act, 1957 issues a notification in the official gazette declaring such areas as 'Development Areas' for the purpose of the Act. After the notification no development of land shall be undertaken or carried out in any area by any person or body (including Department of Government) unless:
  - i) Where that area is a development area, permission for such development has been obtained in writing from the Authority in accordance with the provisions of this Act,
  - ii) Where that area is an area other than a development areas, approval of, sanction for, such development has been obtained in writing from the local authority concerned or any officer or authority thereof empowered or authorised in this behalf, in accordance with the provisions have been made, in accordance with the provisions of the regulations relating to the grant of permission for development made under the Delhi (Control of Building Operations) Act, 1955 and in force immediately before the commencement of this Act.
2. Notification of development area is done by Land and Building Department of GNCTD on behalf of the Administrator/LG, Delhi. Such approx.177 odd notifications covering about 43343 ha. of land have been issued from time to time. After the area is developed, services are handed over to the local bodies, the same is denotified from the development area of the DDA under section 12 of the Act. The major areas, which were declared development areas of the DDA are the following, which are subject to verification, as number of areas have been denotified from the areas given below:

S.No.	Zone	Area (in hectare)
1.	Zone-A (Walled City)	610.28
2.	Zone-B (Karol Bagh)	385.75
3.	Zone-C (Central Delhi)	1983.90
4.	Zone-D (New Delhi)	310.47
5.	Zone-E (TYA)	4370.37
6.	Zone-F (South Delhi-1 )	7510.00
7.	Zone-G (West Delhi)	3083.08
8.	Zone-H (Rohini)	13796.00



9.	Zone-K	412.00
10.	Zone-K (Durgam) - (Development Area - 174/172)	4300.00
11.	Zone-M (Rohini/Narela) - (Development Area - 148/175)	1600.00
12.	Zone-N (Part) - Narela (Development Area - 178/175)	350.00
13.	Zone-O (River Bed) - (Development Area - 173/177)	3500.00
14.	Zone-P (Part) - (Development Area - 179/175)	440.00

This is based on the preliminary information subject to verification by Local Deptt./concerned Planning Units.

The declaration of development area empowers the DDA to take up the following coordinated functions:

- i. Planning: Preparation & approval of layout plans and detailed schemes, planning permissions, approval of Bldg. Plans, action against un-authorized construction under Bldg. Bye-laws, change of land use etc.
- ii. Engineering Deptt: Preparation of Service plans, Development of land and roads, lay out of services like sewerage, water supply and electricity etc.
- iii. Land-Deptt. a) Acquisition, protection and management of land.  
b) Action against un-authorized construction/encroachment and misuse under OC Act.  
c) Disposal of OC land as per approved layout plan.

### 3. ISSUES:

In the Development Areas following problems are encountered:

- a) Since the DDA is not empowered to acquire land, the encroachment of building plots in villages and areas near unauthorized colonies, etc. causes a lot of trouble in Development Areas, where DDA has no jurisdiction. As a result, the DDA is not able to take any action against un-authorized construction and also no approved layout plan is prepared for these villages and areas. This leads to uncontrolled growth of colonies.
- b) Checking of unauthorized construction: DDA is not empowered to check and control unauthorized construction in the Development Areas. However, action is not very effective in view of the vast area under its jurisdiction. About 50% of the area of villages, colony, etc. is under unauthorized construction.



- 14/C
- c) **Consolidation of villages:** The GNCTD has been taking up the consolidation of villages falling in Development Areas of the DDA which have effected DDA's subsidy projects like Narela & Dwarka. The intention of the declaring any area as development area is to bring such areas in the urban fold, planned development where no such consolidation should be taken up.
- d) **Development of services:** In the Development Areas of DDA, the responsibility of development of services is mainly that of the DDA, in coordination with the concerned Departments/service Agencies. However, this has been suffering due to various reasons such as lack of approved plans, non availability of funds, non-availability of trunk services etc. It is to mention that funds for development of unauthorised colonies and villages are allocated to GNCTD and MCD and there are often pressures to denotify such areas from the purview of Development Area, so that development works including dealing with unauthorised construction/colonisation can be dealt by the MCD/GNCTD.
- e) **Rural Status:** Although such areas are intended to be urbanised, often they continue to remain rural for a long time in absence of the issue of a Gazette Notification by the GNCTD (under Section 507-A of DMC Act.) This leads to proliferation of farm houses and other rural activities in the Development area.
- f) **Deficiency Charges:** In the areas which have been denotified from the development areas, the services for a long time continue to be remain with the DDA due to dispute between the DDA and the MCD with respect to deficiency charges. As a result, the provision and maintenance of services suffer.
- g) **Land Acquisition:** Often in the Development Area, the acquisition of land is delayed, which leads to unauthorised construction and delay in notifying change of land use.
- h) **Documentation and Records:** The documentation of development areas is not properly maintained and there are ambiguities in respect of boundaries and extent of the Development Areas land status and land use. It is necessary to computerise the records of Development Areas overlapped with layers of revenue maps and zonal development plan/ land use proposals. This work can be outsourced, as clubbed with the computerisation of land records, already outsourced.

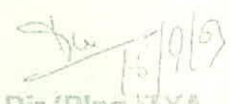
- v. The Building Activity along with the records can be transferred to MCD/Local Body and there is no major pending action to be taken in respect of building permissions/un authorised construction in the buildings.
- vi. Lands Deptt. to indicate that there is no major pendency of land acquisition in the area and disposal of major areas has been completed. Lands Deptt. also to indicate the status of Court cases in respect of encroachments, land acquisitions and other land management issues.

4.3: Other Proposals:

- i) The Development Area Cell may be revived under a Committee headed by CLM-I to update the documentation and computerise the records of Development Areas. This will have representatives of Planning and Engineering Departments.
- ii) In future all the notifications of development area should be for a maximum period of 15 years after which such areas shall revert back to the concerned local body along with transfer of services and building activity.
- iii) Building Byelaws may be amended so that building permissions for urban/ rural villages and regularised/ unauthorised colonies in Development Areas are dealt with.
- iv) Farm Houses, Motels and other rural activities may not be sanctioned in the Development Areas of the DDA.
- v) No consolidation of the villages be undertaken in the 'Development Area' of the DDA.
- vi) The revenue boundaries of all villages in Development Areas of DDA be notified as 'Urban' under Section 507 of DMC Act.
- vii) A formula may be worked out jointly by MCD and DDA for time bound settlement of deficiency charges, disputes or an empowered committee may be constituted to arbitrate and resolve such issues in a time bound manner.

5. Recommendation:

The above proposals are put up for the consideration and approval of the Technical Committee.

  
JLDir.(Plng.)TYA  
11.9.03



11/c

## AGENDA FOR TECHNICAL COMMITTEE

**Sub: Proposed Link Road connecting NOIDA Toll Road & Delhi - NOIDA Link Road near Mayur Vihar**  
File No. F.5 (2) 2003/MP.

### 1.0 BACKGROUND:

President & CEO Noida Toll Bridge Co. Ltd. Vide his letter dated 5.3.2003 has forwarded a proposal for implementation of Link Road connecting NOIDA Toll Road and Delhi - NOIDA Link Road near Mayur Vihar -I

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

The New Link Road will be financed and implemented by Noida Toll Bridge Co. Ltd. (NTBCL). The Govt. of Delhi vide their letter No. F. 8(133) 2001-02/PWD-11/3-4 dated 2.1.2003 and F.8(133)2002-03/PWD-11/648 (Annx.-I) has approved the proposal in principle and authorized NTBCL to take approval of DDA.

### 2.1 LOCATION:

The new link road is proposed to be built between DND fly way and Mayur Vihar Phase-I intersection on Delhi Noida Link Road passing through the Yamuna Bed area forming part of Zone 'O'.

### 2.2 R/W OF THE NEW LINK:

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

### 2.2 LAND USE:

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



### 3.0 EXISTING TRAFFIC CONDITIONS:

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

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

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

### 4.0 PROPOSAL

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

In the first phase the link will be provided in the East bound direction only (from Delhi / DND fly way to Mayur Vihar - I). The two-lane wide one way road will be 1.6 km. in length and will merge with the Delhi-Noida Link Road near the proposed Mayur Vihar Distt. Centre. The proposed link consisting of two lanes (7.5 m wide carriage way) with embankment of 2:1 slope and a designed speed of 60-80 km. per hour. The road formation level of this link is proposed at 206.66 m. i.e. 1.0 m above the high flood level of 205.66 m. The critical road level of Delhi - Noida road being at 205.19 m. There is no proposal of footpath along the carriageways. This new connection will reduce the travel distance by 3.1 km. The entire road will be constructed on embankment. As per the feasibility report, no structure / tree is affected in the proposal.

**Phase-II:** In the 2<sup>nd</sup> Phase the reverse link connecting Mayur Vihar with DND fly way will be constructed after the Kalindi Kunj Bye Pass is constructed with signalized junction at the UP Link Road and flyover at the toll Road Intersection.

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

## REVISED PROPOSAL

The traffic between the East of Yamuna River including Noida and Delhi is in the order to 3,70,000/- PCUs in a day and is serviced by four bridges including Delhi Noida (DND) flyway.

Currently about 40,000/- vehicle ply on the DND flyway. The present scope includes the development of **New Link Road** between DND flyway and Mayur Vihar Phase-I. In Phase - I, the proposed link road is developed to cater to both direction movement of traffic (chapter 5.3). Two lanes are proposed for each direction. The Mayur Vihar Link Road is connecting DND Flyway and the Delhi Noida Link Road. The project road link is a stretch of 1.25 km. with a toll plaza ends (L=2348.4 m). A 7.5-m carriageway with 1.5 m and 1 m shoulders on both sides are the proposed road cross section features. Design speed varies from 40 to 80 km/h.

In Phase - II:

Length	=	1.48 km.
Width of Carriageway	=	7.5m both sides.
Width of Shoulders	=	1.5m
Width of Median	=	1 m

Intersection with Delhi Noida Link Road - situated at 850 m south of Samachar Apartments, is a 4-legged intersection on south of Mayur Vihar Distt. Centre.

Intersection with DND Flyway - one grade separator / one flyover on DND Flyway with span arrangements (20m + 40m + 40+ 20m). Vertical clearance given 5 m.

Phase - III:

The report has considered, with the traffic volumes increase, as well as commissioning / planning of flyovers at Noida More intersection and ITO Bridge intersection of Delhi Noida Link Road, the need of a grade separator at the intersection of Mayur Vihar link road and Delhi Noida link road. A flyover will be provided, therefore, in the North South directions, in Phase - III with additional slip roads to facilitate the movement of turning traffic under the flyover.

## 5.0 EXAMINATION / OBSERVATIONS:

- 5.1 The initially submitted proposal was examined. The matter was placed before the Sub Committee of the Technical Committee in its meeting held on 17<sup>th</sup> June 2003. The representative of the Noida Toll Bridge along with their Consultant M/s Wilbar Smith Associates (P) Ltd. Presented the proposal. The observations of the Sub Committee were that:

- a) There is a **master plan road link of 45 R/W** on the South of *Hindon Cut Canal*. The proposed DND link will be preferred connecting the said road. Its feasibility be also checked.
- b) The proposal should be designed so that Delhi Noida Link Road remains an uninterrupted independent arterial road.
- c) The necessary clearance be obtained from Yamuna Committee / Central Water Commission and other authorities.
- d) The land utilization plan of the land locked area due to proposed link be got prepared in consultation with the land owning agency and be submitted to the DDA.
- e) No objection from land owning agency.
- f) The Sub Committee also desired that possibility of using secondary road network / provision of additional feasible links may also be examined.
- g) IIFS was also advised to work out detailed traffic circulation of influence area (at least one km. around the proposed grade separator).

5.2 In reply to minutes of Sub Committee meeting held on 17<sup>th</sup> June, 2003, the Vice President of Noida Toll Bridge Company Limited has provided the following observations on 22<sup>nd</sup> July, 2003. the salient points of which are as under:

- i) The 45 m R/W master plan road along South side of Hindon Cut Canal have been considered. The proposed road along Hindon Cut Canal would intersect Delhi Noida link road at North of Chilla Regulator, due to the alignment constraints in the area South of Chilla Regulator. This master plan link is expected to carry increased traffic for which a flyover is needed, which will be provided in the third phase.
- ii) In the first phase, the eastbound link will be developed from DND flyway to Mayur Vihar. The primary traffic flow towards Mayur Vihar will have a free left turn to merge with the North bound traffic at Delhi Noida link road.

In Phase - II, the West bound link towards DND flyway will be constructed. Till the 45 m R/W master plan link (parallel to Hindon Cut) and Mayur Vihar Distt. Center is fully functional, there will be only minimal impact on the traffic movement on Delhi Noida link road. On completion of the Distt. Center and the 45 m R/W road, a grade separator is proposed in third phase, as earlier stated.

- iii) The clearance of Yamuna Standing Committee is being obtained.
- iv) The land-locked area in the project area is being used for water flow from Hindon Cut Canal.
- v) Clearance of land owning agency (UP Irrigation Board is being obtained).
- vi) The proposed Mayur Vihar link road will have a traffic linkage to the full movement intersection plan for the Mayur



Vihar Distt. Centre and, therefore, the traffic will be above to utilized secondary road network extensively.

vii) The traffic circulation of the influence area have been evaluated and presented in the project report.


5.3 A report on *Hydraulic Model Study conducted by CWPRS, Pune for the revised alignment* has been received from the Noida Toll Bridge Company Limited. According to the report *"the proposed alignment of link road looks quite feasible from the Hydraulic point of view and there would not be any adverse effect on the existing Noida Toll Bridge project due to construction of the proposed Mayur Vihar link road."*

5.4 With the above observations, the matter was again put up to Sub Committee of Technical Committee, DDA, meeting held on 17<sup>th</sup> September 2003. The revised proposal has been agreed in principle and recommended for consideration of the Technical Committee, DDA, with the following observations:

- I) The Mayur Vihar Distt. Centre and the 45 m master plan road linking Delhi Noida link road and NH-24 Bye Pass (intersecting outside Delhi border) along Hindon Cut Canal are two important features to be considered from the inception stage. The grade separator proposal along North South direction along the Delhi Noida link road shall have to be implemented by Noida Toll Bridge Company Limited, the feasibility of which to provide in phase - II itself may be examined.
- II) The proposal should properly be integrated with the detail plan of Mayur Vihar Distt. Centre.

## 6.0 RECOMMENDATIONS:

The revised proposal submitted by Noida Toll Bridge Company Limited is put up to Technical Committee, DDA, for consideration /approval.

  
JD(Pig), TT

  
Dir(Pig), TT

6/c

COPY

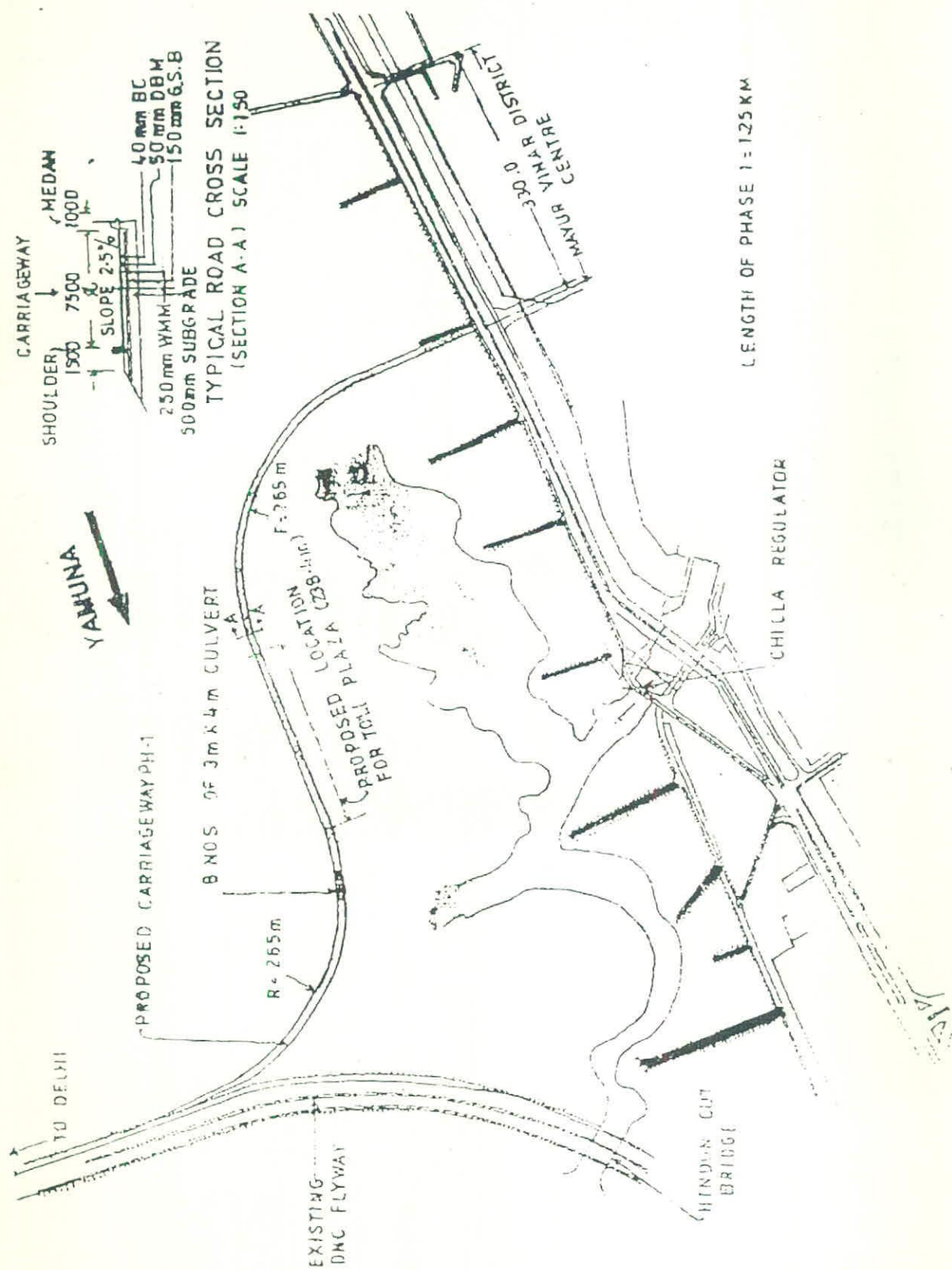


FIGURE 2: SITE PLAN OF MAYUR VIHAR LINK ROAD PROJECT, PHASE - I



## AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Layout plan for utilisation of DDA land at Mahipal Pur  
File No. PA/JDII/API/01/265

1. **Background**

DDA has about 17.57 ha. of land in its possession in village Mahipal Pur. Out of this land, DDA has already allotted about 5 hac. of land to CISF and it is proposed to make allotment of about 2 ha. of land to CRPF.

2 **Site condition:**

- The land is situated on the eastern side of village Mahipal Pur and is plain which is accessible through a proposed road adjoining the Defence land. This would be connected from Mahipal Pur road. VC, DDA has already approved the approach road of width of 18 mt. (60 ft.) on 12.2.02 wherein it is proposed to take part of the land from the Defence area on land exchange basis.
- A Copy of the plan provided by Land deptt is placed on the table as per which certain lands are yet to be taken over by DDA. This scheme has been prepared based on the physical survey conducted in the year 2001.
- The scheme has been prepared assuming that all the lands would be available. Legal deptt. of the DDA would ensure that there is no legal hassles in the required scheme.
- The Engg. deptt. of DDA would ensure availability of the services and the drainage at site. DDA is prepared the services plan of the scheme.

3 **MPD-2001 provision:**

As per MPD-2001 and Zonal plan (Zone F) the land use of the land under reference is Govt. use (undetermined).

4 **Proposal :**

It is proposed to utilise the land mainly for Public and Semi Public facilities and the commercial use which would involve the change of land use under section 11 A of Delhi Development Act.

"60 ft. wide road between the DDA land and the Defence land will be the approach road connecting Mahipalpur road as well as NH 8 in Phase II. At the initial stage this approach road would be limited up to the land allotted to CISF"

It is proposed to utilise the land under the following uses:

1.	Commercial	1.30 hac.
2.	Public & Semi public facilities	3.65 ha.
3.	Govt./ (CISF/CRPF)	7.02 (# Out of this, 5.0 ha. already allotted to CISF).
4.	Green/Park	2.30 ha.
5.	Roads & Circulation	3.30 ha.
	<b>TOTAL AREA</b>	<b>17.57 Ha.</b>

In the above scheme, the change of land use would be required for an area of 4.95 ha. which is proposed to be utilised for commercial and Public and semi public facilities.

In addition to the above scheme, one more site meas. 1.74 ha. has been identified under the PSP facilities along the Mahipal Pur road for Fire station for which status of the land from DDA as well as Defence authority shall be required. In case the ownership of the land becomes 1 ha. with DDA, then it shall be considered for allotment to the Fire station.



4/c

5 **Recommendations:**

The proposal as given in para 4 is put up for consideration of the TC. In this proposal the change of land use would require for the uses proposed under the category commercial as well as Public and semi public facilities. The total area for which the change of land use is required, is 4.95 ha.

Once the proposal is approved, the change of land use shall be processed u/s 11 A of Delhi Development Act 1957.

24/8/2012



सत्यमेव जयते

GOVERNMENT OF INDIA

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.

Dated : 18/3/2003

No.F.100(3)/2003-RN/L. & J./1693-1701

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

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24.3.03

In Supply

Enclosed minutes of meeting may be seen for further  
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For detail compliance of S.N.O.  
pls put up in 7/4 file.  
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RAJ NIWAS : DELHI

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

I. Minutes of Technical Committee :

100 (100)  
L.G. desired that due to involvement of number of agencies regarding work being carried out for road alignment, flyovers, etc. which come up before the Technical Committee, the final minutes be issued after showing the draft to him.

II. Industrial Plots :

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

III. Re-modeling of roads :

100 (100)  
Commr.(Plng.) informed that the plans for re-modeling of roads identified have been prepared. He further informed that the designs of these roads would be issued after discussing the matter with the traffic police and the local bodies. L.G., however, desired that the plans may be sent to the traffic police and the local bodies for sending their consent within 15 days. In the meanwhile the plans be issued to the Engineering Department so that the tendering process could be initiated immediately.

IV. Flyovers :

L.G. again reiterated that V.C., DDA may discuss the matter regarding construction of clover leaves at NOIDA Mor and Sarita Vihar flyovers with the M.D./U.P. State Bridge Corporation, who have been awarded the work with the view to expedite the construction.



11/12  
-2-  
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V.

Dwarka :

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

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