

Delhi Development Authority
Narela Project Planning Unit

AGENDA FOR TECHNICAL COMMITTEE

Sub: Bhalswa Lake Complex Planning Parameters.

F.No. F20(2)94/MP/

1.0. Background

- 1.1. Bhalswa Lake is existing in the north of Delhi opposite Jahangirpuri Village and adjoining Outer Ring Road (Road No. 50) after crossing the supplementary drain. The area around this lake is to be developed as an active recreational to become a cynosure for North Delhi. The total area under the said complex is about 92 hect. The change of landuse of this 92 hect. was earlier discussed in the T.C. meeting held on 15.05.94 in which the following decision was taken.:

"The Technical Committee recommended change of landuse of land measuring 84 hect. from "rural" to "Recreational use" : The landuse of the remaining 8 hect. earmarked for hotel cum conventional centre on the east of lake was recommended for change from "rural" to "commercial " use".

- 1.2. A copy of the T.C. Agenda and minutes are placed as Annexure I. The change of landuse was notified by the Ministry of Urban Development vide its order dated 05.07.1996-copy placed as Annexure II.
- 1.3. Thereafter, the development of this project has been under discussions at various forums including a committee under F.M. Now, it is proposed to develop this area as an active recreational cynosure for north Delhi by involving the private developers on public-private partnership.

2.0. Examination

- 2.1. The scheme area details are as follows:

Scheme Area	92 ha.
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Details of Area

a)	Area under DTTDC(b+c)	34 ha.
b)	Area under Lake/Waterbody	22 ha
c)	Area under Recreational	12 ha
d)	Area under Commercial Use	8 ha

e)	Lake side facilities	3.6 ha
f)	18 holes Golf Course	46.4 ha

Total 92.00 ha

- 2.2. The development control norms for 8 hect. hotel cum conventional centre site as approved by T.C. applying the MPD-2001 provision are as follows:

Maximum Ground Coverage	: 30%
Maximum FAR	: 150
Maximum Height	: 50 Mt.
Parking	: 1.67 ECS/100 Sqm. Floor Area.

Other Controls

- i) 5% of the FAR can be used for the commercial space related to hotel function.
- ii) Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.

Total builtup area on 8 hect. plot with 150 FAR works out to 12 hect. (1,20,000 Sqmts)

3.0. Proposals

- 3.1. As indicated in Para 2(ii), above, the total area of 8 Ha as proposed for commercial use shall be developed on an integrated comprehensive basis with the following norms.

Maximum Ground Coverage	: 25%
Maximum FAR	: 100
Maximum Permissible Height	: 26 Mt.
Minimum Parking Required	: 2 ECS/100 Sqm floor area

It is to add that the land being a part of rural area close to the River basin as also the integrated nature of development envisaged, the earlier norms for FAR (i.e. 150) and G. Coverage (in 30%) has been reduced to 100 and 25% respectively (as proposed now) to facilitate in having a balanced development. Nevertheless, the total area under FAR and G. Coverage as proposed works out to be less than what was mentioned earlier.

The developers shall be allowed to use the area as per comprehensive scheme for uses which may include shopping mall, amusement rides, restaurants and cafeterias clubhouse, multiplex, auditorium and other ancillary activities within the overall FAR of 100

The provision of utilities, electric sub-station, fire post, underground water storage tanks etc. shall be provided by the developer as per the requirement of the service agencies.

3.2. Lake Side Facilities

The area of 3.6 hect. as mentioned at Para 2(ii) b will be developed for lake side facilities like-walkways, fishing wharf, small food fends, book kiosks etc. within the following norms.

- * Maximum Ground Coverage : 5%
- * Maximum Height : Single Story only (preferable with Sloping roof)

3.3. Area under Lake and Recreation (as mentioned at para 2.1.(a) above)

The area of 34 shall be developed and maintained by the Lessee at his cost, The lake area can be used for boating and water sports. The recreational area can be developed for woodland area, eco-zones, congregation spaces/shelters etc. small kiosks for serving foods and can be permitted in this area within the following norms.

- * Maximum Ground Coverage : 0.5%
- * Maximum Height : Single Story only (preferably with sloping roof)

3.4. The Golf Course : As mentioned at para 2.1. f is being developed by DDA

4.0. Recommendation

- 4.1. The proposed planning parameters are put up to the T.C. for consideration.

Decision of T.C. Meeting held dated 29.01.04

Technical Committee agreed with the proposed development control norms for commercial development as contained at para 3.1 of the agenda. For lake side development i.e. para 3.2 and 3.3, ^{it was observed that a uniform FSR of 5% should be followed} should be followed with single story development. It was also observed that the improvement of surrounding roads and widening of bridge over supplementary drain should form part of the development conditions.

dvj/10

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.1(1)2004-MP/52

Dated : 6-3-04

Sub: Draft minutes of the Technical committee meeting for the year 2004 held on 29.1.2004.

The list of participants is enclosed at Annexure I

item No. 1/2004

Sub: Confirmation of Minutes of Technical Committee held on 30.9.2003.
FI(12)2003

The minutes of the Technical Committee held on 30.9.2003 circulated vide this office letter no. F.1(12)2003-MP-432 dated 29.10.2003 were confirmed.

Item No. 2/2004

Sub: Proposed Link Road connecting Ring Road and Mathura Road
along Bara Pullah Nalla in Nizamuddin (East)
FS(10)2602-MP

The Technical Committee agreed with the proposal contained in the agenda.

Item No. 3/2004

Sub: Development control norms for the residential development scheme area in redevelopment scheme of Dev Nagar.
F20(29)94-MP

The item was withdrawn.

Item No. 4/2004

Sub: Bhalaswa Lake Complex Planning Parameters.
F20(2)94-MP

Technical committee agreed with the proposed development control norms for commercial development as contained at para 3.1 of the agenda. For Lake side development i.e. para 3.2 and 3.3 of the agenda, Technical Committee observed that a uniform FAR of 5% should be followed with single storey development. It was also observed that the improvement of surrounding roads and widening of bridge over supplementary drain should form part of the development conditions.

Stempel : Original

Item No. 5/2004

Sub: Link Road connecting NH-8 to NH-10 through Dwarka,
Rationalisation of ROW.
F1(430)2002/Plg/Dwk/Rt.I

Minutes deferred.



Item No. 6/2004

Sub: Policy for notification and de-notification of Development Areas of
DDA.
F3(55)2003-MP

Technical Committee observed that the Delhi Development Act already provides a policy for notification, which does not warrant any modification. However, Technical Committee agreed with the proposed policy for de-notification of Development Area in principle, and recommended for putting up the matter to the Authority. It has also been recommended that de-notification of specific areas for the Development Area of the DDA should be taken up with the consent of the MCD.

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Sub: Approach Road between Central Library and Arts faculty in Delhi
University Area.
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The proposed design as submitted / presented by the Consultant is approved.

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Sub: Change of land use of 2700 sq.m. of land from public and semi
public facilities to Govt. use.
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The Technical Committee recommended the approval of the proposed change of land use of 2700 sq.m. from 'Public and Semi Public' to 'Govt. use' and its further processing under section 11 A of the DD Act, 1957.

Item No. 9/2004

Sub: Proposal of petrol pump on the DND Flyway by NOIDA Toll
Bridge Co. Ltd. (MTBC)
F7(19)2003-MP

The Technical Committee noted the contents of para 4 of the agenda for further necessary action.

At Original

- 107 -

Item No. 10/2004

**Sub- Change of land use from Public & Semi public facilities (FC 53) to Commercial use measuring 2.84 ha at Wazirpur (DMRC Project)
F3(81)2001-MP**

The Technical Committee agreed with the proposal as contained in the agenda and recommended for its further processing under section 11 A of DD Act 1957.

Item No. 11/2004

**Sub: Change of land use for the DMRC Project in Vishwa Vidyalaya Area from Public to semi public to Residential (3.05 ha) and residential to Commercial (0.77 ha)
F.20(2)2000-MP/Pt.IV**

Technical Committee recommended the proposed change of land use of above pockets be processed under section 11 A of DD Act 1957, subject to the development control norms for residential as per 4 (i) of the agenda and for commercial development @ 25% ground coverage and 100 FAR, (as approved by the Authority for property development vide resolution no. 18/2003, which stands referred to Ministry of Urban Development, Govt. of India).

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**Sub: Change of land use of an area of 3.36 ha. in Tri Nagar for DMRC Project.
F.20(2)2000-MP-Pt.II**

The Technical Committee agreed with the proposal contained at para 5 (i) of the agenda and recommended that the matter be processed under section 11 A of DD Act, 1957.

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**Sub: Approval of Development Control norms for flyash brick plant at IP Estate (Zone 'O')
F.13(182)2002/Bldg.**

Technical Committee agreed with the proposal contained at para 3 of the agenda for further necessary action.

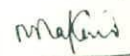
Item No. 14/2004

**Sub: Parking cum Commercial Complex proposal of MCD.
F3(1)2004-MP**

Minutes deferred.



... original



3

106-

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.


(B K VAIN)
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, DDA
16. Land & Development Officer (L&DO).
17. Sr. Architect (H&IP) CPWD.
18. Dy. Commr. of Police (Traffic) DDA.
19. Director (Landscape) DDA.
20. Director (Bldg.) DDA.

Copy also forwarded to:

1. Director (IT) DDA.
2. Director (Dwarka) DDA.
3. Director (AP) II DDA.
4. OSD to Vice Chairman, DDA for information of the later.


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

Manna

ANNEXURE I

List of participant of 1st meeting for the year of 2004 of Technical Committee held on 29.1.2004

DELHI DEVELOPMENT AUTHORITY:

S/SHRI

Anil Baizal Vice Chairman (Chairman)
 Prabhash Singh E.M.
 A K Jain Commr. (Plg.)
 S C Karanwal Chief Architect
 Prakash Narayan Addl. Commr. III
 A K Gupta Addl. Commr. II
 Ashok Kumar OSD (MPPR)
 Savita Bhandari Director (LS)
 B K Jain Director (DC)

M.C.D. :

Rakesh Mehta Commr. (MCD)
 SS Hadke Chief Architect
 V K Bugga, Chief Town Planner

TCPO:

J B Kshirsagar TCF
 R Srinivas Associate Planner
 DCP (Traffic)
 M K Meena DCP (Traffic)

SPECIAL INVITEES:

K Sri Niwasan Chief Urban Planner DMRC
 S S seni Dy. Supdt. Archeologist
 G S Giri Ex Engg Delhi University
 S K Garg Sefl&FC Deptt.
 Jaswant Rai Manager IDPC
 S P Padhy DLM LM II DDA
 M C Gupta C E (East Zone) DDA
 P M Parate Director (TYA)
 D K Saluja Director (NP) DDA
 R M Lal Director (TT) DDA
 S P Bansal Director (Dwarka) DDA
 Anil Barai Director (Rohini) DDA
 R K Jain Director (AP I) DDA
 Santlal Chief Engineer MCD



DELHI DEVELOPMENT AUTHORITY
Landscape & Environmental Planning Unit

No. PA/Dir. (LS)/2004/ 155

Dated: 15 ³/₂₀₀₄

Please refer to the letter no. F 17(406)2000/NP/41 dated 03.03.04 received from Director (Narela Project) wherein he has mentioned that he had explained the project of Bhalswa Lake project to V.C., DDA. As per the note enclosed, the decision of the Technical Committee on said parameters states that for Lake site development i.e. para 3.2 and 3.3 should be followed with single storey development whereas the Minutes of the Technical Committee are enclosed which states that "Para 3.2 & 3.3 of the Agenda of Technical Committee observed that FAR of 5% should be followed with Single storey development." This may kindly be noted since the undersigned was not called at the time of the presentation made to V.C., DDA.

Submitted for kind information.

Savita Bhandari
(Mrs. Savita Bhandari)
Director (Landscape)

Commissioner (Planning)

18/3/04
AC *11*

Dr. (V.P.)

[Signature]

16-3-04

I have already moved a note on the amendment of the draft minutes of TC meeting held on 29/01/04.

Sudesh
19/03/04

AC (P.L.) *17/3*

Com (P.L.)

Dr. (V.P.) *22/3/04*

Pls discuss

Ant *22/3*

दिल्ली विकास प्राधिकरण



- 109 -

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

dvj/10

NO.F.1(1)2004-MP/52

Dated : 4-3-04

Sub: Draft minutes of the Technical committee meeting for the year 2004 held on 29.1.2004.

The list of participants is enclosed at Annexure 1

Item No. 1/2004

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F1(12)2003

The minutes of the Technical Committee held on 30.9.2003 circulated vide this office letter no. F.1(12)2003-MP-432 dated 29.10.2003 were confirmed.

Item No. 2/2004

Sub: Proposed Link Road connecting Ring Road and Mathura Road along Bara Pullah Nallah Nizamuddin (East)
F5(10)2002-MP

The Technical Committee agreed with the proposal contained in the agenda.

Item No. 3/2004

Sub: Development control norms for the residential development scheme area in redevelopment scheme of Dev Nagar.
F20(29)94-MP

The item was withdrawn.

Item No. 4/2004

Sub: Bhalaswa Lake Complex Planning Parameters.
F20(2)94-MP

Technical committee agreed with the proposed development control norms for commercial development as contained at para 3.1 of the agenda. For Lake side development i.e. para 3.2 and 3.3 of the agenda, Technical Committee observed that a uniform FAR of 5% should be followed with single storey development. It was also observed that the improvement of surrounding roads and widening of bridge over supplementary drain should form part of the development conditions.

Compared with Original

mafan

Sub : Parking cum commercial complex proposal of MCD.

The above mentioned subject was discussed in the Technical Committee meeting held on 29.1.04 under the chairmanship of VC, DDA. The draft minutes (Page _____) was put up to VC/LG. LG has ^{observed} desired the following with respect to the draft minutes.

Subsequently, VC, DDA hold a meeting on 18.3.04 with Commissioner, MCD as well as their Consultant.

The Commissioner, MCD presented the proposal and all the issues involved were discussed at length. It was ~~desired that considering all the issues raised and discussed, the minutes may be refined which is as follows:-~~ ^{96 was} desired that the MCD proposal may be re-examined and a comprehensive note be put up. ^{to be}

The e projects submitted by MCD were re-examined as given below :-

LAND USE

1. South Extension Part-II Market
As per Zonal Plan, this is a local shopping centre and the proposal of MCD is acceptable.
2. M-Block Market, Greater Kailash
As per Zonal Plan, the land use is local shopping and the proposal of MCD with respect to land use is in order.
3. Shastri Park, Karol Bagh
As per Zonal Plan of Zone-B, the land use is parking which falls within the Special Area of Karol Bagh. Besides CBD Connaught Place and Walled City Karol Bagh has been identified as one of the central business point in the MPD-2001, as such land use is in order.

DEVELOPMENT CONTROLS

The development controls for multi level parking in respect of height, FAR and ground coverage have to be within the parameters of MPD-2001 in which these sites are situated. Accordingly, the following norms are applicable in the three proposals of MCD .

Name of the site	FAR	Ground Coverage	Height
South Extension Part-II Mkt	100	25%	15 M
Greater Kailash M-Blk, Mkt	100	25%	15 M
Shastri Park, Karol Bagh	100	25%	15 M

During the discussion the following stipulations were also decided.

- i) The ground floor should integrated as pedestrian movement and greenery
- ii) Necessary clearance shall be obtained w.r.t. clearance from Fire safety point of view, Security, DUAC, Traffic Police and also other agency wherever required.
- iii) Traffic management schemes of the influence area and form integral part of the proposal.
- iv) Parking required for commercial component to be clearly identified and provided at the rate of 2 ECS per 100 sq.mts. of floor area.

URGENT

D. SANYAL
B.Tech (HONS) M.Tech
F.I.E. (INDIA) M.I.T.E. (USA)
MANAGING DIRECTOR

CRAPHTS CONSULTANTS (INDIA) PVT. LTD.
Head Office : 14/3, Mathura Road, Havell's Crossing, Faridabad - 121 003
Tel : +91-129-2278813, 2275948, 5042154, 5042155 Fax : +91-129-2256392
e-mail : craphts@del3.vsnl.net.in

DATE 03.2004.....

REF : CRTS/DDA-BKRL/04/ 6066

Sri A.K. Jain
Commissioner (Plg.)
Delhi Development Authority
5th Floor, Vikas Minar
I.P. Marg
NEW DELHI 110 002

Fax: 95-112-3379536

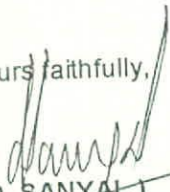
Dear Sir,

Sub: Feasibility study and DPR for new link road connecting NH 10 to Dwarka Sub City

As desired by you sent herewith please find a brief note that justifies the provision of the link road with 100m ROW. It is hoped, you would find this useful.

Thanking you,

Yours faithfully,


(D. SANYAL)

Encl: a.a.

DD/MP-409
17/3/04
A 956
16/3/04


For mty. file
on 18/3/04 with v. & D.D.

434-B
17/3/04


RS

16/3/04

He may also be called
in the mty. H.




16/3


17/3
JD(MP)

Regd. Office : A/5 (L.G.F.), Gulmohar Park, New Delhi - 110 049



22

DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL WING

No.F.3(1)2004-MP /60

Dated : 15.3.04

MEETING NOTICE.

Sub: Parking-cum-Commercial Complex proposal of MCD and Link Road connecting NH-8 to NH-10, Dwarka as a follow up of the Technical Committee Meeting held on 29.1.2004.

A meeting is scheduled to be held in the office of V.C.,DDA, 1st floor, 'B' Block, Vikas Sadan, INA, New Delhi, on the subjects mentioned above on 18.3.04 (Thursday) at 3.00 PM.

It is requested to kindly make it convenient to attend the same.


(A.K. MANNA)
Jt. Director (MP)

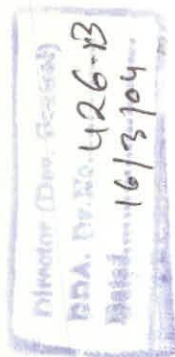
Copy to :

1. Commissioner (MCD)
2. Engineer Member, DDA.
3. Commissioner (Plg.), DDA
4. Chief Town Planner, MCD.
5. Addl. Commr. (Plg.)-III.
6. Addl. Commr. (Plg.)-II
7. ✓ Director (Plg.)/Dev. Control.
8. Director (T.T.). - to convene the meeting and take up further follow up
9. Action in the matter.
10. Shri D. Sanyal, Managing Director, Craphts Consultants (India), Ltd.
14/3, Mathura Road, Havell's Crossing Faridabad, -121 003.
Fax : 91-122-2256392
11. PS to VC, DDA. - for information of the latter.

Please accompany


16/3/04

JD(MP)



JD(MP) - 404
17/3/04

Item No.5/2004

Sub: Link Road connecting NH-8 to NH-10 through Dwarka,
Rationalisation of ROW. F.1(430)2002/Plg./Dwk./Pt.I

The proposed road development plan connecting NH-8 to NH-10 having a R/W of 60 mt. for the segment from NH-8 to Dwarka and 100 mt. R/W for the remaining segment was discussed at length. Technical Committee recommended that this road may be extended upto NH-1, and justification for keeping 100 mt. road R/W be re-examined. However, ^{which may} this road be taken for execution as a 'Plan' road.

Technical Committee recommended that the norms on the pattern of Nehru Place Multi-storey parking be adopted by the MCD. For any change of landuse (Shastri Park) the proposal may be referred by the MCD to the DDA for processing as per D.D. Act. MCD may also work out proper circulation plans and landscape plans in and around the projects and obtain clearances from C.F.O., Traffic Police, Service Agency, DUAC and other concerned bodies.

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

NO. F.1(1)2004-MP / 296

DATED: 13/9/04

**SUB: Minutes of the Technical Committee meeting for
the year 2004 held on 29.1.2004.**

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ma/aw

[Signature]
Compared with Original

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This is being dealt on file and the decision be placed before the Technical Committee for information.

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Areas of DDA.
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Man/Ans
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Compared with Original

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Item No. 14/2004

**Sub: Parking cum Commercial Complex proposal of MCD.
F3(1)2004-MP**

In view of urgency and commitment of MCD before the High Court the decision and follow up action be taken on file which may be placed before the Technical Committee for information.

mafu

scg
Compared with Original

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


(B K Jaiswal)
Director (DC)

Copy to:

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

Copy also forwarded to:

Director (TT) DDA
Director (Dwarka) DDA
Director (AP II)
OSD to VC, DDA for information of the latter.


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



Compared with Original

List of participant of 1st meeting for the year of 2004 of Technical Committee held on 29.1.2004

DELHI DEVELOPMENT AUTHORITY:

S/Shri

Anil Baizal, Vice Chairman, Chairman

Prabash Singh E M

A K Jain, Commr. (Plg.)

S C Karanwal, Chief Architect

Prakash Narayan, Addl. Commr. (Plg.) III

A K Gupta Addl. Commr. II

Ashok Kumar OSD (MPPR)

Ms Savita Bhandari, Director (LS)

B K Jain, Director (DC)

M.C.D.:

Rakesh Mehta, Commr. (MCD)

S S Hadke, Chief Architect

V K Bugga, Chief Town Planner

T.C.P.O:

J B Kshirsagar TCP

R Srinivas Associate Planner

DELHI TRAFFIC POLICE

M K Meena DCP (Traffic)

SPECIAL INVITEES:

K Srinivasan Chief Urban Planner, DMRC

S S Seni, Dy. Suypdt. Archeologist

G S Giri Ex Engg. Delhi University

S K Garg Sef I&FC Deptt.

Jaswant Rai, Manager IDPC

S P Padhy DLM LM II DDA.

MC Gupta, CE (East Zone) DDA

P M Parate Director, (TYA)

D K Saluja, Director, (NP) DDA

S P Bansal Director, (Dwarka) DDA

Anil Barai, Director, (Rohini) DDA

R K Jain, Director, (AP)I DDA

R M Lal, Director (TT) DDA

Santlal, Chief Engineer MCD

MaGans
2004
Compared with Original

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.1(1)2004-MP/52

Dated : 4-3-04

Sub: Draft minutes of the Technical committee meeting for the year 2004 held on 29.1.2004.

The list of participants is enclosed at Annexure 1

Item No. 1/2004

Sub: Confirmation of Minutes of Technical Committee held on 30.9.2003. F1(12)2003

The minutes of the Technical Committee held on 30.9.2003 circulated vide this office letter no. F.1(12)2003-MP-432 dated 29.10.2003 were confirmed.

Item No. 2/2004

Sub: Proposed Link Road connecting Ring Road and Mathura Road along Bara Pullah Nallah Nizamuddin (East) F5(10)2002-MP

The Technical Committee agreed with the proposal contained in the agenda.

Item No. 3/2004

Sub: Development control norms for the residential development scheme area in redevelopment scheme of Dev Nagar. F20(29)94-MP

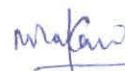
The item was withdrawn.

Item No. 4/2004

Sub: Bhalaswa Lake Complex Planning Parameters. F20(2)94-MP

Technical committee agreed with the proposed development control norms for commercial development as contained at para 3.1 of the agenda. For Lake side development i.e. para 3.2 and 3.3 of the agenda, Technical Committee observed that a uniform FAR of 5% should be followed with single storey development. It was also observed that the improvement of surrounding roads and widening of bridge over supplementary drain should form part of the development conditions.


Compared with Original



Item No. 5/2004

**Sub: Link Road connecting NH - 8 to NH - 10 through Dwarka,
Rationalisation of ROW.
F1(430)2002/Plg/Dwk/Pt.I**

Minutes deferred.

Item No. 6/2004

**Sub: Policy for notification and de-notification of Development Areas of
DDA.
F3(55)2003-MP**

Technical Committee observed that the Delhi Development Act already provides a policy for notification, which does not warrant any modification. However, Technical Committee agreed with the proposed policy for de-notification of Development Area in principle, and recommended for putting up the matter to the Authority. It has also been recommended that de-notification of specific areas for the Development Area of the DDA should be taken up with the consent of the MCD.

Item No. 7/2004

**Sub: Approach Road between Central Library and Arts faculty in Delhi
University Area.
F5(13)2002-MP**

The proposed design as submitted / presented by the Consultant is approved.

Item No. 8/2004

**Sub: Change of land use of 2700 sq.m. of land from public and semi
public facilities to Govt. use.
F.20(4)2004-MP**

The Technical Committee recommended the approval of the proposed change of land use of 2700 sq.m. from 'Public and Semi Public' to 'Govt. use' and its further processing under section 11 A of the DD Act, 1957.

Item No. 9/2004

**Sub: Proposal of petrol pump on the DND Flyway by NOIDA Toll
Bridge Co. Ltd. (MTBC)
F7(19)2003-MP**

The Technical Committee noted the contents of para 4 of the agenda for further necessary action.



Compared with Original



Item No. 10/2004

**Sub- Change of land use from Public & Semi public facilities (FC 53) to Commercial use measuring 2.84 ha at Wazirpur (DMRC Project)
F3(81)2001-MP**

The Technical Committee agreed with the proposal as contained in the agenda and recommended for its further processing under section 11 A of DD Act 1957.

Item No. 11/2004

**Sub: Change of land use for the DMRC Project in Vishwa Vidyalaya Area from Public to semi public to Residential (3.05 ha) and residential to Commercial (0.77 ha)
F.20(2)2000-MP/Pt.IV**

Technical Committee recommended the proposed change of land use of above pockets be processed under section 11 A of DD Act 1957, subject to the development control norms for residential as per 4 (i) of the agenda and for commercial development @ 25% ground coverage and 100 FAR, (as approved by the Authority for property development vide resolution no. 18/2003, which stands referred to Ministry of Urban Development, Govt. of India).

Item No. 12/2004

**Sub: Change of land use of an area of 3.36 ha. in Tri Nagar for DMRC Project.
F.20(2)2000-MP-Pt.II**

The Technical Committee agreed with the proposal contained at para 5 (i) of the agenda and recommended that the matter be processed under section 11 A of DD Act, 1957.

Item No. 13/2004

**Sub: Approval of Development Control norms for flyash brick plant at IP Estate (Zone 'O')
F.13(182)2002/Bldg.**

Technical Committee agreed with the proposal contained at para 3 of the agenda for further necessary action.

Item No. 14/2004

**Sub: Parking cum Commercial Complex proposal of MCD.
F3(1)2004-MP**

Minutes deferred.


Compared with Original



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.



(B. K. JAIN)
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 .

Copy also forwarded to:

1. Director (TT) DDA.
2. Director (Dwarka) DDA.
3. Director (AP) II DDA.
4. OSD to Vice Chairman, DDA for information of the later.


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



Compared with Original



ANNEXURE I

List of participant of 1st meeting for the year of 2004 of Technical Committee held on 29.1.2004

DELHI DEVELOPMENT AUTHORITY:

S/SHRI

Anil Baizal Vice Chairman (Chairman)

Prabhash Singh E.M.

A K Jain Commr. (Plg.)

S C Karanwal Chief Architect

Prakash Narayan Addl. Commr. III

A K Gupta Addl. Commr. II

Ashok Kumar OSD (MPPR)

Savita Bhandari Diector (LS)

B K Jain Director (DC)

M.C.D. :

Rakesh Mehta Commr. (MCD)

SS Hadke Chief Archiect

V K Bugga, Chief Town Planner

TCPO:

J B Kshirsagar TCP

R Srinivas Associate Planner

DCP (Traffic)

M K Meena DCP (Traffic)

SPECIAL INVITEES:

K Sri Niwasan Chief Urban Planner DMRC

S S seni Dy. Supdt. Archeologist

G S Giri Ex Engg Delhi University

S K Garg Sef I&FC Deptt.

Jaswant Rai Manager IDPC

S P Padhy DLM LM II DDA

M C Gupta C E (East Zone) DDA

P M Parate Director (TYA)

D K Saluja Director (NP) DDA

R M Lal Director (TT) DDA

S P Bansal Director (Dwarka) DDA

Anil Barai Director (Rohini) DDA

R K Jain Director (API) DDA

Santlal Chief Engineer MCD

According to MCD permissible FAR is 100 maximum height 15 mt. and maximum Ground Coverage 33%. As per MPD 2001 for Local Shopping Centres the following development controls are applicable:

- | | | |
|---------------------------|---|--------|
| - Maximum Ground Coverage | - | 30% |
| - Maximum FAR | - | 100 |
| - Maximum Height | - | 15 mt. |

Technical Committee agreed with the proposals in principle subject to the following:

- i) According to the policy for multi level parking approved by the Authority vide resolution no. 66/2000 dated 18.8.2000, the proposals may be referred to MOUD&PA for approval.
- ii) MCD to re-examine the development control norms worked out for the various proposals on the basis of over all Layout Plans. It may also be examined if these proposals require modification in the respective Layout Plans by the MCD, and modifications of land use / development control norms.
- iii) Working out a proper Circulation Plan and Landscape plan in and around the projects, including pedestrianisation of certain areas.
- iv) Obtaining clearances from the Fire Safety, Traffic Police, Service Agencies, DUAC and other concerned Bodies.

M. K. G.

Item No. 12/2004

Sub: Change of land use of an area of 3.36 ha. In Tri Nagar for DMRC Project F.20(2)2000-MP-Pt.I

The Technical Committee agreed with the proposal contained at para 5 (i) of the agenda and recommended that the matter be processed under section 11 A of DD Act 1957.

Item No. 13/2004

Sub: Approval of Development Control norms for flyash brick plant at IP Estate (Zone 'O') F.13(182)2002/Bldg.

Technical Committee agreed with the proposal contained at para 3 of ;the agenda for further necessary action.

Item No. 14/2004

Sub: Parking cum Commercial Complex proposal of MCD. F3(1)2004-MP

Commissioner, MCD while explaining the 3 proposals of Parking cum Commercial Complex proposals at (i) South Extn. Market, (ii) M Block Market, Greater Kailash - I and (iii) Shastri Park, Karol Bagh, stated that these parking cum commercial developments have been proposed in pursuance to the High Court order in case of Usha Kumar Vs/ MCD. The projects were explained in detail by the MCD Consultants. According to the MCD in all 3 projects, the stipulation of 70% parking area and 30% commercial area has been maintained, however, there are certain variations proposed by the MCD in other controls as given below:

S.NO.		Proposed FAR	Height	Ground Coverage
1.	South Extn. I & II	1.33	25 mt.	40%
2.	Greater Kailash I Mkt.	1.20	15 mt.	40%
3.	Shastri Park, Karol Bagh	1.00	Not mentioned	40%

Mafur

Item No. 8/2004

Sub: Change of land use of 2700 sq.m. of land from public and semi public facilities to Govt. use. F.PP/R/1070/82

The Technical Committee recommended the approval of the proposed change of land use of 2700 sq.m. from 'Public and Semi Public' to 'Govt. use' and its further processing under section 11 A of the DD Act, 1957.

Item No. 9/2004

Sub: Proposal of petrol pump on the DND Flyway by NOIDA Toll Bridge Co. Ltd. (MTBC) F7(19)2003-MP

The Technical Committee noted the contents of para 4 of the agenda for further necessary action.

Item No. 10/2004

Sub- Change of land use from Public & Semi public facilities (FC 53) to Commercial use measuring 2.84 ha at Wazirpur (DMRC Project) F3(81)2001-MP

The Technical Committee agreed with the proposal as contained in the agenda and recommended for its further processing under section 11 A of DD Act 1957.

Item No. 11/2004

Sub: Change of land use for the DMRC Project in Vishwa Vidyalaya Area from Public to semi public to Residential (3.05 ha) and residential to Commercial (0.77 ha) F.20(2)2000-MP-Pt.I

Technical Committee recommended the proposed change of land use of above pockets be processed under section 11 A of DD Act 1957, subject to the development control norms for residential as per 4 (i) of the agenda and for commercial development @ 25% ground coverage and 100 FAR, (as approved by the Authority for property development vide resolution no. 18/2003, which stands referred to Ministry of Urban Development, Govt. of India).

ma/ken

Item No. 4/2004

Sub: Bhalaswa Lake Complex Planning Parameters. F20(2)94-MP

Technical committee agreed with the proposed development control norms for commercial development as contained at para 3.1 of the agenda. For Lake side development i.e. para 3.2 and 3.3 of the agenda, Technical Committee observed that a uniform FAR of 5% should be followed with single storey development. It was also observed that the improvement of surrounding roads and widening of bridge over supplementary drain should form part of the development conditions.

Item No. 5/2004

Sub: Link Road connecting NH-8 to NH-10 through Dwarka, Rationalisation of ROW. F1(430)2002/Plg/Dwk/Pt.I

The proposed road development plan connecting NH-8 to NH-10 having a R/W of 60 mt. for the segment from NH-8 to Dwarka and 100 mt. R/W for the remaining segment was discussed at length. Technical Committee recommended the approval of the proposed alignment plan retaining a 100 mtrs. right of way with the stipulation that it should be executed on Toll / BOT basis. Further necessary action be taken for finalisation of the detailed working plans and intersection designs. It was also desired that this road should be extended upto NH 1 on Toll / BOT basis.

Item No. 6/2004

Sub: Policy for notification and de-notification of Development Areas of DDA. F3(55)2003-MP

Technical Committee observed that the Delhi Development Act already provides a policy for notification, which does not warrant any modification. However, Technical Committee agreed with the proposed policy for de-notification of Development Area in principle, and recommended for putting up the matter to the Authority. It has also been recommended that de-notification of specific areas for the Development Area of the DDA should be taken up with the consent of the MCD.

Item No. 7/2004

Sub: Approach Road between Central Library and Arts faculty in Delhi University Area. F5(13)2002-MP

The proposed design as submitted / presented by the Consultant is approved.

M. Khan

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.1(1)2004-MP

Sub: Draft minutes of the Technical committee meeting for the year 2004 held on 29.1.2004.

The list of participants is enclosed at Annexure 1

Item No. 1/2004

Sub: Confirmation of Minutes of Technical Committee held on 30.9.2003.

The minutes of the Technical Committee held on 30.9.2003 circulated vide this office letter no. F.1(12)2003-MP-432 dated 29.10.2003 were confirmed.

Item No. 2/2004

Sub: Proposed Link Road connecting Ring Road and Mathura Road along Bara Pullaha Nallah Nizamuddin (East) F5(10)2002-MP

The Technical Committee agreed with the proposal contained in the agenda.

Item No. 3/2004

Sub: Development control norms for the residential development scheme area in redevelopment scheme of Dev Nagar. F20(29)94-MP

The item was withdrawn.

m. k. w.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.1(1)2004-MP

Sub: Draft minutes of the Technical committee meeting for the year 2004 held on 29.1.2004.

Item No. 1/2004

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Item No. 2/2004

Sub: Proposed Link Road connecting Ring Road and Mathura Road along Bara Pullaha Nallah Nizamuddin (East) F5(10)2002-MP

The Technical Committee agreed with the proposal contained in the agenda.

Item No. 3/2004

Sub: Development control norms for the residential development scheme area in redevelopment scheme of Dev Nagar. F20(29)94-MP

The item was withdrawn.



Item No. 4/2004

Sub: Bhalaswa Lake Complex Planning Parameters. F20(2)94-MP

Technical committee agreed with the proposed development control norms for commercial development as contained at para 3.1 of the agenda. For Lake side development i.e. para 3.2 and 3.3 of the agenda, Technical Committee observed that a uniform FAR of 5% should be followed with single storey development. It was also observed that the improvement of surrounding roads and widening of bridge over supplementary drain should form part of the development conditions.

Item No. 5/2004

Sub: Link Road connecting NH-8 to NH-10 through Dwarka, Rationalisation of ROW. F1(430)2002/Plg/Dwk/Pt.I

The proposed road development plan connecting NH-8 to NH-10 having a R/W of 60 mt. for the segment from NH-8 to Dwarka and 100 mt. R/W for the remaining segment was discussed at length. Technical Committee recommended the approval of the proposed alignment plan retaining a 100 mtrs. right of way with the stipulation that it should be executed on Toll / BOT basis. Further necessary action be taken for finalisation of the detailed working plans and intersection designs. *

Item No. 6/2004

Sub: Policy for notification and de-notification of Development Areas of DDA. F3(55)2003-MP

Technical Committee observed that the Delhi Development Act already provides a policy for notification, which does not warrant any modification. However, Technical Committee agreed with the proposed policy for de-notification of Development Area in principle, and recommended for putting up the matter to the Authority. It has also been recommended that ~~de-notification of specific areas for the Development Area of the DDA should be done in consultation with MCD.~~ ^{when up} *the work of the*

Item No. 7/2004

Sub: Approach Road between Central Library and Arts faculty in Delhi University Area. F5(13)2002-MP

The proposed design as submitted / presented by the Consultant is approved.

* It was also desired that this road should be extended upto NH-16 ^{on Toll / BOT basis. me/kan}
~~Before the actual implementation, the cost Benefit Analysis working out the traffic requirements from the point of view of feasibility of developing entire 1000m stretch of R/W be worked out. The transport need to be met by DMRC also to be kept into consideration.~~ 11

Item No. 8/2004

Sub: Change of land use of 2700 sq.m. of land from public and semi public facilities to Govt. use. F.PP/R/1070/82

The Technical Committee recommended the approval of the proposed change of land use of 2700 sq.m. from 'Public and Semi Public' to 'Govt. use' and its further processing under section 11 A of the DD Act, 1957.

Item No. 9/2004

Sub: Proposal of petrol pump on the DND Flyway by NOIDA Toll Bridge Co. Ltd. (MTBC) F7(19)2003-MP

The Technical Committee noted the contents of para 4 of the agenda for further necessary action.

Item No. 10/2004

Sub- Change of land use from Public & Semi public facilities (FC 53) to Commercial use measuring 2.84 ha at Wazirpur (DMRC Project) F3(81)2001-MP

The Technical Committee agreed with the proposal as contained in the agenda and recommended for its further processing under section 11 A of DD Act 1957.

Item No. 11/2004

Sub: Change of land use for the DMRC Project in Vishwa Vidyalaya Area from Public to semi public to Residential (3.05 ha) and residential to Commercial (0.77 ha) F.20(2)2000-MP-Pt.I

to be processed under sec 11(A) of DD Act 1957
Technical Committee recommended the proposed change of land use of above pockets, subject to the development control norms for residential as per 4 (i) of the agenda and for commercial development @ 25% ground coverage and 100 FAR, (as approved by the Authority for property development vide resolution no. 18/2003, which stands referred to Ministry of Urban Development, Govt. of India).

Mafer

Item No. 12/2004

Sub: Change of land use of an area of 3.36 ha. In Tri Nagar for DMRC Project F.20(2)2000-MP-Pt.I

The Technical Committee agreed with the proposal contained at para 5 (i) of the agenda and recommended that the matter be processed under section 11 A of DD Act 1957.

Item No. 13/2004

Sub: Approval of Development Control norms for flyash brick plant at IP Estate (Zone 'O') F.13(182)2002/Bldg.

Technical Committee agreed with the proposal contained at para 3 of the agenda for further necessary action. ~~However it was decided that under para 3(ii) mention of Max FAR as 36 would be deleted.~~

Item No. 14/2004

Sub: Parking cum Commercial Complex proposal of MCD. F3(1)2004-MP

Commissioner, MCD while explaining the 3 proposals of Parking cum Commercial Complex proposals at (i) South Extn. Market, (ii) M Block Market, Greater Kailash - I and (iii) Shastri Park, Karol Bagh, stated that these parking cum commercial developments have been proposed in pursuance to the High Court order in case of Usha Kumar Vs/ MCD. The projects were explained in detail by the MCD Consultants. According to the MCD in all 3 projects, the stipulation of 70% parking area and 30% commercial area has been maintained, however, there are certain variations proposed by the MCD in other controls as given below:

S.NO.		Proposed FAR	Height	Ground Coverage
1.	South Extn. I & II	1.33	25 mt.	40%
2.	Greater Kailash I Mkt.	1.20	15 mt.	40%
3.	Shastri Park, Karol Bagh	1.00	Not mentioned	40%

ma/aw

According to MCD permissible FAR is 100 maximum height 15 mt. and maximum Ground Coverage 33%. As per MPD 2001 for Local Shopping Centres the following development controls are applicable:

- Maximum Ground Coverage	-	30%
- Maximum FAR	-	100
- Maximum Height	-	15 mt.

Technical Committee agreed with the proposals in principle subject to the following:

- i) According to the policy for multi level parking approved by the Authority vide resolution no. 66/2000 dated 18.8.2000, the proposals may be referred to MOUD&PA for approval.
- ii) MCD to re-examine the development control norms worked out for the various proposals on the basis of over all Layout Plans. It may also be examined if these proposals require modification in the respective Layout Plans by the MCD, and modifications of land use / development control norms.
- iii) Working out a proper Circulation Plan ^{and Landscape Plan} in and around the projects, including pedestrianisation of certain areas.
- iv) Obtaining clearances from the Fire Safety, Traffic Police, Service Agencies, DUAC and other concerned Bodies.

Mr. K. S. Rao

94/C

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(12)2003-MP/432

DATED: 29/10/03

Draft minutes of the 4th 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.

Manoj
Princy
Compared with Original

93/L

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.

mkw *[Signature]*

Compared with Original

92/C

ITEM NO. 33/2003

Sub: Proposed Link Road connecting NOIDA Toll Road and Delhi NOIDA Link Road near Mayapuri 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 hect 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. (L&M) DDA
4. Commr. (L&M) DDA
5. Commr. (LD) DDA
6. Chief Town Planner, MCD
7. Chief Town Planner, RPO
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 (TI), DDA
21. Director (Dwelling), DDA
22. Director (AF) II, DDA
23. OSD to Vice Chairman, DDA - for information of the latter


(Jt. Director (MP))

91/C

DELHI DEVELOPMENT AUTHORITY

No. F.1(1)2004-MP 117 12-5-04 at 10-30

Dated : 27.1.04

MEETING NOTICE.

Second

The first meeting of the Technical Committee of Delhi Development Authority for the year 2004 will be held on 29.1.04 at 10.00 AM in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi, for which the meeting notice and list of items along with copies of agenda was circulated vide this office letter of even no.6 dated 23.1.04. There will be one more additional item (item no.14) to be discussed in the meeting, copy of agenda of which is enclosed herewith.

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

(B.K. JAIN)
DIR. (DC)

Copy to:-

- ✓ Vice Chairman, DDA.
- ✓ EM, DDA. 22/11
- ✓ Commr. (Plg.), DDA. 20/11
- ✓ Commr. (LM) I, DDA. 20/11
- ✓ Commr. (LM) II, DDA. 20/11
- ✓ Commr. (LD), DDA. 20/11
- ✓ Town Planner, MCD.
- Chief Town Planner, TCPO
- Chief Architect, DDA
- Chief Architect, NDMC
- Chief Engg. (Elect), DDA
- Addl. Commr. I, DDA
- Addl. Commr. II, DDA
- Addl. Commr. III, DDA
- OSD (MPPR), DDA
- Secretary, DUAC
- Land & Development Officer, (L&DO).
- Sr. Architect, (I&TP), CPWD.
- Dy. Commr. Of Police (Traffic), Delhi.
- Director (Landscape), DDA.
- ✓ Director ((Bldg.) 28/1/04

Special Invitees:

- Director (Plg.) TT, DDA
- ✓ Sh. A K Sinha, Superintending Archaeologist
- Chief Engineer, (Irrigation & Flood), GNCTD.
- Engineer-in-Chief PWD.
- Town Planner (Slum & JJ), (MCD).
- Director (AP) I, DDA.
- Director (Plg) NP, DDA
- Director (CL), DDA.
- Director (LS) DDA
- Director (Plg) Dwarka, DDA.
- Director (Plg) TYA, DDA.
- Sr. Town Planner, MCD.
- Shri Chandu E chuli's ATCP, I&B.

For
Item no. 2/2004

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Item no. 3/2004
Item No. 4/2004
Item No. 4/2004
Item No. 4/2004
Item No. 5/2004.
Item No. 6/2004.

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Singh

✓ D.M. (AP - II) 28/1/04

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I N D E X

SL.NO.	ITEM NO.	SUBJECT	PAGE NO.	REMARKS
1.	1/2004	Confirmation of Minutes of Technical Committee held on 30.9.2003		
2.	2/2004	Proposed Link Road connecting Ring Road and Mathura Road along Bara Pullaha Nallah Nizamuddin (East) F.5(10)2002-MP	1-12	(Agenda already circulated vide letter no.F.1(14) 03/507 dt.19.12.03
3.	3/2004	Development control norms for the residential area in redevelopment scheme of Dev Nagar. F20(29)94-MP.	13-14	-do-
4.	4/2004	Bhalaswa Lake Complex Planning Parameters. F20(2)94-MP	15-22	-do-
5.	5/2004	Link Road connecting NH-8 to NH-10 through Dwarka. Rationalisation of ROW F1(430)2002/Plg/Dwk/Pt.I	23-27	-do-
6.	6/2004	Policy for notification and de-notification of Development Areas of DDA. F.3(55)2003-MP	28.-30	(Revised agenda already circulated vide letter no. F.1(1)2004-MP/6 Dated 23.1.04

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7.	7/2004	Approach Road between Central Library and Arts faculty in Delhi University Area. F5(13)2002-MP	31-35	Agenda already circulated vide letter No. F.1(1) 2004-MP/6 Dated 23.1.04
8.	8/2004	Change of land use of 2700 sq.m of small town public & semi public facilities to C.V. use. F.2(12)1979/12	36	-do-
9.	9/2004	Proposal of parcel pump on the DMID flyover by NCTDA Toll Bridge Co. Ltd. (NCTBC) F.1(9)2003-MP	37-41	-do-
10.	10/2004	Change of land use from Public & Semi public (F.1-53) to Commercial area measuring 1.54 ha. At Wazirpur DMRC Project F.1(81)2001-MP-PLE	42-43	-do-
11.	11/2004	Change of land use for the DMRC Project in Vistara Vidyalaya area. From Public to semi Public to Residential (3.85) ha and residential to Commercial (0.77 ha) F.2(12)2003-MP-P1	44-45	-do-
12.	12/2004	Change of land use from Area of 5.36 Ha. in Tri Nagar for DMRC Project F.2(12)2006-MP/PT-1	46-47	-do-
13.	13/2004	Approval of Development control norms for Gyaash block at IP Estate Zone 'C' F.1(13)2002-MP/6	48-52	-do-
14.	14/2004	Parking area & commercial Complex in special of VCT F.1(1)2004-MP	53-59	(Agenda enclosed).

DELHI DEVELOPMENT AUTHORITY

NO. F.1(1)2004-MP/16

DATED: 23/1/04

The 1st meeting of the Technical Committee of the Delhi Development Authority for the year 2004 will be held on 29. 2004 at 10.00 a.m. in the Conference Hall 5th floor, Vikas Minar, New Delhi. The list of items along with copy of agenda circulated earlier vide this office letter no. F1(14)(2003/507 dated 19.12.2003 will also be discussed in this meeting. A consolidated list of all the items along with the copy of agenda for additional items is enclosed herewith.

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

(B-K JAIN)
DIRECTOR (DC)

Copy to:-

Vice Chairman, DDA.
EM, DDA.
Commr. (Plg.), DDA.
Commr. (LMD), DDA.
Commr. (LMD) I, DDA.
Commr. (LE), DDA.
Town Planner, MCD.
Chief Town Planner, TCPO.
Chief Architect, DDA.
Chief Architect, NDIMC.
Chief Engg. (Elect), DDA.
Addl. Commr. I, DDA.
Addl. Commr. II, DDA.
Addl. Commr. III, DDA.
OSO (MPFR), DDA.
Secretary, DDA/C.
Land & Development Officer, (L&DO).
Sr. Architect, (H&TP), CPWD.
Dy. Commr. Of Police (Traffic), Delhi.
Director (Landscape), DDA.
Director ((Bldg.))

Special Invitees:

Director (Plg.) IT, DDA.
Sh. A K Singh, Superintending Archaeologist.
Chief Engineer, (Irrigation & Flood), GNCTD.
Engineer-in-Chief, PWD.
Town Planner, (Slum & JJ), (MCD).
Director (AP) I, DDA.
Director (Plg) NP, DDA.
Director (CL), DDA.
Director (LE), DDA.
Director (Plg) Dwarka, DDA.
Director (Plg) TTA, DDA.
Sr. Town Planner, MCD.
Shri Chandu Bhalla ATCP, L&B.

For
Item no. 2/2004
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Item no. 3/2004
Item No. 4/2004
Item No. 4/2004
Item No. 4/2004
Item No. 5/2004.
Item No. 6/2004.
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-do-

Dwdl AP-15 WB 23/1/04

86/2

SPECIAL INVITEES:

1. Asstt. Registrar & PS to VC, Delhi University
2. Executive Engineer, Delhi University
3. Ms. Pardeep Sachdeva Design Associates
No. 4 Windmill Plan Aya Nagar New Delhi 47.
4. Sh. V Cpanchal, SE - CC - 12 DDA
B Block Ashok Vihar New Delhi
5. Sh. K Srinath
Chief Urban Planner DMRC

For Item no.7/2004

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For item no.10/2004

11/2004

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DELHI DEVELOPMENT AUTHORITY

DATED: 23/1/69

NO. F.1(1)2004-MP/16

The 1st meeting of the Technical Committee of the Delhi Development Authority for the year 2004 will be held on 29.1.2004 at 10.00 a.m. in the Conference Hall 5th floor, Vikas Minar, New Delhi. The list of items along with copy of agenda circulated earlier vide this office letter no. F1(14)2003/507 dated 19.12.2003 will also be discussed in this meeting. A consolidated list of all the items along with the copy of agenda for additional items is enclosed herewith.

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

(B K JAIN)
DIRECTOR (DC)

Copy to:-

Vice Chairman, DDA.

EM, DDA.

✓ Commr. (Plg.), DDA.

Commr. (LM)I, DDA.

Commr. (LM)II, DDA.

Commr. (LD), DDA.

Town Planner, MCD.

✓ Chief Town Planner, TCPO

✓ Chief Architect, EDA

Chief Architect, NDIC

Chief Engg. (Elect), DDA

Addl. Commr. I, DDA

✓ Addl. Commr. II, DDA

✓ Addl. Commr. III, DDA

OSD (MFPR), DDA

Secretary, EDA

Land & Development Officer, (L&DO).

Sr. Asstt. Secy, (L&DO), CPWD.

Dy. Commr. of Police (Traffic), Delhi.

✓ Director (Transport), DDA.

Director (Roads).

Special Assistant

✓ Director (Fig)IT, EDA

Sh. A K Singh, Sr. Consulting Architectologist

Chief Engineer, (Construction & PWD), G.D.C.D.

Engineer-in-Chief, CPWD.

Town Planner, (Sdmt & ID), (MCD).

✓ Director (AI) I, EDA

✓ Director (Plg)NP, DDA

Director (CL), DDA.

Director (LS), DDA

Director (Plg)D, narka, DDA.

✓ Director (Plg)TYA, DDA.

Sr. Town Planner, MCD.

Shri Chandu Bhutia ATCP, I & B.

✓ AE Maintenance

✓ AE Electric

✓ Security Officer

For

Item No. 2/2004

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Item No. 3/2004

Item No. 4/2004

Item No. 4/2004

Item No. 4/2004

Item No. 5/2004.

Item No. 6/2004.

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84/2

SPECIAL INVITEES:

1. Asstt, Registrar & PS to VC, Delhi University
2. Executive Engineer, Delhi University
3. Ms. Pardeep Sachdeva Design Associates
No. 4 Windmill Plan Aya Nagar New Delhi 47.
4. Sh. V Cpanchal, SE - CC - 12 DDA
B Block Ashok Vihar New Delhi
5. Sh. K. Srinathi
Chief Urban Planner DMRC

For Item no.7/2004

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For item no.10/2004

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DELHI DEVELOPMENT AUTHORITY

NO. F.1(1)2004-MP 16

DATED: 23/1/04

The 1st meeting of the Technical Committee of the Delhi Development Authority for the year 2004 will be held on 29.1.2004 at 10.00 a.m. in the Conference Hall 5th floor, Vikas Minar, New Delhi. The list of items along with copy of agenda circulated earlier vide this office letter no. F1(14)(2003/507 dated 19.12.2003 will also be discussed in this meeting. A consolidated list of all the items along with the copy of agenda for additional items is enclosed herewith.

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

[Signature]
23/1/04
(B-K JAIN)
DIRECTOR (DC)

Copy to:-

Vice Chairman, DDA.
Em, DDA.
Commr. (Rtg.), DDA.
Commr. (LM) I, DDA.
Commr. (LM) II, DDA.
Commr. (LD), DDA.
Town Planner, MCD.
Chief Town Planner, TCPO.
Chief Architect, DDA
Chief Architect, NDMC
Chief Engg. (Elect), DDA
Addl. Commr. I, DDA
Addl. Commr. II, DDA
Addl. Commr. III, DDA
OSD (MPPR), DDA
Secretary, DUAC
Land & Development Officer, (L&DO).
Sr. Architect, (H&TP), CPWD.
Dy. Commr Of Police (Traffic), Delhi.
Director (Landscape), DDA.
Director (Bldg.)

[Signature]
28/1/04

Special Invites:

Director (Plg.) TT, DDA
Sh. A K Sinha, Superintending Archaeologist
Chief Engineer, (Irrigation & Flood), GNCTD.
Engineer-in-Chief, PWD.
Town Planner, (Slum & JJ), (MCD).
Director (AP) I, DDA.
Director (Plg) NP, DDA
Director (CL), DDA.
Director (LS), DDA
Director (Plg) Dwarka, DDA.
Director (Plg) TYA, DDA.
Sr. Town Planner, MCD.
Shri Chandu Bhutia ATCP, L&B.

[Signature]
28-1-04

[Signature]
Security Officer

for
Item no. 2/2004
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Item no. 3/2004
Item No. 4/2004
Item No. 4/2004
Item No. 5/2004.
Item No. 6/2004.
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82/L

SPECIAL INVITEES:

1. Asstt. Registrar & PS to VC, Delhi University
2. Executive Engineer, Delhi University
3. Ms. Pardeep Sachdeva Design Associates
No. 4 Windmill Place Aya Nagar New Delhi 47.
4. Sh. V C panchal, SE - CC - 12 DDA
B Block Ashok Vihar New Delhi
5. Sh. K Srinath
Chief Urban Planner DMRC

For Item no.7/2004

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For item no.10/2004

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12/2004

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DELHI DEVELOPMENT AUTHORITY

No. F.1(D)2004-MF/7

Dated : 27.1.04

MEETING NOTICE.

The first meeting of the Technical Committee of Delhi Development Authority for the year 2004 will be held on 29.1.04 at 10.00 AM in the Conference Hall, 5th floor, Vikas Minar, I.P.Hstate, New Delhi, for which the meeting notice and list of items along with copies of agenda was circulated vide this office letter of even no.6 dated 23.1.04. There will be one more additional item (item no.14) to be discussed in the meeting, copy of agenda of which is enclosed herewith.

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

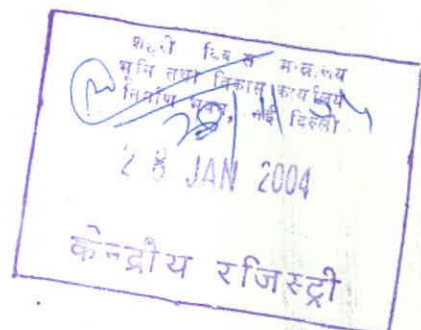
(B.K.JAIN)
DIR.(DC)

Copy to:-

Vice Chairman, DDA.
EM, DDA.
Commr. (Plg.), DDA.
Commr. (LM) I, DDA.
Commr. (LM) II, DDA.
Commr. (LD), DDA.
Town Planner, MCD.
Chief Town Planner, TCPO
Chief Architect, DDA
Chief Architect, NDMC
Chief Engg. (Elect), DDA
Addl. Commr. I, DDA
Addl. Commr. II, DDA
Addl. Commr. III, DDA
OSD (MPPR), DDA
Secretary, DIAC
Land & Development Officer, (L&DO).
Sr. Architect, (H&TP), CPWD.
Dy. Commr. Of Police (Traffic), Delhi.
Director (Landscape), DDA.
Director ((B)lg.)

Special Invitees:

Director (Plg.)TT, DDA
Sh. A K Sinha, Superintending Archaeologist
Chief Engineer, (Irrigation & Flood), GNCTD.
Engineer-in-Chief, PWD.
Town Planner, (Slum & JJ), (MCD).
Director (AP) I, DDA.
Director (Plg)NP, DDA
Director (CL), DDA.
Director (LS), DDA
Director (Plg)Dwarka, DDA
Director (Plg)TYA DDA.
Sr. Town Planner, MCD.
Shri Chandra Puri, ATCP, I & B.



For

Item no. 2/2004

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Item no. 3/2004

Item No.4/2004

Item No. 4/2004

Item No. 4/2004

Item No. 5/2004.

Item No.6/2004.

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DELHI DEVELOPMENT AUTHORITY

No. F.1(1)2004-MP / 17

Dated : 27.1.04

MEETING NOTICE.

The first meeting of the Technical Committee of Delhi Development Authority for the year 2004 will be held on 29.1.04 at 10.00 AM in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi, for which the meeting notice and list of items along with copies of agenda was circulated vide this office letter of even no.6 dated 23.1.04. There will be one more additional item (item no.14) to be discussed in the meeting, copy of agenda of which is enclosed herewith.

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


(B.K.JAIN) 27/1/04
DIR.(DC)

Copy to: -

Vice Chairman, DDA.
EM, DDA.
Commr. (Plg.), DDA.
Commr. (LM)I, DDA.
Commr. (LM) II, DDA.
Commr. (LD), DDA.
Town Planner, MCD.
Chief Town Planner, TCPO
Chief Architect, DDA
Chief Architect, NDMC
Chief Engg. (Elect), DDA
Addl. Commr. I, DDA
Addl. Commr. II, DDA
Addl. Commr. III, DDA
OSD (MPPR), DDA
Secretary, DUAC
Land & Development Officer, (L&DO).
Sr. Architect, (H&TP), CPWD.
Dy. Commr. Of Police (Traffic), Delhi.
Director (Landscape), DDA.
Director ((Bldg.)

Special Invitees:

Director (Plg.)TT, DDA
Sh. A K Sinha, Superintending Archaeologist
Chief Engineer, (Irrigation & Flood), GNCTD.
Engineer-in-Chief, PWD.
Town Planner, (Slum & JJ), (MCD).
Director (AP) I, DDA.
Director (Plg)NP, DDA
Director (CL), DDA.
Director (LS), DDA
Director (Plg)Dwarka, DDA.
Director (Plg)FYA, DDA.
Sr. Town Planner, MCD.
Shri Chandu Bhutia ATCP, L&B.

For
Item no. 2/2004
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Item no. 3/2004
Item No.4/2004
Item No. 4./2004
Item No. 4/2004
Item No. 5/2004.
Item No.6/2004.
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78/C

SPECIAL INVITEES:

Asstt, Registrar & PS to VC , Delhi University
Executive Engineer, Delhi University
Ms Pardeep Sachdeva Design Associates
No. 4 Windmill Plan Aya Nagar New Delhi 47.
Sh. V Cpanchal, SE – CC – 12 DDA
B Block Ashok Vihar New Delhi
Sh. K Srinath
Chief Urban Planner DMRC

Commr.(MCD)

For Item no.7/2004

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For item no.10/2004

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12/2004

for item no. 14/2004.

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I N D E X

SL.NO.	ITEM NO.	SUBJECT	PAGE NO.	REMARKS
1.	1/2004	Confirmation of Minutes of Technical Committee held on 30.9.2003		
2.	2/2004	Proposed Link Road connecting Ring Road and Mathura Road along Bara Pullaha Nallah Nizamuddin (East) F.5(10)2002-MP	1-12	(Agenda already circulated vide letter no.F.1(14) 03/507 dt.19.12.03
3.	3/2004	Development control norms for the residential area in redevelopment scheme of Dev Nagar. F20(29)94-MP.	13-14	-do-
4.	4/2004	Bhalaswa Lake Complex Planning Parameters. F20(2)94-MP	15-22	-do-
5.	5/2004	Link Road connecting NH – 8 to NH – 10 through Dwarka, Rationalisation of ROW F1(430)2002/Plg/Dwk/Pt.I	23-27	-do-
6.	6/2004	Policy for notification and de-notification of Development Areas of DDA. F.3(55)2003-MP	28.-30	(Revised agenda already circulated vide letter no. F.1(1)2004-MP/6 Dated 23.1.04

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7.	7/2004	Approach Road between Central Library and Arts faculty in Delhi University Area. F5(13)2002-MP	31-35	(Agenda already circulated vide Letter No. F.1(1) 2004-MP/6 Dated 23.1.04
8.	8/2004	Change of land use of 2700 sq.m of land from public & semi public facilities to Govt. use. F.PP/R/1070/82	36	-do-
9.	9/2004	Proposal of petrol pump on the ^N DMD flyway by NOIDA Toll Bridge Co. Ltd. (MTBC) F7(19)2003-MP	37-41	-do-
10.	10/2004	Change of land use from Public & Semi public (FL – 53) to Commercial area measuring 2.84 ha. At Wazirpur DMRC Project F.3(81)2001-MP-Pt.II	42-43	-do-
11.	11/2004	Change of land use for the DMRC Project in Vishwa Vidyalaya Area / From Public to semi Public to Residential (3.05) ha and residential To Commercial (0.77 ha) F20(2)2000-MP-Pt.	44-45	-do-
12.	12/2004	Change of land use from Area of 3.36 ha. in Tri Nagar for DMRC Project F20(2)2000-MP-PT-I	46-47	-do-
13	13/2004	Approval of Development control norms for flyash brick at IP Estate Zone 'O' F13(182)2002/Bldg.	48-52	-do-
14.	14/2004	Parking-cum-Commercial Complex proposal of MCD F.3(1)/2004-MP	53-58	(Agenda enclosed).

DELHI DEVELOPMENT AUTHORITY

NO. F.1(1)2004-MP/16

DATED: 23/1/04

The 1st meeting of the Technical Committee of the Delhi Development Authority for the year 2004 will be held on 29.1.2004 at 10.00 a.m. in the Conference Hall 5th floor, Vikas Minar, New Delhi. The list of items along with copy of agenda circulated earlier vide this office letter no. F1(14)(2003/507 dated 19.12.2003 will also be discussed in this meeting. A consolidated list of all the items along with the copy of agenda for additional items is enclosed herewith.

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


(B-K JAIN)
DIRECTOR (DC)

Copy to: -

Vice Chairman, DDA.
EM, DDA.
Commr. (Plg.), DDA.
Commr. (LM)I, DDA.
Commr. (LM) II, DDA.
Commr. (LD), DDA.
Town Planner, MCD.
Chief Town Planner, TCPO
Chief Architect, DDA
Chief Architect, NDMC
Chief Engg. (Elect), DDA
Addl. Commr. I, DDA
Addl. Commr. II, DDA
Addl. Commr. III, DDA
OSD (MPPR), DDA
Secretary, DUAC
Land & Development Officer, (L&DO).
Sr. Architect, (H&TP), CPWD.
Dy. Commr. Of Police (Traffic), Delhi.
Director (Landscape), DDA.
Director ((Bldg.)

Special Invitees:

Director (Plg.)TT, DDA
Sh. A K Sinha, Superintending Archaeologist
Chief Engineer, (Irrigation & Flood), GNCTD.
Engineer-in-Chief, PWD.
Town Planner, (Slum & JJ), (MCD).
Director (AP) I, DDA.
Director (Plg)NP, DDA
Director (CL), DDA.
Director (LS), DDA
Director (Plg)Dwarka, DDA.
Director (Plg)TYA, DDA.
Sr. Town Planner, MCD.
Shri Chandu Bhutia ATCP, L&B.

For
Item no. 2/2004
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Item no. 3/2004
Item No.4/2004
Item No. 4./2004
Item No. 4/2004
Item No. 5/2004.
Item No.6/2004.
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-do-

74/C

SPECIAL INVITEES:

1. Asstt, Registrar & PS to VC , Delhi University
2. Executive Engineer, Delhi University
3. Ms Pardeep Sachdeva Design Associates
No. 4 Windmill Plan Aya Nagar New Delhi 47.
4. Sh. V Cpanchal, SE – CC – 12 DDA
B Block Ashok Vihar New Delhi
5. Sh. K Srinath
Chief Urban Planner DMRC

For Item no.7/2004

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For item no.10/2004

11/2004

12/2004

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I N D E X

SL.NO.	ITEM NO.	SUBJECT	PAGE NO.	REMARKS
1.	1/2004	Confirmation of Minutes of Technical Committee held on 30.9.2003		
2.	2/2004	Proposed Link Road connecting Ring Road and Mathura Road along Bara Pullaha Nallah Nizamuddin (East) F.5(10)2002-MP	1-12	(Agenda already circulated vide letter no.F.1(14) 03/507 dt.19.12.03)
3.	4/2004	Development control norms for the residential area in redevelopment scheme of Dev Nagar. F20(29)94-MP.	13-14	-do-
4.	4/2004	Bhalaswa Lake Complex Planning Parameters. F20(2)94-MP	15-22	-do-
5.	5/2004	Link Road connecting NH – 8 to NH – 10 through Dwarka, Rationalisation of ROW F1(430)2002/Plg/Dwk/Pt.I	23-27	-do-
6.	6/2004	Policy for notification and de-notification of Development Areas of DDA. F3(55)2003-MP.	28.-30	(Revised Agenda Enclosed)
7.	7/2004	Approach Road between Central Library and Arts faculty in Delhi University Area. F5(13)2002-MP	31-35	(Agenda enclosed)

72/C

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|-----|---------|--|-------------------------|
| 8. | 8/2004 | Change of land use of 2700 sq.m of land from public & semi public facilities to Govt. use.
F.PP/R/1070/82 | 36 |
| 9. | 9/2004 | Proposal of petrol pump on the DND flyway by NOIDA Toll Bridge Co. Ltd. (MTBC) F7(19)2003-MP | 37-41 (Agenda Enclosed) |
| 10. | 10/2004 | Change of land use from Public & Semi public (FL – 53) to Commercial area measuring 2.84 ha. At Wazirpur DMRC Project F.3(81)2001-MP-Pt.II | 42-43 (Agenda enclosed) |
| 11. | 11/2004 | Change of land use for the DMRC Project in Vishwa Vidyalaya Area / From Public to semi Public to Residential (3.05) ha and residential To Commercial (0.77 ha)
F20(2)2000-MP-Pt. | 44-45 (Agenda enclosed) |
| 12. | 12/2004 | Change of land use from Area of 3.36 ha. in Tri Nagar for DMRC Project
F20(2)2000-MP-PT-I | 46-47 (Agenda enclosed) |
| 13. | 13/2004 | Approval of Development control norms for flyash brick at IP Estate Zone 'O'
F13(182)2002/Bldg. | 48-52 (Agenda enclosed) |

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

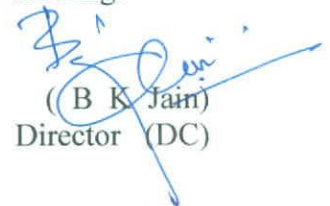
NO. F.1(14)2003/507

DATED: 19/12/03

MEETING NOTICE

The 5th meeting of the Technical Committee of Delhi Development Authority for the year 2003 will be held on 23.12.2003 at 11.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items along with agenda to be discussed is enclosed herewith.

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


(B K Jain)
Director (DC)

Copy to: -

Vice Chairman, DDA.
EM, DDA.
Commr. (Plg.), DDA.
Commr. (LM)I, DDA.
Commr. (LM) II, DDA.
Commr. (LD), DDA.
Town Planner, MCD.
Chief Town Planner, TCPO
Chief Architect, DDA
Chief Architect, NDMC
Chief Engg. (Elect), DDA
Addl. Commr. I, DDA
Addl. Commr. II, DDA
Addl. Commr. III, DDA
OSD (MPPR), DDA
Secretary, DUAC
Land & Development Officer, (L&DO).
Sr. Architect, (H&TP), CPWD.
Dy. Commr. Of Police (Traffic), Delhi.
Director (Landscape), DDA.

Special Invitees:

Director (Plg.)TT, DDA
Sh. A K Sinha, Superintending Archaeologist
Chief Engineer, (Irrigation & Flood), GNCTD.
Engineer-in-Chief, PWD.
Town Planner, (Slum & JJ), (MCD).
Director (AP) I, DDA.
Director (Plg)NP, DDA
Director (CL), DDA.
Director (LS), DDA
Director (Plg)Dwarka, DDA.
Director (Plg)TYA, DDA.
Sr. Town Planner, MCD.
Shri Chandu Bhutia ATCP, L&B.

For
Item no. 36/2003
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I N D E X

SL.NO.	ITEM NO.	SUBJECT	PAGE NO.
1.	35/2003	Confirmation of Minutes of Technical Committee held on 30.9.2003	
2.	36/2003	Proposed Link Road connecting Ring Road and Mathura Road along Bara Pullaha Nallah Nizamuddin (East). F.5(10)2002-MP.	1-12
3.	37/2003	Development control norms for the residential area in redevelopment scheme of Dev Nagar. F20(29)94-MP.	13-14
4.	38/2003	Bhalaswa Lake Complex Planning Parameters. F20(2)94-MP	15-22
5.	39/2003	Link Road connecting NH – 8 to NH – 10 through Dwarka, Rationalisation of ROW F1(430)2002/Plg/Dwk/Pt.I	23-27
6.	40/2003	Policy for notification and de-notification of Development Areas of DDA. F3(55)2003-MP.	28.-30

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69/C T.C item No 2/04

DRAFT

AGENDA FOR TECHNICAL COMMITTEE

Sub: PROPOSED LINK ROAD CONNECTING RING ROAD AND MATHURA ROAD ALONG BARAPULA NALLAH NIZAMUDDIN (EAST) - PART PROPOSAL OF LINK ROAD CONNECTING MATHURA ROAD & NIZAMUDDIN RAILWAY STATION ROAD (VIA RAJDoot HOTEL) ALONG BARAPULA NALLAH

File No. F.5 (10) 2002/MP

1.0 INTRODUCTION

1.1 There was a site inspection by Hon'ble Minister for Tourism, Govt. of India alongwith representative of Archeological Survey of India, Delhi Development Authority and Nizamuddin Residents Welfare Association. After inspection, it was desired, after getting the Barapula Nallah surveyed, to examine & explore the possibility / feasibility of providing a road connecting Mathura Road near Khankhana Tomb with the existing road to Nizamuddin Railway Station (passing via Rajdoot Hotel) to bye-pass the Nizamuddin East Colony of the traffic destined to Nizamuddin Railway Station from Mathura Road side. (ANNEXURE-C)

1.2 Also desired that further possibility / feasibility can be examined to provide the connection between Lala Lajpat Rai Marg (CGO complex) and the Ring Road near Noida Toll Bridge along the Barapula Nallah, by extending the above said road on both ends.

Proposal may be divided into two parts e.g., Phase-I, i.e., Alignment Plan for Surface road along Nallah from Mathura Road (NH-2) to existing Approach Road to Niz Rly Stn. (from Mathura Road via Rajdoot Hotel) and Phase-II, i.e., the connection between Lala Lajpat Rai Marg (LLR Marg) and Ring Road near NOIDA Toll Bridge which could be assigned to a consultant by the Engineering Wing, DDA. Following are some of the constraints in brief required to be considered then: - (i) Proximity of Toll Bridge may need a Grade Separator for proper integration of NOIDA Toll Bridge & the Proposed Road, (ii) existing railway lines shall call for Grade Separator/s & accordingly, feasibility of approaches to Niz. Rly Stn. & colonies lying adjacent may have to be examined keeping in view the above, (iii) may also require Grade Separators at intersections of Mathura Road (NH-2) and LLR Marg, (iv) NOC from Drain-Ownning-Agency is required.

1.3 The instant case is regarding a Link Road from Mathura Road (near Khankhana Tomb) to the Nizamuddin Railway Station road only, as 1st Phase of the proposed Link stated at 1.2.

2.0 BACKGROUND:

2.1 MPD-1962 earlier had proposed the extension of the Nizamuddin Bridge Road (NH-24 Bye-Pass) to Lodhi Road. MPD- 2001, however, did not propose this link.

2.2 Time to time, it came up for discussion, keeping in view the proximity of the Humayun's Tomb along the proposed road alignment, problems of connecting NH-24 Bye-Pass with NH-2 at the Neela Gumbad round-about, Lodhi Road as well as other environmental aspects with respect to zoo etc.

2.3 Numbers of representations have been received in favour and against this link. Number of discussions were held, a few of the important decisions as under may be referred:

(a) Weekly meeting on DDA matters at LG. House on 7.3.2000.

- 65/12 (2)
- (b) Technical Committee decision vide item no. 103 dated 19.11.1996 as part of proposal of link road connecting Nizamuddin Bridge to Lodhi Road RUB-80.
 - (c) Technical Committee decision vide Item No.45 dated 22nd August, 2000 as part of fly-over at the intersection of NH.2 and Ring Road.
 - (d) Recommendations of Sub Committee of the DUAC as part of fly-over at the intersection of NH 24 and ring road.
 - (e) Recommendations of Sub Committee of Technical Committee as part of corridor improvements of Ring Road- Shanti Van to Ashram (including Ring Road- Bhairon Road intersection)

2.4 The decisions particularly establish the need for a connection between the Ring Road and Mathura Road. The intersections of Bhairon Road both with Ring Road on one end and Mathura Road on the other are saturated, extremely necessitating to provide additional / alternate connections between Mathura Road and Ring Road. Keeping in view some of the existing constraints at site e.g., Millenium Park, Zoo, Purana Quila etc. the envisaged feasible link could be a road along Barapula Nallah connecting Ring Road and Mathura Road. However initially in Phase I only a part of the section i.e. from Mathura Road to Nizamuddin Railway Station road is considered as stated above.

3.0 Examination :

A. Existing Features:

- 3.1 A 24-M wide road is available connecting Mathura Road (NH-2) and Nizamuddin Railway Station via Rajdoot Hotel. A new bridge (by - passing the adjacent old Barapula Bridge) is constructed as part of the alignment.
- 3.2 At the crossing of the Mathura Road (NH-2) (on west of Nizamuddin East Colony) and Barapula Nallah (on south), the Khankhana Tomb, an archeological importance exists.
- 3.3 On South, between Nizamuddin East Colony and the Barapula Nallah, a strip of land along the Nallah is available which is envisaged for the proposed road link between Nizamuddin Railway Station Road and Mathura Road (NH-2).

B. Land Status:

- 3.4 The land under reference along Barapula Nallah was I&DO Land transferred to DDA on the condition of care and maintenance.
- 3.5 Reference to letter of Asstt. Engineer (II), Department of Rehabilitation, Settlement Wing, Govt. of India, dated November, 1993 is drawn, vide which SITE at SL NO. 6,7 and 8 forms the present land under study - ANNEXURE- A
- 3.6 As per the report of DLM (HQ) dated 4th August 2002, the site / land report shown in the map at ANNEXURE - B was transferred to DDA from MOR.
- 3.7 For further details of land status & necessary action a survey plan have been sent to DLM (HQ).

C. Previous Proposals ; MOR land :

- 3.8 Reference is drawn to layout plan - on Planning And Development Of MOR Land In Nizamuddin Site No. 1 To 8 are as under:-
- 3.9 Out of this Site No. 6,7 and 8 part of the land falls under study. As per the layout plan in the MOR Pocket no. 6 & 7 residential plots (8Nos.) of 9.0 M x 18.0 M each and the balance land as District Park have been shown. In site

(3)
57/C

No. 8 of the plan, a local shopping center (LSC) of area 8468.00 sq. mtr. has been shown.

- 3.10 A 24M (80.00 feet) R/W road through Nizamuddin East Colony behind Khankhana Tomb leading to NH-2 near Jangpura / Bhogal has been shown, linking the existing Nizamuddin Railway Station in the plan.

D. Action Taken:

- 3.11 Chief Engineer (SEZ), DDA vide letter dated 23.1.2003 requested Commissioner (LM)-I DDA for following:

- a) That Addl. Commissioner (Slum), MCD, has been requested for shifting of some structures coming in the alignment of the road. The site of proposed road is MOR land, from where jhuggies were removed by Slum & JJ Wing of MCD. DDA being construction agency, removal of remaining encroachments and squatters, who do not have any eligible documents, has to be undertaken by DDA.
 - b) In a meeting taken by the Minister of Tourism and Culture on 13th January, 2003, shifting of grill fencing of the Khankhana Tomb along Barapula Nalah to its original position has been agreed by Superintending Archeologist, ASI, Delhi Circle. This is with reference to the directions issued in a meeting held in his chamber on 13.1.03.
- 3.12 Feasibility Report of Executive Engineer, SED-9, DDA has indicated that –
“(a) 900 dia. C.I. water main is crossing the proposed road from the eastern end and (b) there are two mosque looking structures besides a few jhuggies which will have to be removed for taking up this work.”

Vide letter dated 25.6.03 of Ex En- SED-9, DDA following have been intimated:

- (i) Drawing of draft alignment plan issued for feasibility check-up can be implemented on site. Removal of jhuggies, Mazar, Mosque, waterline, coming in the alignment are needed.
- (ii) Boundary wall of Khankhana Tomb along Barapula Nalah has been shifted.

4.0 PROPOSAL

The station is accessed through the roads passing through Nizamuddin East Colony. There is another road leading to Nizamuddin Railway Station from Mathura Road via Rajdoot Hotel crossing over the Barapula Nalah (through a new Bridge). To by pass the traffic Nizamuddin Railway Station Road destined to Nizamuddin Railway Station through Nizamuddin East colony, the relief roads connecting Mathura Road and along the Barapula Nalah is proposed. The Khankhana Tomb, an archeological importance, is situated at the junction of Barapula Nalah and Mathura Road. A PT Survey along the Barapula Nalah between the stretch under reference has been conducted by the Survey Unit of Planning.

4.1 Proposal Detail:

The proposed Link Road along Barapula Nallah connects Nizamuddin Railway Station Road (via Rajdoot Hotel) and Mathura Road (NH-2) near Khankhana Tomb.

A Right Of Way (R/W) of 24M has been proposed. Centrally divided 7.5 M carriageway each on both sides of central verge of 1.0 M width are given to provide traffic movement for both directions. Footpaths of 4.0 M each on both sides are proposed.

- 4.2 At Mathura Road a T-Intersection is proposed to provide for signalised movement for 2-right turning and 2-left turning traffic to facilitate access to the

66/L (6)

Nizamuddin Railway Station by-passing the existing access road through Nizamuddin East Colony.

- 4.3 At the proposed Intersection of Niz. Rly. Str. Road (via Rajdoot Hotel) and the proposed 24m R/W road along nallah, a T- intersection having left-in & left-out facilities only have been proposed, so as to facilitate a direct entry to the Nizamuddin Railway Station from Mathura Road (NH 2) through the Proposed Road along the nallah aiming to by-pass the Niz. Rly Str bound traffic on the existing road through Nizamuddin East Colony. And for the traffic from the Nizamuddin Railway Station to NH 2 the exit is proposed through the existing Niz. Rly Str. Road (via Rajdoot Hotel, Jangpura).
- 4.4 As per PT Survey from the edge of the Barapula Nallah the available width of land space varies from 9M, 18M, 17M, 21M to 22M etc. On the other hand, Nallah width ranging between 32 to 38 M from center of the Nallah is shown in the PT Survey. Hence to obtain a 24M R/W land space reclamation of balance area towards the nallah side is required, besides the available embankment space.
- 4.5 The spaces for earlier proposals of residential plots & LSC on MOR land (pl. ref. para 3.8) have been proposed to retain. The exact land availability vis-à-vis the alignment proposal, encroachment (if any) are to be worked out in concerned dept. (ref. F11 (56, 58/Mon./Pl-II).
- 4.6 No Objection from Drain - C wing - Agency is required to be obtained by Engineering Wing concerned.

RECOMMENDATION

The Proposal of a Link road of right of way (R/W) of 24M connecting *Nizamuddin Railway Station Road* and *Mathura Road (NH-2)* as described in para 4.3 above is put up for consideration of the Technical Committee.

[Signature]
J D/F11/TT

DA/6/TT

[Signature]
6/1/53

ANNEXURE
"B"

Dts 17.7.2002
19.7.2002

Copy of Saw-Pan Market Book
is enclosed please.

Dir. (LM) - II

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DD/845 II

26.7.02

The land is has been
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64/c

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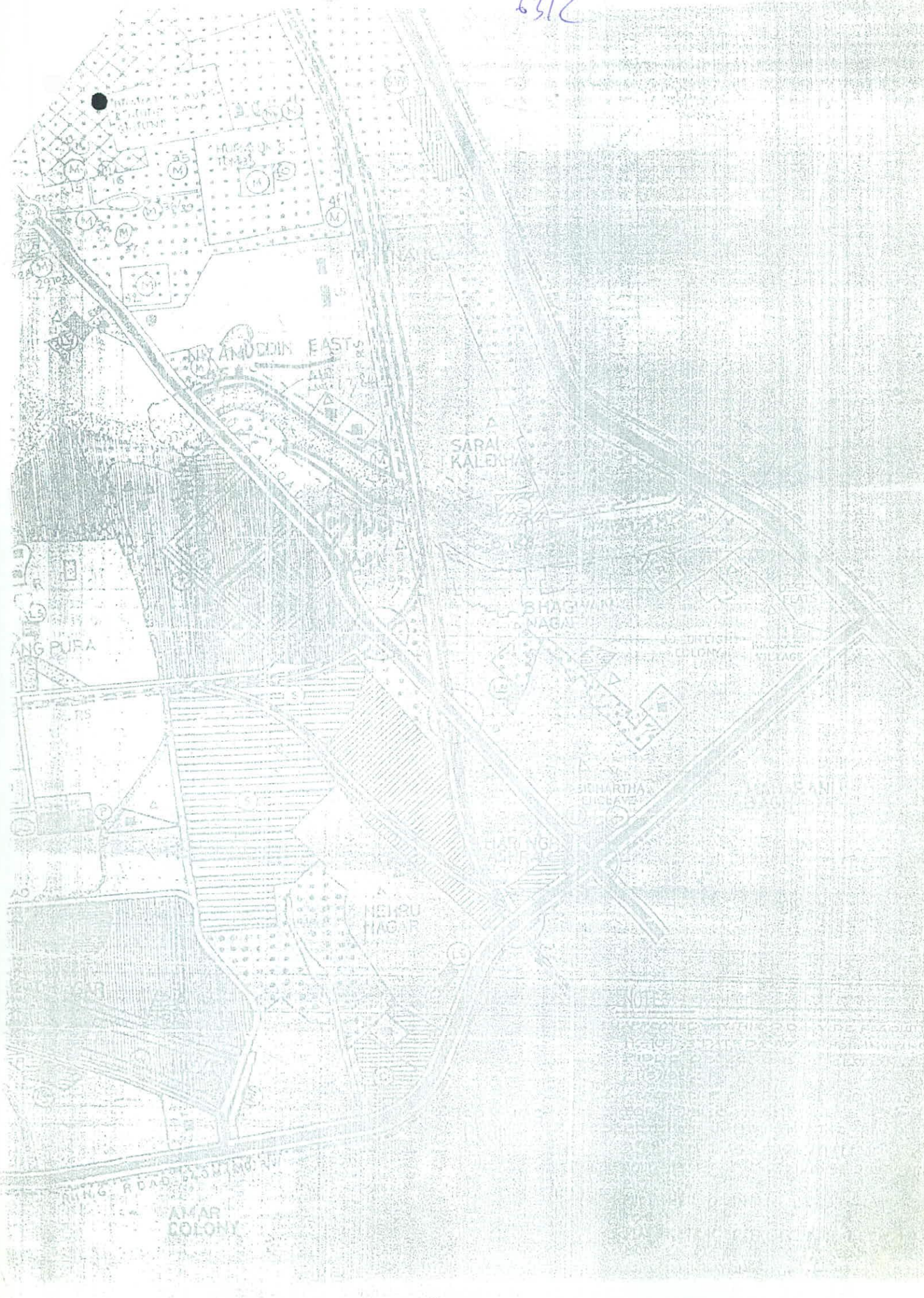
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NOTES
1. APPROVED BY THE GOVT. OF INDIA
2. DATE OF APPROVAL
3. SCALE
4. SOURCE OF INFORMATION
5. REMARKS

62/C

15

ANNEXURE
"A"

Survey/Muzamuddin/59/33
Government of India
Department of Rehabilitation
Settlement Wing

Jaisalmer House, New Delhi.
Date 10.11.83.

To

The Director,
Lands & Management,
Delhi Development Authority,
Vikas Nagar, New Delhi.

Sub: Physical possession of lands in Muzamuddin Village
and Extension.

Sir,

I am directed to refer to the Dy. Secretary, DOR's
letter No. 4(34)/83-SS.II dated 28th September, 1983. The
in Muzamuddin Village and Extension, New Delhi have been
handed over to the representative of the DDA (Shri S.D.K.)
Asstt. Settlement Officer (Lands) on 24.11.83. The part of
of the lands handed over contained in the list (15 Nos.)
together with a site plans (2 sheets) are sent herewith in
duplicate. A copy of the lay out plan of Muzamuddin East as
West showing the lands is also sent.

Yours faithfully,

Encl: A, above.

Assistant Engineer (S)

1. Copy to the said Development Officer, District
Works and Housing, Narain Puri, New Delhi alongwith a copy
the statement and set of site plans for their information
record.

2. Copy to Section Officer, SS.II Section for info.

3. Copy to SO-cum-MO(GRP) Jaisalmer House, New Delhi
for information and to have necessary entries made in the
records.

Assistant Engineer (V)

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District Engineer East and West. (See Detail)

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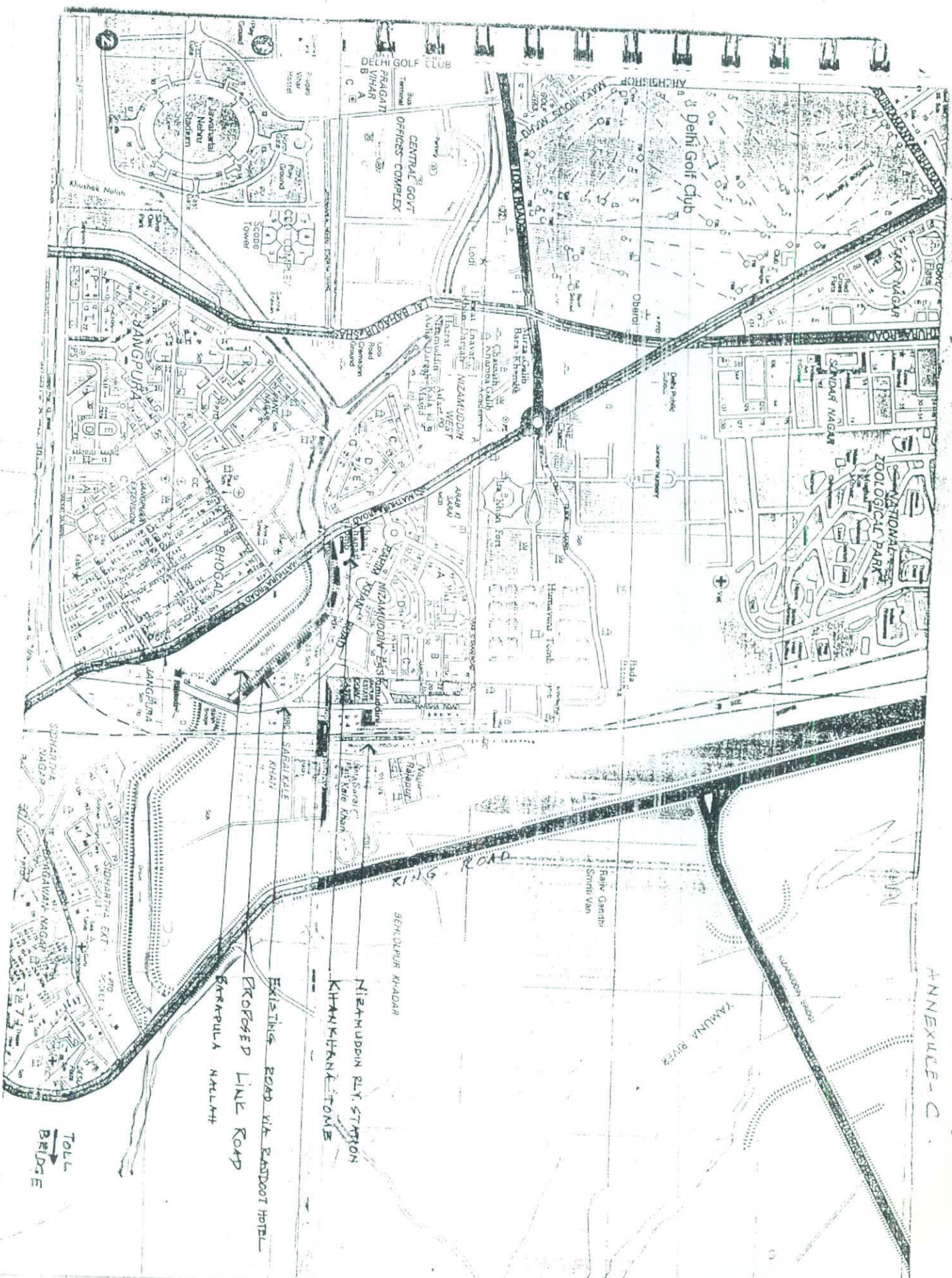
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(R.O. Elected)
Assistant Engineer (V)
D.O. No.

(M.F. Anithard)
Department of Police - on-again off-again
D.O.R. Jail - 100 Road, New Delhi.

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ANNEXURE-C

TOLL
BRIDGE

57/C TC Item No 37/2005
TC Item No 3/04

(13)

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Development control norms for the residential area in redevelopment scheme of Dev Nagar.

File no. F.20(29)94/MP

1.0 Background:

A reference no.SSA-IV/146/03/391-393 dt.26.5.03 has been received from Sr.Architect, CPWD, Nirman Bhawan referring therein the letter of Town Planning deptt. of MCD no.TJP/G/1892/3 dt.19.5.03 about the development control norms to be applicable for preparing the redevelopment scheme for the residential area in Dev Nagar, Karol Bagh.

2.0 Examination

- i. Land use of the area : As per the notification issued by the Ministry vide no.K-13011/22/95-DDIB dt.14.2.2000 Ministry of Urban Development modified the land use under the provisions of Section 44 of D.D.Act (61 of 1957), the land use has modified vide this notification which is given as under:
 - a) The land use of an area measuring about 4.21 ha.(Pocket A Dev Nagar) falling in zone B bounded by Road no.27 in South West, Road no.3 in the North West, Road no.24 in the North East and Road no.4 in the South East is changed from "Transportation" to "Residential".
 - b) The land use of an area measuring about 18.62 ha.(Pocket B, Dev Nagar) falling in zone B bounded by private properties on Desh Bandhu Gupta Road in the South West, Facility Centre in the North West, private properties on New Rohtak Road in the North and Road no.7 in the South is changed as under:
 - i) 5.74 ha. from Facility Centre to Residential.
 - ii) 1.82 ha. from 'Transportation'(Bus Depot/Roads) to 'Residential'.
 - iii) 0.62 ha. from 'public & semi public facilities' to 'residential'.
 - iv) 10.44 ha. from 'recreational' (District Park/NHP) to 'residential'
- ii. Density for the proposed residential development: In the Special area plan, the density of the adjoining area has been indicated as 600 persons per hac. For this specific pocket, no density has been given while the land use has been modified as per notification dt.14.2.2000.
- iii. CPWD has forwarded a copy of the layout plan wherein the area of the plot has been mentioned as 20.95 ha. and it is proposed to accommodate 2426 dwelling units and the actual density has been indicated as 601.60 persons pr hac.

3.0 Observations

- a. In the layout plan 2 blocks have been proposed 10 storeyed and other residential blocks are 4 storeyed.
- b. The achieved density is approximately 600 PP Hac, the same is indicated in the adjoining area of this residential pocket. However, the characteristics of the adjoining residential area is altogether different that the planned development. A density of 400 PP Hac in this area would be appropriate.
- c. The adjoining area is already highly congested.
- d. The area may not have adequate infrastructure facilities like Circulation, parks, water supply & sewerage etc

4.0 Proposal:

- i. There are 2 options to develop residential land either with a density of 600 PP hac. or the other option is to reduce the density to 400 PP hac envisaged for the planned development for rest of the Delhi. Keeping in view the constraints and characteristic of

- the area it is recommended that the density of 400 PPH will be adequate to meet the requirement of the residential pockets proposed for housing to the Central Govt. employees.
- ii The development control norms as given in the Master Plan for the group housing shall be applicable.
 - iii The facilities required for the residential population shall be as per the norms of Master Plan.

5.0 Recommendation:

The proposal given in para 4 above is put up for consideration of the TC.

21/8/31/11/1002

AGENDA FOR TECHNICAL COMMITTEE

Sub: Bhalswa Lake Complex Planning Parameters.

F.No. F20(2)94/MP/

1.0. Background

- 1.1. Bhalswa Lake is existing in the north of Delhi opposite Jahangirpuri Village and adjoining Outer Ring Road (Road No. 50) after crossing the supplementary drain. The area around this lake is to be developed as an active recreational to become a cynosure for North Delhi. The total area under the said complex is about 92 hect. The change of landuse of this 92 hect. was earlier discussed in the T.C. meeting held on 15.05.94 in which the following decision was taken.:

"The Technical Committee recommended change of landuse of land measuring 84 hect. from "rural" to "Recreational use". The landuse of the remaining 8 hect. earmarked for hotel cum conventional centre on the east of lake was recommended for change from "rural" to "commercial" use".

- 1.2. A copy of the T.C. Agenda and minutes are placed as Annexure I. The change of landuse was notified by the Ministry of Urban Development vide its order dated 05.07.1996-copy placed as Annexure II.
- 1.3. Thereafter, the development of this project has been under discussions at various forums including a committee under F.M. Now, it is proposed to develop this area as an active recreational cynosure for north Delhi by involving the private developers on public-private partnership.

2.0. Examination

- 2.1. The scheme area details are as follows:

Scheme Area

92 ha.

Details of Area:

a)	Area under DTTDC(b+c)	34 ha.
b)	Area under Lake/Waterbody	22 ha
c)	Area under Recreational	12 ha
d)	Area under Commercial Use	8 ha

- e) Lake side facilities
f) 18 holes Golf Course

3.6 ha
46.4 ha

Total

92.00 ha

- 2.2. The development control norms for 8 hect. hotel cum conventional centre site as approved by T.C. applying the MPD-2001 provision are as follows:

Maximum Ground Coverage	: 30%
Maximum FAR	: 150
Maximum Height	: 50 Mt.
Parking	: 1.67 ECS/100 Sqm. Floor Area.

Other Controls

- i) 5% of the FAR can be used for the commercial space related to hotel function.
- ii) Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.

Total builtup area on 8 hect. plot with 150 FAR works out to 12 hect. (1,20,000 Sqmts)

3.0. Proposals

- 3.1. As indicated in Para 2.1.4f above, the total area of 8 Ha as proposed for commercial use shall be developed on an integrated comprehensive basis with the following norms.

Maximum Ground Coverage	: 25%
Maximum FAR	: 100
Maximum Permissible Height	: 26 Mt.
Minimum Parking Required	: 2 ECS/100 Sqm floor area

It is to add that the land being a part of rural area close to the River basin as also the integrated nature of development envisaged, the earlier norms for FAR (i.e. 150) and G. Coverage (in 30%) has been reduced to 100 and 25% respectively (as proposed now) to facilitate in having a balanced development. Nevertheless, the total area under FAR and G. Coverage as proposed works out to be less than what was mentioned earlier.

The developers shall be allowed to use the area as per comprehensive scheme for uses which may include shopping mall, amusement rides, restaurants and cafeterias clubhouse, multiplex, auditorium and other ancillary activities within the overall FAR of 100

The provision of utilities, electric sub-station, fire post, underground water storage tanks etc. shall be provided by the developer as per the requirement of the service agencies.

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3.2. Lake Side Facilities

The area of 3.6 hect. as mentioned at Para 2(ii) b will be developed for lake side facilities like-walkways, fishing wharf, small food fends, book kiosks etc. within the following norms.

- * Maximum Ground Coverage : 5%
- * Maximum Height : Single Story only (preferable with Sloping roof)

3.3. Area under Lake and Recreation

(as mentioned at para 2.1.(a) above)

The area of 34^{hect.} shall be developed and maintained by the Lessee at his cost, The lake area can be used for boating and water sports. The recreational area can be developed for woodland area, eco-zones, congregation spaces/shelters etc. small kiosks for serving foods and can be permitted in this area within the following norms.

- * Maximum Ground Coverage : 0.5%
- * Maximum Height : Single Story only (preferably with sloping roof)

3.4. The Golf Course : As mentioned at para 2.1. f is being developed by DDA

4.0. Recommendation

4.1. The proposed planning parameters are put up to the T.C. for consideration.

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Annex I

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D. No. 2711/100 P.S. 20/04/70

Subj: Change of land use of 92 hect. (Bhalswa lake) from cura use to recreational.

File No. 20(1)/04.44

1. A preliminary project report has been prepared for the development of Bhalswa Lake-belhi (North). The report consists of four sections
(i) Architectural Design
(ii) Electrical Report
(iii) Plumbing Report
(iv) Landscaping
2. The total area of Bhalswa Lake Complex is 92 hect which is as under:
(a) Area of the lake 72 ha.
(b) Area of the west of the lake 12 ha.
(c) Area of the east of lake 58 ha.
3. In a meeting held at Raj Niwas on the subject, the following important decisions were taken:
(i) This area may be developed as a tourist complex with emphasis on water related recreational facilities;
(ii) The land use of the area may be changed from agricultural to 'recreational'. Part of the land may be earmarked for resort hotel/tourist village and land use changed accordingly;
(iii) The area may be declared as development area.
(iv) The land located on the west of the lake could...../-

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(12 ha. approx.) may be developed and managed by the DTTDC. This may include an amusement park. As decided earlier, DTTDC may explore possibilities of involving private entrepreneurs in the development and management of the park; and

(v) The land on the east of the lake (58 ha. approx.) may be developed and managed by the DDA. This area would include land for a resort with dedicated access to the water body. Other facilities may include riding, play area, kiosks, eating places. Gate may have to be taken to segregate the land earmarked for the resort so as not to be frequented by the daily picnickers. Suitable club house, conference/convention centre may also be thought of. Some portion of the lake easily approachable from the Ring Road may be kept open for use of the general public.

4. The case is put up to the Technical Committee before going to the Authority for concurrence of change of land use from rural to recreational for the Bhalswa Lake Area (92 ha.)

J. C. GABRIEL
COMPTROLLER (PLG.)

Item No. 27/94.

Sub: Change of land use of 92 ha. (Dhalswa Lake) from rural use to recreational.

F20(2)94-PP

The Technical Committee recommended change of land use of land measuring 92 ha. from rural to 'recreational' use. The land use of the remaining 8 ha. is earmarked for hotel-cum-conventional centre on the east of the lake can be changed from rural to 'commercial' use.

Item No. 28/94

Sub: Petrol pump site at District Centre, Janakpuri.
F13(44)93/CRC/BDA

The Technical Committee approved the site of additional petrol pump measuring 55'x100' within the parking area of the District Centre. However, it did not agree to enlarge the size of the petrol pump already situated in the parking area.

Item No. 29/94

Sub: Proposed site of cremation ground near Dheerpur scheme.

PA/JDF(JC)94/DP/PH.II/24

The Technical Committee approved the location of the proposed cremation ground site and recommended for change of land use measuring 2 ha. from recreational land to public and semi-public facilities (cremation ground).

Item No. 30/94

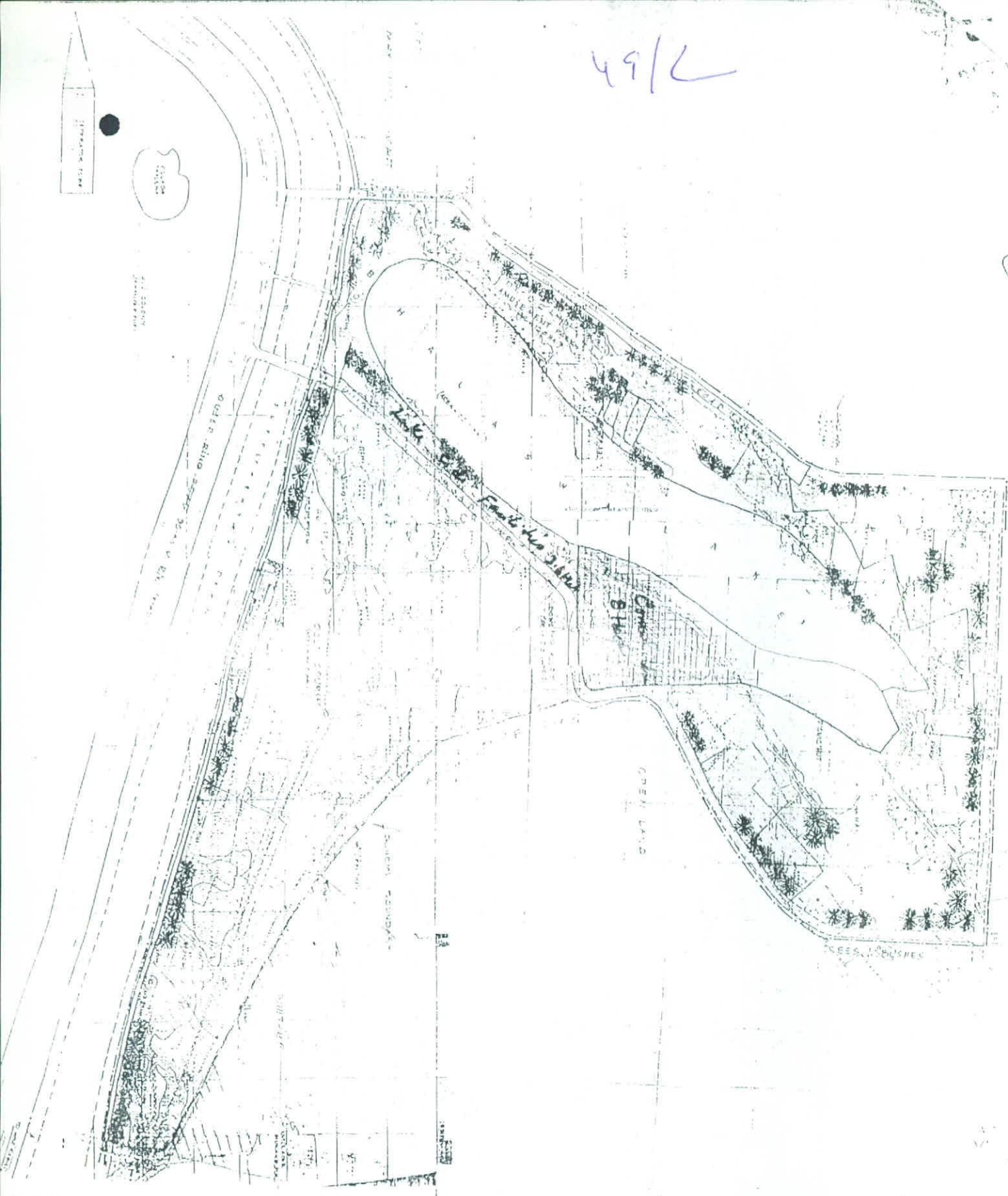
Sub: Proposed modifications in Rohini Phase-III.
PP/R/2080/93/Pt. 959

The Technical Committee discussed in detail the proposals for the modification in the layout plan of Rohini Phase-III in respect of the adjustments in the land uses for residential, public and semi-public and institutional housing based on cost benefit analysis and decided that the same be examined with respect to the general provision of the stage the land use in different categories as has been recently decided by the Authority for Urban Cell, Barrow.

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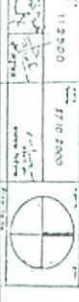
DELHI DEVELOPMENT
AUTHORITY
PLOT NO. 49/L

NOTES:
1. PLAN BASED ON SURVEY REPORT BY THE
SURVEYOR GENERAL, DELHI, DATED 1970.
2. ALL DIMENSIONS ARE IN METERS.
3. SCALE: 1:10,000

LAND USE ANALYSIS:
1. TOTAL AREA OF THE SITE: 100.00 HECTARES.
2. TOTAL AREA UNDER DEVELOPMENT: 75.00 HECTARES.
3. TOTAL AREA UNDER PROTECTION: 25.00 HECTARES.
4. TOTAL AREA UNDER PROVISIONAL PROTECTION: 10.00 HECTARES.
5. TOTAL AREA UNDER PROVISIONAL PROTECTION: 10.00 HECTARES.
6. TOTAL AREA UNDER PROVISIONAL PROTECTION: 10.00 HECTARES.
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9. TOTAL AREA UNDER PROVISIONAL PROTECTION: 10.00 HECTARES.
10. TOTAL AREA UNDER PROVISIONAL PROTECTION: 10.00 HECTARES.

NOTES:
1. PLAN BASED ON SURVEY REPORT BY THE
SURVEYOR GENERAL, DELHI, DATED 1970.
2. ALL DIMENSIONS ARE IN METERS.
3. SCALE: 1:10,000

DEVELOPMENT PLAN FOR
BALISMA LAKE (NEW CITY COLONY)



HERMAN CRODER

पुष्पाङ्गुलि विभागः द्वितीयः प्रभागः

5-7-96

1970-1971

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TC Item No 11/39/2003
TC Item No 5/04

Sub: Agenda for Technical Committee - Link Road connecting NH-8 to NH10 through Dwarka - Rationalisation of ROW.

F.1(430)/2002/Plg./Dwk/ Part - I/

1.0 Background

The MPD 2001 of Delhi had visualized provision of an urban expressway connecting NH2, NH8, NH10 and NH1. This corridor was assigned a right of way of 100m. This was to cross Dwarka at its southern most periphery and follow an alignment along the H.T. Lines outside Dwarka and NH10. Beyond NH10, this corridor was to align itself with the 100m ROW corridor through Rohini. In order to finally meet NH1 near Narela. However, recent developments have indicated certain uncertainties pertaining to implementation of this scheme. At the same time provision of a western link to Dwarka and improved connectivity to DDA Scheme of Lok Nayak Puram (Bakkarwala) was felt necessary.

- ✓ A 60m link road to Dwarka from NH-8 passing through southern boundary of AAI land is already under implementation by PWD, GNCT, Delhi and DDA. A comprehensive view was taken by the DDA with regard to accessibility and connectivity characteristics of the urban extension areas and the need to have a continuous corridor connecting NH8 to NH10 and beyond to NH1 appreciated. In terms of projects evaluation, this corridor could be subdivided in the following manner:

- from NH8 to Dwarka (near the proposed ISBT, Sec- 22, Dwarka) (6.38 Km)
- from ISBT to Najafgarh drain (2.79 Km)
- from Najafgarh drain to Najafgarh Road (7.38 Km)
- from Najafgarh Road to NH10 & NH1. (8.43 Km)

2.0 Approved ROWs for various segments of Link Road

The segments as mentioned have varying ROWs as discussed hereinafter :

2.1 Segment 1 : NH8 to ISBT (Length ~ 6.38 Km)

It was decided to link NH8 to Dwarka through the already existing road leading from Shiv Moorty on NH8 to the Master Plan Road of Dwarka forming the southern boundary of the ISBT. The road has farm houses on the southern flank. The land generally belonged to the Airport Authority. The road was assigned ROW of 45m upto Samalkha Chowk. A detailed project report for widening this road was got prepared and it was appreciated that the road would need a minimum of 60m ROW so that the same could be developed as a modern access controlled link road. Accordingly a proposal was put up before the Technical Committee of the DDA on 02.07.2002 as

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agenda item no. 15/2002 for increasing the ROW from 45m to 60m over the said segment and was duly approved. The road cross section was designed accordingly and the case was processed for implementation. Any further widening of the ROW has to be on southern side of the 60m road already under execution as no land on the northern side of the road shall be possible to be acquired in view of Airport security reasons. The proposed road ROW shall be 100 m. in order to maintain the continuity. However in the first phase 45m could be develop as land is available for 45m only. This road stretch mostly forms part of Zone - G being dealt by AP-1 unit. (Refer plan A-A)

2.2 Segment 2: ISBT to Najafgarh drain (Length 2.79 Km)

The alignment of the link road in this segment upto Sector - 24 has a ROW of 60m, but in the rest of the stretch up to the drain it is 30m as per approved Dwarka Plan and modification approved by TC on 2.07.2002. No consideration has so far been given towards increasing the ROW of this road, however, widening could be considered as the land has just been acquired. In this stretch also the proposed ROW shall be 100.0m and in the first phase 60.0m could be constructed. This shall involve processing amendment in the sector plans of Sector 23, 24, 25 and 26 of Dwarka Phase - II. (Refer plan B-B)

2.3 Segment 3: Najafgarh drain to Najafgarh Road (length 7.36Km)

The alignment proposed in MPD - 2001 had a ROW of 100m over this stretch. However, while preparing the DFR for this corridor, it was found that the alignment along the H.T. Line was no longer feasible and thus, a modified alignment was proposed for the same.

As per cross sectional requirements, the new alignment was planned with ROW of 80m. This appeared to be in order at that time as it was to meet with NH10 at Kanjhawala crossing that would ultimately lead to the 100.0m ROW road on the outer periphery of Rohini. However, it was subsequently felt that it must link Lok Nayak Puram (Bakkarwala) properly and as such, the corridor could be aligned along the H.T. line following the original alignment near Bakkarwala so that it could become a viable link for the said segment. This alignment meets with the 100m ROW arterial through Rohini. (Refer plan C-C)

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2.4 **Segment 4: Najafgarh Road to NH10** (length 8.43 Km)

In this stretch the Link Road would have ROW of 100m as indicated on the plan. (Refer plan D-D)

3.0 **Proposal for rationalization of ROW**

In view of the above facts and based on discussions held on the subject on 10.04.2003, it was felt that the Link Road could have uniform ROW all through as that would ensure proper hierarchy for the entire corridor that is expected to have consistent level of inter and intra city traffic all along. Certain issues as described hereafter need to be considered in this context:

3.1 **NH8 to ISBT**

Over this segment, the ROW has to be 100m, in the first phase only 60.0m road could be developed. However, it cannot be increased towards the northern side because of established uses under Airport Authority. It would thus be necessary to add 40m strip width towards southern flank of the existing ROW link to take care of any future widening/improvement. Same will be the situation at ISBT where plans have been frozen with the northern flank of the Master Plan road being fixed. The increase in the ROW has to be eccentric here as well.

3.2 **ISBT to Najafgarh drain**

The ROW of the Master Plan road over this segment has to be 100m ROW after adjustment in geometry near the ISBT that could allow concentric widening over this segment. In the first phase 60.0m road could be developed. This shall involve processing of amendment in the sector plans of Sector 23, 24, 25 & 26 of Dwarka Phase - II.

3.3 **Najafgarh drain to NH10**

The ROW of the entire corridor over this segment will be 100m and the corridor must meet the 100m ROW road through Rohini across NH10. Additional links to Dwarka Phase - II, wherever feasible could be provided for improved connectivity. Lok Nayak Puram Scheme would have a proper access as part of this proposal.

4.0 **Summary of affected structures:**

As per the feasibility report the road between Nh-8 to Dwarka, ISBT is already under execution by PWD, GNCT Delhi and DDA with a 60.0 m ROW road, which covers the

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first phase development, there are no structures in this stretch. However if the road would be widened to 100.0 m ROW a number of farmhouses would be affected. In other three stretched a total number of 216 properties / structures would be affected, details may be seen as annexure -I

5.0 Recommendations

- i) In view to achieve uniform ROW of this road connecting NH-1 with NH-8, the road ROW of 100.0m has been proposed.
- ii) In view of the fact that a 60m link road is already under execution in the first phase, the remaining 40.0m space of 100.0m ROW be kept reserved.
- iii) This road will be joined with 100.0m ROW road of Rohini and thus will connect NH-1 with NH-8.
- iv) The relevant plans are laid on table for consideration of the technical committee.

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H. S. Singh (H.S.)
D.M.

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Annexure - I

SUMMARY OF AFFECTED STRUCTURES

Sl. No.	Type of Properties	Dwarka ISBT to Najafgarh Drain (Ch. 00.0 to 2.798)	Najafgarh Drain to Najafgarh Road (Ch. 2.798 to 10.178)	Najafgarh Road to NH10 (Ch. 10.178 to 18.602)	Total
1.	Hut	6	7	12	25
2.	Well	7	8	12	27
3.	Open Plot with Boundary wall	Nil	42	56	98
4.	Pucca Building	Nil	15	37	52
5.	Pucca W/Kundi	Nil	1	1	2
6.	Farm House	Nil	1	Nil	1
7.	Open Farm Land	Nil	Nil	3	3
8.	Factory Building	Nil	Nil	5	5
9.	Shops	Nil	Nil	3	3
	Total	13	74	129	216

(28)
42/C T.C. Item No 40/2003
J.C. Me no 6/04

DELHI DEVELOPMENT AUTHORITY

Agenda for Technical Committee

SUB: POLICY FOR NOTIFICATION AND DE-NOTIFICATION OF DEVELOPMENT AREAS OF DDA.
(File No.3(55)2003)MP

1.0 BACKGROUND:

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.

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.

- 2.0 The matter was discussed in the Technical Committee in its meeting held on 30/09/2003 and Technical Committee decided to constitute a committee with officers from the concerned organisation / departments i.e. (I) Land & Bldg. Deptt., GNCTD, (II) Land Management, DA (III) MCD (IV) Engineering Deptt., DDA and (V) Planning Deptt., DDA with Director(TYA) as the convenor.

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3.0 Accordingly a meeting of the Committee held on 17/10/03 in the office of Commr.(Plg.), DDA and the following proposals have been worked out:-

3.1 Policy for notification of Development Areas:

- The proposed area should form part of the proposed urban extension or a specific scheme where DDA has a role in planning, development, building controls and land management.
- There should be a structure plan/overall schemes/Zonal Plan for the area.
- Existing villages/unauthorised colonies/built up areas in a large development areas should be integral part of the development area so that continuity of planned development, services, transport network etc. could be maintained. For villages, development plans should be prepared on priority, so that whenever the area is denotified, these plans are also transferred to the MCD/Local Body. It is also suggested to notify such villages (revenue boundaries) as Urban under Section 507-A of DMC Act.
- The Acquisition of land should be done within a period of 3 years after an area is notified as development area for planned development.
- The time frame/programme for development area should be mentioned in the notification and accordingly, the development scheme should be completed/handed over within the specified time period by the concerned local body.

3.2 Policy for Denotification of Development Area:

- Engg. Deptt. to certify that there is no major development work pending the development area and services can be handed to the MCD/Local Body
- The Plg. Deptt. to certify that the change of land use has been notified and approved layout plans and detailed schemes for majority of the areas proposed for denotification exists and there is no major planned work involved in the area proposed for denotification. Piecemeal denotification should be avoided and an effort should be made to denotify the area as a whole conforming/relating to its notification as Development Area.
- Bldg. Deptt. to certify that the Bldg. Activity alongwith the records can be transferred to MCD/Local Body and there is no major pending action to be taken in respect of Building permission/unauthorised construction in the buildings.
- Lands Deptt. to indicate that there is no major pendency of land acquisition in the area and the acquisition/disposal of major area has been completed. Lands Deptt. also to indicate the status of court cases in respect of encroachments land acquisitions and other land management issues.

3.3 Other Recommendations :

- i) Building Byelaws 1983 may be amended so that building permissions for urban/rural villages and regularised/unauthorised colonies in development areas are dealt with

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- ii) The notification of development area/denotification of development area should be based on the revenue boundaries/khasras.
- iii) Farm Houses, Motels and other such activities should not be sanctioned in the development areas of the DDA.
- iv) No consolidation of land in villages be undertaken as development area by the Lands & Bldg. Deptt.
- v) The record of 'development areas' may be computerised alongwith record, which has already been taken by the Land Management Branch.

3.4 It is further suggested to constitute a committee under CLM-I, DDA with CE(HQ), Addl. Commr. (Plg.)-II/Addl. Commr. (Plg.)-III, Dir(Bldg.) and Dir(LM) as the convenor to examine and give the recommendations in respect of specific proposals for notification and denotification of the Development Areas of DDA. The Committee may also co-opt other members and invite the representative of Land & Bldg. And MCD wherever necessary.

3.0 Recommendations:

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

27/11/93

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Revised Agenda

39/C TC Item No 40/2003
6/2004

Agenda for Technical Committee

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

- 1.0 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.

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.

- 2.0 The matter was discussed in the Technical Committee in its meeting held on 30/09/2003 and Technical Committee decided to constitute a committee with officers from the concerned organisation / departments i.e. (I) Land & Bldg. Deptt., GNCTD, (ii) Land Management, DA (iii) MCD (iv) Engineering Deptt., DDA and (v) Planning Deptt., DDA with Director (TYA) as the convenor.
- 3.0 Accordingly, a meeting of the Committee held on 17/10/2003 in the office of Commr.(Plg.), DDA and the following proposals have been worked out :-

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3.1 Policy for notification of Development Areas:

- The proposed area should form part of the proposed urban extension or a specific scheme duly approved by the Authority/Govt. of India.
- There should preferably be a structure plan/overall schemes/Zonal Plan for the area.
- Existing villages/unauthorised colonies/built up areas falling within the plan may form part of the development area for integrated planning of essential services, transport network etc.
- The acquisition of land should be completed preferably within a period of 3 years of notification by the Lands Deptt.
- The time frame/programme for development of the area be also prepared in consultation with Lands, Engg. & Finance Wing.

3.2 Policy for Denotification of Development Area

The Development Areas for denotification may be categorised as (i) built up areas, and (ii) other areas, such as planned developments/urban extensions. In built up areas, a survey should be done identifying vacant lands including DDA, Gaon Sabha, Govt. lands, which are potential for planned development. Accordingly, denotification proposal should exclude vacant areas/DDA lands.

Accordingly, the proposals for denotification of built up areas from the Development Area shall be first examined with respect to status of land and identifying vacant/sparsely built areas which are to be excluded from denotification. Lands Deptt. shall examine the status of DDA/Gaon Sabha lands and verify if these have been handed over to the Engineering Deptt. for fencing and development. The Planning Deptt. would prepare plans for utilisation of such lands for planned development and disposal, before such areas are denotified from the Development area.

In case of other areas, such as planned developments/urban extensions, the denotification shall be done as given below:-

- i) Engg. Deptt. to certify that there is no major development work pending the development area and services can be handed over to the MCD/Local Body.
- ii) Bldg. Deptt. to certify that the Bldg. Activity alongwith the records can be transferred to MCD/Local Body and there is no major pending action to be taken in respect of Building permissions.
- iii) Lands Deptt. shall verify that there is no pendency of land acquisition in the area and DDA/Gaon Sabha lands have been handed over to Engg. Deptt. for development as per approved plan.
- iv) The Plg. Deptt. to verify that there is no major planning work involved in the area proposed for denotification.
- v) Piecemeal denotification should be avoided and effort be made to denotify the area as a whole conforming / relating to its notification as Development Area.

37/C


3.3 Other Recommendations :

- i) Building Byelaws, 1983 may be amended so that building permissions for urban / rural villages and regularised / unauthorised colonies in development areas are dealt with.
- ii) The notification of development area / denotification of development area should be based on the revenue boundaries / khasras.
- iii) Farm Houses, Motels and other such activities should not be sanctioned in the development areas of the DDA.
- iv) No consolidation of land in villages be undertaken as development area by the Lands & Bldg. Deptt..
- v) The record of 'development areas' may be computerised alongwith other land records jointly by the Land Management Branch, Planning Wing and Engineering Wing.

3.4 It is suggested to constitute a committee under CLM-I, DDA with CE(HQ), Addl. Commr.(Plg.)-II/Addl. Commr.(Plg.)-III, Dir(Bldg.) and Dir(LM) as the convenor to examine and give the recommendations in respect of specific proposals for notification and denotification of the Development Areas of DDA. The Committee may also co-opt other members and invite the representative of Land & Bldg. And MCD wherever necessary.

4.0 Recommendations:

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


21-1-04
Dir.(Plg.) TTA.

36/C

T.C. Dly. No. 11/2002

AGENDA FOR THE TECHNICAL COMMITTEE

**SUB: BEAUTIFICATION OF CITY OF DELHI: IMPROVEMENT OF
APPROACH ROAD BETWEEN CENTRAL LIBRARY AND ART
FACULTY IN DELHI UNIVERSITY AREA.**
[F.5 (13)/2002/MP]

1.0 INTRODUCTION:

1.1 A detail exercise for preparation of road development plan including various details for parking, street furniture, lighting, bus stops, signages etc. was implemented on the approach road to Vikas Sadan. During the meeting held by Hon'ble LG, Delhi, it was decided that the exercise of this kind should also be undertaken for some other select roads in Delhi to set example on road development plan. LG, Delhi, desired that the locations are to be identified and work on the same be started on the similar lines by the Architect who has designed the approach road to Vikas Sadan.

1.2 Accordingly, following sites / areas identified for detail road development plan and approved by Hon'ble Lt. Governor, Delhi are:

- i) Approach road between Central Library and Art Faculty in Delhi University Area
- ii) Road from AIIMS Crossing to IIT Flyover in Zone F, South Delhi.
- iii) Area around Laxmi Nagar District Centre in East Delhi.
- iv) Road No. 41, Pitam Pura.
- v) Janak Puri main road.
- vi) Road leading from Pankha Road to Dabri in Dwarka.

(ANNEXURE-A)

1.3 Simultaneously, the involved initial actions which were identified for approval of Hon'ble Lt. Governor, Delhi, are also given in **ANNEXURE - A.**

1.4 This agenda is for "Approach Road between Central Library and Arts Faculty in Delhi University Area & Plaza Botanica off Probyn road"

2.0 DESCRIPTION:

2.1 **Project Area** - As stated in earlier paragraph, the project area in Delhi University Campus is bounded by Central Library in South, Arts Faculty building in North, Probyn Road in West and Patel Marg in East (hereinafter called **Main Plaza**). The space between these two important buildings of the university has a vehicular accessibility between these two roads at two ends. A central circular plaza in front of the entres of the Central Library and Faculty of Arts main building enshrines the statue of Swami Vivekananda. Some features like DUSU Office, Mill Booth, Students Welfare Canteen, parking etc. are scattered around the area as shown in physical survey map. Rest of the area is lying open dotted with number of trees.

Plaza Botanica is an area situated opposite to the **Main Plaza**, off the Probyn Road. Department of Botany is situated behind the park on north.

2.2 **Transfer of Land** - The area belongs to Delhi University Area. The Vice Chancellor, Delhi University was requested to arrange for transfer of the project area / site for development and management. The Executive Engineer of Delhi University has confirmed in writing that DDA is allowed to go ahead with development work. (Reference: Letter of SE/CC-12, DDA dated 9th January 2003).

2.3 **Physical Survey** - Detailed survey along with initial levels and also the layout of the services available of this area has been handed over to the Consultant Architect M/s Pradeep Sachdeva Design Associates.

- 35/C
- 2.4 A site inspection cum meeting with Vice Chancellor, Delhi University was held in December 2002. The Consultant, M/s Pradeep Sachdeva Design Associates has explained the scheme with the help of concept drawings.

The concept of the development features includes as under:

2.4.1 Improvement of the Approach Road between Central Library and Art Faculty:

- i) Pedestrianise the road.
- ii) Clean up the building facade.
- iii) Visual unification of buildings and spaces.
- iv) Barrier-free movement.
- v) Harvest all rainwater and improved drainage.
- vi) All sculpture and art.
- vii) Improved general lighting.
- viii) Cucking for future services.
- ix) Enhance landscaping with bold effects.
- x) Improved signage system.

2.4.2 Further the Consultant made a presentation of the additional part of project i.e. the improvement of the area, the park along Chhatra Marg, opposite Department of Botany. The proposed features concepts are:

- Pedestrianise.
- Limited parking at the entrance.
- To retain existing trees.
- Central Court having labyrinth walk through
- Sculpture as centre.
- Botanical plants preferably on stones
- Entrance lighting

2.5 Follow up actions:

2.5.1 No. of meetings held to discuss various issues. Salient decisions are as under:

- a) Building materials to be used, should be user friendly, economical, durable and easily replaceable by Road Owning Agencies.
- b) Stretch of roads to be handed over back to the Road-Owning-Agencies after improvements done for maintenance purpose etc.
- c) The approximate expenditure incurred for Vikas Sadan Scheme may be basis for tentative cost of these projects also.
- d) Existing services within R/W shall be retained. Any specific improvement, if essentially required, could be suggested by Consultant as a part of improvement scheme, which are to be discussed with the service providing agencies before including in estimates.
- e) The agreement will restrict the fee to the Consultant to estimated cost or actual cost whichever is less.
- f) For smooth implementation of the scheme, a co-ordination committee having representatives of all concerned agencies (a representative from PWD/MCD/DELHI JAL BOARD/TRAFFIC POLICE, DELHI ETC.) be constituted. The convenor for this Committee shall be concerned Executive Engineer from BDA. This circular can be issued from Lt. Governor's Office as was done in case of Byovers or with approval of Lt. Governor by EM Office.
- g) The issue regarding funding / maintenance and also the addition of Vasant Kunj Road, Botanical Plaza of Delhi University and Extension of Aurbindo Marg upto Qutub Minar Area shall be further discussed by Commissioner (Plg.) and EM to the VC and LG.
- h) The suggestions of the Consultant to involve Beneficiaries of the scheme at planning stage was also agreed in principle. This issue also would be discussed by Plg. and Commissioner (Plg.) with VC & LG before putting up the scheme.
- i) All service providing agencies would be requested to complete their work along it is over a next 2-3 months so that the improvements made by under the scheme can be taken up.

2.5.2 A review meeting of all on the above project was held on 28th July 2003. Salient points of decision of the meeting is / are as under:

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"It has proposed that Rs. 800/- per sq. mtr may be taken as the basis for finalizing the agreement subject to the actual costs, whichever is less.

It was further pointed out that the proposed Botanical Plaza of Delhi University could not be included initially. The issue was earlier submitted to EM for consideration. Inclusion of Botanical Plaza was not allowed in the project vide earlier order of EM (DATED 13th June 2003), as these works are non-remunerative. In case, the same is required to be included, the approval of Hon'ble LG, may be sought by Planning Wing."

2.5.3 The Consultant, Pradeep Sachdeva Design Associates vide dated 1st July, 2003 has submitted the preliminary drawings as follows:

- i) Survey plans of the sites.
- ii) Design proposal
- iii) Electric and drainage layout plans.
- iv) Bill of quantities :
 - a) Civil work and plumbing
 - b) Electrical and lighting.

These are explained in the later paragraphs.

2.6 LG Meeting:

2.6.1 Weekly meeting of DDA held on 24th June, 2003 - "Redevelopment work of Delhi University - LG desired that the Engineering Wing may check the work being taken up at the Vice-Regal Building. He also desired that the redevelopment of the roads be taken up by DDA on priority on the same pattern as that the Vikas Sadan. Commr. (Plg.) was asked to approve the plan within this week."

2.6.2 Weekly meeting of DDA held on 1st July, 2003 - "Development of University Plaza - Commr. (Plg.) stated that drawings from the Architect has been received and discussed and the same could be put before the Technical committee. LG desired that in the meantime tenders for the work may be called so that there is no delay in implementation of the scheme. EM, DDA, was advised to discuss the matter with the private architect."

2.6.3 A meeting on presentation of the scheme at Raj Niwas held on 15th September 2003, Shri Pradeep Sachdeva Design Associates presented concept drawings of "Approach road between Central Library and Art Faculty and Botanical Plaza in Delhi University."

Botanical Plaza named "**Plaza Botanica**" is lying opposite to the Main University Plaza along Chhatra Marg in front of the Department of Botany. Initially the *Plaza Botanica* was not included in the project area, now the same has been decided to be included in the project (the minutes of the meeting is enclosed at ANNEXURE - B).

2.7 **Agreement:** - An agreement between the Delhi Development Authority and the Consultant M/s Pradeep Sachdeva Design Associates, New Delhi - 110047 for preparation of plan of "Improvement of approach road between Central Library and Art Faculty and space off Probyn Road to be known as "Plaza Botanica" is being entered into based on the discussions / decisions at various stages stated above.

3.0 PROPOSAL:

The Consultant submitted a concept proposal, which is described as under:

University Plaza - Area = 20,000 sq. mtr.

This plaza is proposed to be developed on the access road within the Delhi University Campus, between Probyn Road and Patel Marg. The present vehicular road at the main axis of the campus is proposed to be a pedestrian zone where a large plaza is proposed. This plaza will serve as a unifying feature between the various activities in the campus.

The entrance to the University Plaza will be defined by an archway where a small entry area serves as a buffer to the internal space. An elaborate information panel at the entrance serves as a notice board. It is also proposed to have the **Map** of the University and one of Delhi to acquaint the students with the layout of the area. This map will be carved in stone and integrated with the pavement pattern.

The design of the Plaza complements the character of the buildings surrounding the space. Keeping the axis of the road and the layout of the buildings, the space is designed along the formal lines of the existing axis.

A central walkway lined by trees substitutes the present road. The walkway paved in Bricks adds a rich texture and colour to the pedestrian zone. Seats along the paths break the length of the walk till one encounters the central space where the plaza expands. The entry to the Central reference Library and the Arts Faculty is defined as the focus of the Plaza. It is defined by a landscaped space in the centre. A change of material and design in paving further adds definition to the space.

Development Features:

- Building Facades to be cleaned up and lit.
- Visual unification of Buildings and spaces.
- The space is to be Barrier Free Movement zone for the Disabled.
- Improvement in Drainage and facilities for Rain water Harvesting.
- Addition of Sculpture and art in outdoor space.
- Improved General lighting
- Standardize Signage systems within the campus.
- Provisions for Future Services.
- Enhance landscape effect.
- The space within the Plaza will be a poster free zone and a poster wall will be located at the entrance.
- Miscellaneous buildings like the canteen, supermarket, milk booths, etc. are to be redesigned and integrated with the new scheme.

Plaza Botanica: Area = 5,000 sq. mtr.

Open spaces being a necessity to urban life, the park along Chhatra Marg is proposed to be developed as an attractive feature. The Plaza is primarily meant for the students to relax in a contemplative environment, especially in the evenings.

The name *Plaza Botanica* is derived from its proximity to the University Botanical Gardens.

The Development is designed to retain its current function as a park.

Design Features:

- A labyrinth walkway at the centre of the plaza adds a focal point to the space.
- A series of steps along the central feature serves as seats. The space is designed to hold informal performances by students.
- A link from the Plaza to the Vice Chancellors Office will be provided via the Mughal Gardens.
- Botanical prints from the university archive will be translated in an outdoor medium such as stone and displayed in the Plaza.

The Object of Developing the two plazas is to improve the quality of spaces available to the students in the University. It is hoped that these two spaces would stimulate further development in the physical and visual character of the University Campus.

The drawings submitted in this regard are:

- i) University Plaza - Plan of Plaza - 1: 300
- ii) Drainage Scheme - 1:300
- iii) Internal Lighting - Electrical drawing - Dwg. No. KES-786-E-01C.
- iv) Physical survey: Topographical Survey of Delhi University Central Library.
- v) Topographical Survey - 1:800 - Dwg. No. SAC/02/485.

The bill of quantities for (a) Civil work - Plumbing and (b) Electrical and lighting, received from the Consultant, has been sent to Executive Engineer, ND-11, DDA, for examination and necessary action.

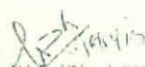
4.0 Screening Committee Decision:

The proposal was discussed in the 227th meeting of Screening Committee held on 21.11.03 vide Item no.118: 2003. Decision is reproduced as follows: -

"...On the onset of the presentation by the Consultant Pradeep Sachdeva, V.C. was of the opinion that this project should not have come to the Screening Committee. However, it has been noted by the Screening Committee. The Proposal shall be got approved from the Technical Committee. Further, it was decided that the MOU with Delhi University be entered requesting the University for proper up-keep maintenance & management. Before taking up the work, the administrative/ financial sanction shall be taken from EM/ FM."

5.0 RECOMMENDATION:

The concept design of the proposal, as submitted by the Consultant, in view of the above discussions / decisions, is put up for consideration of Technical Committee for approval for further preparation of project drawings by the Consultant.


J.L. Dir. (Pig.) TT


Dir. (Pig.) TT

17/11/03

26 31/12 T.C. Item No 8 / 2004

AGENDA FOR TECHNICAL COMMITTEE

Sub: Change of landuse of 2700 sqm. of land from public & semi public facilities to Govt. use.

(File No. PP/R/1070/02)

The district Courts has been handed over 3 hect. of land along outer ring road near Madhuban Chowk for C/o District Court building which is almost at completion stage. Asstt. Registrar (Gen) High Court of Delhi has requested for allotment of additional land for C/o Lawyer's Chambers at Rohini.

3 Hect. of land which was handed over for C/o District Court was in PSP-IIA & II-B area in Rohini. The change of land use in public & semi public facilities to Govt. use was processed as a part of Zonal Plan at Zone 'H' and was approved. On the recommendation of the then Director (Plg) Rohini and further process in the case by Institutional Branch, the then VC, DDA dt. 25.10.02 approved land allotment of 2700 sqm. land in favour of Delhi Govt for Law & Judicial Deptt. for setting up of Lawyer's chamber of Dist. Court at Rohini subject to amalgamation of 3 plots measuring 1350 sqm. and 2 plots measuring 650 sqm. each.

The 2700 sqm. of land is a part of PSP area and as per MPD-2001, the Dist. Court comes under Govt. landuse. As Lawyers chamber is a part of Dist. Court, therefore, it comes under Govt. land use.

In view of the above, the change of land use of 2700 sqm. of land in PSP-IIA, & II-B in Rohini is proposed to be change from public and semi public facilities to Govt. use.

The case is submitted to the Technical Committee for approval of said change of landuse.

Anil Barai

15.12.2003

(ANIL BARAI)

- Dist (Plg) Rohini

-30/L TC Item No 9/2004

Agenda for Technical Committee

Sub: - Proposal of a Petrol Pump on the DND Flyway by NOIDA Toll Bridge Co. Ltd.(NTBC)

File No: - F 7(19) 2003-MP

1.0 BACKGROUND.

- i) Vice President, NOIDA Toll Bridge Co. Ltd vide letter dated 24-6-03 addressed to VC, DDA has requested for NOC for development of Petrol Pump and allied activities along the DND Flyway.
- ii) Subsequently vide letter dated 14-8-03, Vice President, NTBC Ltd requested Secretary Land & Building, GNCTD to confirm as the original lessor, that the L & B Department, has no objection to setting up of the Petrol pump with allied facilities on the land measuring 19,000 sqm. in Khasra No. 594, 595, 646, 647, 897, 892, 894, 8885, 882, 880, 878, 876, 870, 874, 902, 9900. As intimated in the letter, the said lands have been given on lease to the NTBC Ltd. for a period of 31 years by L & B Department, GNCTD.
- iii) Dy. Dir (CL) vide File No. F 13(4) 2003/CL/DDA forwarded the case for examination.
- iv) A meeting was held under VC, DDA on 8-10-03 to discuss the issue of setting up of retail outlet by NTBC Ltd on the DND Flyway, in which it was decided to examine the proposal with relation to the Lease Terms & Conditions.
- v) Comm (LD) vide note dt 25-11-03 forwarded the file to Planning Department for preparing the Agenda for TC.

2.0 PROPOSAL of NTBC Ltd.

NOIDA Toll Bridge Company Ltd. has submitted the following proposal for issue of NOC on a **site measuring 19,000 sqm** (Plan attached-Annexure-A). The facilities proposed, are as under. The area proposed for each facility has not been indicated.

- i) Petrol pump/Service station facilities with 7 dispensation units.
- ii) Kiosks - Eight nos.
- iii) Tyre shop - one
- iv) Quick repair workshops - 4 nos.
- v) Office Block
- vi) Convenient store
- vii) Toilet block adjoining Convenient Store.

38 29/2

The proposed site of Petrol pump and allied activities extends 80 m inside the river bed area, south of the Toll Bridge for a length of about 250 m along the DND flyway, coming to Delhi from NOIDA side.

3.0 EXAMINATION OF THE PROPOSAL.

i) Examination as per MPD-2001 provisions

Master Plan Provisions

- a) As per MPD-2001 provision,
Petrol pumps are permitted
in the following Zones.

RD (Residential)

C1 (Retail & General Business),

C2 (wholesale & warehouse),

M1 (Light & Service industry)

M2 (Extensive industry)

The proposed area falls in the broad Landuse
category of "Agriculture and Water Body"
under sub category of "River & Water Body(A-4).

In view of the above provisions of MPD-2001, Petrol Pumps are
not permitted in the Use Zone category under "Agriculture &
Water Body", where the site proposed is located.

- b) The maximum size of Petrol Pump recommended in MPD-2001 is
45"m x 33"m i.e. 1485.0 Sqm, whereas the proposal is for 19000
Sqm.

i) To set up Petrol pump & allied activities as proposed by NOIDA Toll
Bridge Company, the proposal will require change of Landuse from
"Agriculture & Water body" to "Commercial.". Any proposal in River Basin
requires clearance from Yamuna Standing Committee of Central Water
Commission, Government of India, recently while considering the proposal of
"Complex for Cricket & Football Stadium" along NH-2 Bypass, Yamuna
Standing Committee, Central Water Commission, CoO in their 62nd meeting has
observed that no commercial activities should be planned on the flood plane
of River Yamuna and any activity in the flood plane should conform to the
Flood Plane Zoning norms. (Annexure -II).

iii) The site proposed for NIBC Ltd for Petrol Pump and allied activities
will affect the proposal of Football & Cricket Stadium Complex which
stands approved by the Authority.

iv) In the memorandum of understanding executed in April, 1992 between
NOIDA, Delhi Administration, ILFS Ltd, the following is the scope of project:
which describes the works related to only approach roads and bridge.

- 35-28/C
- (a) Eight-lane-corridor Bridge across river Yamuna with approximate length of 550 metres.
 - (b) Approach road on the Maharani Bagh side of Delhi area with the embankment as required for grade separation and alignment with the existing main corridor.
- v) In Delhi Lands Lease-Deed executed between President of India and NOIDA on 23rd October, 1998 indicates as under:

Clause-9 : "The Delhi Lands are being vested with the Sub-Lessee under this Agreement **expressly and solely for the purpose of enabling the Sub-Lessee to implement the Project including for the purposes of developing, establishing, designing, constructing, Operating the maintaining the NOIDA Bridge.** The Sub-Lessee shall have the right to develop any further facility or structure as may be authorized under the Development Rights, which may be granted to the Sub-Lessee under the Concession Agreement."

The Development rights included in the Deed is as under :

"The Concessionaire shall make use of all Development Rights granted to it in such a manner so as not to impair the general integrity of the Project and with full regard for the safety of all Users and shall implement the Development Rights so as to avoid danger to any such persons."

In the Clause 17-b, Deed further indicates as under : "That it shall not use or allow to be used the Delhi Lands for any purpose other than the express purpose of implementation of the Project for which such Delhi Lands have been leased to it by the lessor under the terms and conditions hereof;"

vi) Development Proposals suggested by NEERI

The "Environmental Management Plan for Rejuvenation of river Yamuna" which has been assigned to National Environmental Engineering Research Institute, Nagpur (NEERI) by DDA, in its report submitted on September, 02 in para 3.8.1 has recommended as under :

" In no case, significant volume of fillings shall be brought into the riverbed from outside in order to maintain the carrying capacity of the river. Removal of dredged material from the riverbed altogether is recommended."(Annexure-C).

The proposal will require substantial land filling in the site indicated in the Plan measuring 19,000 Sqm. to bring it up to the desired level.

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4.3 CONCLUSION: -

(i) The change of land use from 'agricultural and waterbody' to 'commercial' will be required from Ministry of Urban Development & Poverty Alleviation, as indicated in para 3.i(a). The size of the petrol pump will also require modification in the Master Plan, as indicated in para 3.i(b). The site will also require reworking as per the Plan of Cricket & Football Stadium Complex approved by the Authority..

(ii) As per para 3.ii, the approval of Yamuna Standing Committee, Central Water Commission, Govt. of India will be required.

(iii) The Lands Department may examine whether any modification is required in the lease documents as indicated in para (iv).

5 RECOMMENDATIONS:

In view of the facts explained at para 3 & 4 above, the proposal is submitted to Technical Committee for its consideration.

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12/7/04

26/1

KEY PLAN

TO NOLDA

THE

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ANNEXURE - 3

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47/2 24/2

The proposal was discussed during the 62nd meetings and Committee did not agree with the proposal and was of the view that commercial activity should be planned on the flood plains of river Yamuna and any activity in the flood plains should conform to flood plain zoning norms.

DDA submitted a revised proposal to the Member-Secretary of the Committee on 20-9-2002 for consideration by the Committee. The salient features of the revised proposal were explained by the representative of the DDA in the meeting. Briefly he explained that the location of the scheme had been shifted towards west of ILFS (Noida Toll Bridge). The Barapulla nallah is not affected by the new proposals and the proposal of multi-purpose commercial complex (5.00 Ha.) had been dropped. Further no construction had been proposed in the area under 50 years cycle flood zone. Since bunds had already been constructed for ILFS (Noida Toll Bridge), the proposed development would not require any substantial fresh construction of bunds. However, engineering details including land filling proposal would be worked out after the conceptual land use plan is approved. These details would be submitted to the Yamuna Committee for approval before execution.

The representative of Irrigation Deptt. of NCT of Delhi questioned the flood risk mapping of the area submitted along with the proposal by DDA. He was of the opinion that the areas marked as 1 in 50 years flood zone is in fact getting flooded almost every alternate year. Thus there was a need to once again review the flood risk mapping of the area before approving the proposal. He also informed that there are a number of natural drains passing through this area and out falling into river Yamuna. Their alignment and proposal for re-alignment had not been indicated in the proposal.

27/C 42 J.C.E. on 10/2004

SUB: CHANGE OF LANDUSE FROM PUBLIC SEMI PUBLIC (FC-53) TO COMMERCIAL, AREA MEASURING 2.84 HA. AT WAZIRPUR DMRC PROJECT.
F.3(81)2001/MP/Pl.H

1.0 BACKGROUND

DMRC has submitted proposal for the change of landuse of an area measuring 2.84 ha. from Public and Semi Public (FC-53) to Commercial, including the operational use and for the property development to meet out the financial implications of project cost. Government of India has already allowed property development along MRTS route at appropriate locations.

2.0 MASTER PLAN FOR DELHI - 2001 - PROVISIONS ABOUT LAND USE

In the Master Plan for Delhi 2001 the landuse of land under reference has been (yet to be finally notified by Government of India) indicated as Public and Semi Public Facilities. In the Zonal Plan of Zone-H, the land use has indicated as Green based on the approved layout plan of Facility Centre 53.

Since this is a case of permissibility of the station as well as commercial development, therefore, it requires change of landuse from PSP to Commercial (non-hierarchy Centre).

3.0 EXAMINATION

- (i) The land under reference is located in triangular portion on the junction of Road No. 41 and the Ring Road. This land is on the northern side of the Subhash Place District Centre, which is being developed by the DDA near Wazirpur.
- (ii) The issue regarding the change of land was earlier considered in the various meetings of DDA and also has been discussed at the level of Secretary (UD), Ministry of Urban Development and Poverty Alleviation, wherein it was conveyed by DDA that in view of existing use as green, it is not a feasible proposition for construction of the commercial area alongwith station in Green Area.
- (iii) However, in the meeting taken by LG, Delhi on 05.01.2004, it has been decided to process the change of landuse for Wazir Pur area also. Copy of the minutes annexed.
- (iv) Shri Ajit Singh, Architect, DMRC visited the office of Additional Commissioner (Planning)-II on 20.01.2004 and the exact area dimension of site and location of the land under reference have been identified.
- (v) Authority vide resolution no. 18/2003 has resolved the following:

"Keeping in view the above, it is proposed that DMRC be allowed to develop the properties allotted on permanent basis in areas upto 3 ha. other than recreational use on the basis of norms of 25% ground coverage and 100 FAR which will take care of the operational requirement as well as property development on a particular site without processing the change of landuse".

43 21/2

4.0 PROPOSAL

Since in Wazirpur alongwith station, commercial development has also been proposed by DMRC, it will require change of land use from public and semi public to commercial. It is proposed to process the change of land use under Section 11-A of Delhi Development Act, 1957 from Public and Semi Public facilities to Commercial (non-hierarchy centre) with the development norms as approved by DDA i.e. 25% ground coverage and 100 FAR. An area measuring 2.84 ha, and location of the land under reference has been indicated on the copy of the plan (laid on table). The land under reference is surrounded by the following:

North	:	District Green (Part of FC-53)
South	:	District Centre (Road NO. 11)
East	:	Wazirpur District/Ring Road
West	:	District Green (part of FC-53)

5.0 RECOMMENDATIONS

The above proposal given in para 4.0 above is put up for consideration of the Technical Committee, once it is approved it shall be processed for the change of land use as per procedure of Delhi Development Act under Section 11(a).

30/C 44

SUB: CHANGE OF LANDUSE FOR THE DMRC PROJECT IN VISHWA VIDYALAYA AREA FROM PUBLIC TO SEMI PUBLIC TO RESIDENTIAL (3.05 HA.) AND RESIDENTIAL TO COMMERCIAL (0.77 HA.).
F.20(2)2000/MP/Pt.

1.0 BACKGROUND

The DMRC vide their letter dated 12.01.2004 has requested to DDA for processing the change of landuse from the public and semi public to residential for area measuring 3.05 ha. and , from residential to commercial for an area measuring 0.77 ha. As per the Cabinet approval 6% of the cost of the project to be realised through property development.

2.0 MPD 2001 AND ZONAL PLAN PROVISIONS

- (i) **Landuse:** The landuse of the land measuring 3.05 ha. is public and semi public as per the Zonal Development Plan of Zone 'C' where as the landuse of 0.77 ha. land is residential.
- (ii) **Development Controls as per zonal Plan:** Development Control norms of Zone-C as stands approved for Zone-C where in the development controls norms applicable to the residential have been as under:

Bungalow Plot (4000 sqm and above for Group Housing)
 Development norms shall be as per DDA resolution no. 184 dated 24.12.1980 and 38/93 dated 23.03.1993 i.e.

a)	Ground Coverage	25%
b)	FAR	75
c)	Height	11-M (35')
d)	Density	62-75 ppa or 15 Dus/Acre (38 Dus/Hact.)

Plots other than Residential

Development norms for such plots shall be worked out keeping in view the urban form studies within the prescribed code of MPD-2001 so as to maintain the existing character of the area.

- (iii) The issue regarding change of landuse has been discussed in the meeting taken by LG, Delhi wherein it has been decided to process change of landuse (copy of the minutes annexed).

3.0 EXAMINATION

- (i) The land under reference is part of the MRTS corridor from Vishwa Vidyalaya to Central Secretariat. It is the first point of this corridor. The land under reference is located on both side of the road of the Mall Road.

45-191C

The land where DMRC is proposed for construction of the residential accommodation is having an area of 3.05 ha. the location of this land has been indicated on the plan. The land under reference is falling in the Bungalow Area of the Civil Lines Zone.

- (ii) The land of area 0.77 ha. is also falling in the Bungalow Zone of the Civil Lines of Zone-C.
- (iii) Authority vide resolution no. 18/2003 has resolved the following:

"Keeping in view the above, it is proposed that DMRC be allowed to develop the properties allotted on permanent basis in areas upto 3 ha. other than recreational use on the basis of norms of 25% ground coverage and 100 FAR which will take care of the operational requirement as well as property development on a particular site without processing the change of landuse".

The proposal under reference is not covered by above resolution.

4.0 PROPOSALS

- (i) It is proposed to take up the change of land use for an area 0.77 ha from "residential" to "commercial" and 3.05 ha from public and semi public to "residential" under section 11(a) of DD Act. The locations of these sites have been indicated on the copy of the plan, laid on the table. Development control norms for land proposed for residential use shall be governed as per the provisions of the Zonal Development Plan as given below:

Bungalow Plot (1020 sqm and above for Group Housing)
Development norms shall be as per DDCA resolution no. 184 dated 24.12.1980 and 38/93 dated 23.03.1993 i.e.

a)	Ground Coverage	25%
b)	FAR	75
c)	Height	11-M (15')
d)	Density	62-78 / ha or 15 Dns/Acre (38 Dns / ha)

Plots other than Residential

- (ii) Development norms for such plots shall be worked out keeping in view the urban form studies within the prescribed code of MPD-2001 so as to maintain the existing character of the area.

Or

The development norms approved by Authority as in para 3.0 (iii) for commercial use may be considered.

5.0 RECOMMENDATIONS

The proposal as given in the para 4.0 is put up for consideration of the Technical Committee; once it is approved, the change of land under section 11(a) of DD Act will be processed.

For
22/11/03
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SUB: CHANGE OF LANDUSE FOR AN AREA OF 3.36 HA. IN TRI NAGAR
FOR DMRC PROJECT.
F.20(2)2000/MP/Pt.I

1.0 BACKGROUND

DMRC has taken up the MRTS project from Tri Nagar to Barwala route. Tri Nagar is one of the major stations on this route, occupying an area of 3.36 ha. The route corridor stands approved by the Technical Committee. As per the Cabinet approval 6% of the cost of the project is to be realised through property development by DMRC.

2.0 MASTER PLAN FOR DELHI 2001 AND ZONAL PLAN PROVISIONS

- (i) As per the Master Plan for Delhi 2001, the area under reference where DMRC has constructed station in Tri Nagar falls in recreational as per the Special Area Plan. In the Zonal Development Plan of Zone 'H', yet to be finally notified by Government, the area has also been indicated as green.
- (ii) Master Plan for Delhi 2001 permits permissibility of parks, parking and circulation in all use zones.

3.0 EXAMINATION

- (i) DMRC vide their letter dated 12.01.2004, attached brief report indicating therein the brief write up about the Tri Nagar station is located at 6.82 kilometer away from ISB Terminus. The northern railway line passes to the south west of the site at a distance of 1.5 kms and presently acts as alternate public transport system in the area. This Railway line provides a link to the New Delhi area.
- (ii) At this site station building has been constructed. The site under reference is surrounded by residential areas. The Road 40 has a variety of markets including hardware wholesale market, retail shops, tin wholesale market etc. This is the fourth station in the MRTS has been commissioned. The access to the site is through Road No. 40.

Surround area details are as below:

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

- (iii) Shri Ajit Singh, Architect from DMRC visited the office of Additional Commissioner (Planning)-II on 20.01.2004 and intimated that out of the 3.36 ha., part of land measuring 3585 sqm is yet to be acquired for which separately acquisition proceedings have already been initiated.

44-44 1714

4.0 PROPOSALS

(i) The Metro corridors and station facilities are one of the important projects wherein Government of India, has also allowed for property development to meet out financial implications in implementation of the projects. On this station site DMRC has proposed to develop commercial facilities like ATMs, Beverage Marts, News paper stalls etc. and also small offices like travel agents, lawyer, Chartered Accountant Offices, etc. FAR for this project has been 125.

(ii) Authority vide resolution no. 18/2003 has resolved the following:

"Keeping in view the above, it is proposed that DMRC be allowed to develop the properties allotted on permanent basis in areas upto 3 ha. other than recreational use on the basis of norms of 25% ground coverage and 100 FAR which will take care of the operational requirement as well as property development on a particular site without processing the change of landuse".

The proposal under reference is not covered by above resolution.

5.0 RECOMMENDATIONS

(i) It is proposed to take up the change of land use for an area measuring 3.36 ha. as indicated on the plan (laid on table) from 'recreational' to 'commercial' (Plan hierarchy centre) where development control norms as given in para 4 (ii) above shall be applicable.

(ii) Once, the proposal given in para above is approved, it shall be processed under section 11(a) of Delhi Development Act for change of landuse.

By 
 20/11/2003

16/C
-48-

T.C. Item No 13/04

AGENDA FOR TECHNICAL COMMITTEE

***Sub: Approval of Development Control Norms for Fly Ash Brick
At I.P. Estate (Zone 'O')
(F.13(182)2002/Bldg.)***

1.0 Background

- The land measuring 2.83 Ha (7.00 Acres) has been licensed by DDA to M/s Sand Plast India Ltd. For 20 years. As per Clause 5 of the License Deed the allottee is directed to construct minimum required construction for running Fly Ash Brick Manufacturing on the land licensed to him.

1.1 Change of land use.

The land use of the said plot falling in Zone 'O' was changed from 'Agricultural land/water Body' (use zone A-4) to 'Manufacturing' (use zone M2) vide Notification No. K 13011/16/97----DDIV dt. 12.10.2000.

- 1.2 *The matter is pending in the Hon'ble Court of Chief Metropolitan Magistrate, Delhi. Next date of hearing is 28.01.04. The Hon'ble Court has taken a serious view of the fact that the plans have not been sanctioned so far by DDA and has directed Dy.Dir.(B) to file an upto date Chronological a/c of the details of the case and may pass an adverse judgment if the case is not expedited.*

2.0 Examination

The plot licensed to M/s Sand Plast India Ltd. is at a distance from the proposed 30 mtrs. R/W of road, hence, does not have an approach road and there is no other access to the said plot available at the site(Refer plan enclosed)

- 2.1 The plot falls along the Ring Road adjacent to Inderprastha Power Station. The license can be renewed on mutually agreed terms & conditions. The site is to be used for fly ash brick manufacturing plant. No other use except those to be provided in the Development Control Norms are permitted on this land and the proposed building thereupon.
- 2.2 Condition No. 5 of the License Deed states that the allottee shall be permitted to put up minimum infrastructure and super-structure required for running fly ash utilization unit and any other ancillary unit whose output to be consumed in fly ash brick manufacturing on the land given to him on license.

2.3 Proposal as submitted by M/s Sand Plast India Ltd. on 4.10.2002

Total Plot Area	28312.19 sqm.
Total ground coverage	9584.21 sqm.(33.85%)
Basement	66 sqm. (0.24%)
Total floor area	9650.21 sqm.
FAR	34.08
Maximum height proposed	7.8 mtrs.
No. of floors	One

49 15/2
: 2 :

2.3 Provisions for extensive industry as per MPD-2001.

	<u>Max. ground cov.</u>	<u>Max. FAR</u>	<u>Height</u>
Plot size above 28000 sqm.	30%	60%	9m

Other controls:

Single storey building with basement is allowed basement below the ground floor and up to the maximum extent of ground coverage and shall be counted in FAR.

3.0 Recommendation

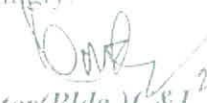
- a) In view of the conditions as stated in Para 2.2 the FAR recommended for the said land is proposed to be restricted as given below:

<i>Max. Ground Coverage</i>	<i>30%</i>
<i>Max. FAR</i>	<i>36</i>
<i>Max. Height</i>	<i>9m</i>

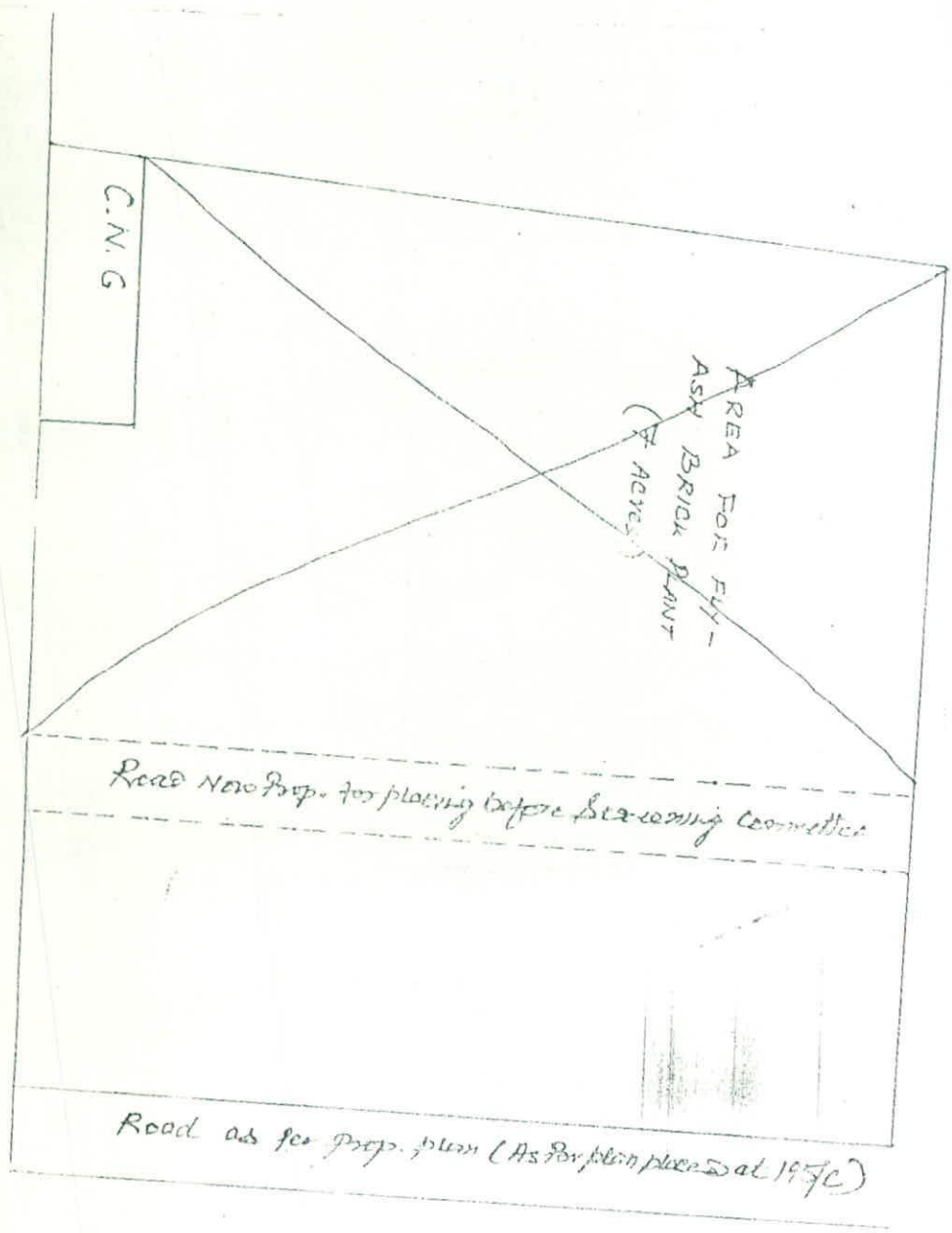
Other norms remaining as per MPD-2001

- b) The road abutting the plot on the southern side perpendicular to the Ring Road connecting the service road with the approach road providing access to the plot is proposed as the approach road to the plot as indicated in the plan laid on table.

- c) After the approval of the proposal as at a), & b) above, the layout/building plans would be sanctioned and Court would be informed accordingly.


Dy. Director (Bldg.) C&I 21/1/04

25 7/11



209-A

13/2

Author	Year	Country	Sample Size	Study Design	Findings
Wang et al.	2006	China	1,000	Case-control	Increased risk of lung cancer with alcohol consumption
Li et al.	2007	China	1,500	Case-control	Alcohol consumption associated with increased risk of liver cancer
Chen et al.	2008	China	2,000	Case-control	Alcohol consumption associated with increased risk of stomach cancer
Wang et al.	2009	China	2,500	Case-control	Alcohol consumption associated with increased risk of esophageal cancer
Li et al.	2010	China	3,000	Case-control	Alcohol consumption associated with increased risk of colorectal cancer
Chen et al.	2011	China	3,500	Case-control	Alcohol consumption associated with increased risk of pancreatic cancer
Wang et al.	2012	China	4,000	Case-control	Alcohol consumption associated with increased risk of bladder cancer
Li et al.	2013	China	4,500	Case-control	Alcohol consumption associated with increased risk of prostate cancer
Chen et al.	2014	China	5,000	Case-control	Alcohol consumption associated with increased risk of breast cancer
Wang et al.	2015	China	5,500	Case-control	Alcohol consumption associated with increased risk of ovarian cancer
Li et al.	2016	China	6,000	Case-control	Alcohol consumption associated with increased risk of endometrial cancer
Chen et al.	2017	China	6,500	Case-control	Alcohol consumption associated with increased risk of cervical cancer
Wang et al.	2018	China	7,000	Case-control	Alcohol consumption associated with increased risk of vaginal cancer
Li et al.	2019	China	7,500	Case-control	Alcohol consumption associated with increased risk of uterine cancer
Chen et al.	2020	China	8,000	Case-control	Alcohol consumption associated with increased risk of thyroid cancer
Wang et al.	2021	China	8,500	Case-control	Alcohol consumption associated with increased risk of parathyroid cancer
Li et al.	2022	China	9,000	Case-control	Alcohol consumption associated with increased risk of adrenal cancer
Chen et al.	2023	China	9,500	Case-control	Alcohol consumption associated with increased risk of testicular cancer
Wang et al.	2024	China	10,000	Case-control	Alcohol consumption associated with increased risk of penile cancer
Li et al.	2025	China	10,500	Case-control	Alcohol consumption associated with increased risk of vulvar cancer
Chen et al.	2026	China	11,000	Case-control	Alcohol consumption associated with increased risk of anal cancer
Wang et al.	2027	China	11,500	Case-control	Alcohol consumption associated with increased risk of rectal cancer
Li et al.	2028	China	12,000	Case-control	Alcohol consumption associated with increased risk of sigmoid cancer
Chen et al.	2029	China	12,500	Case-control	Alcohol consumption associated with increased risk of cecal cancer
Wang et al.	2030	China	13,000	Case-control	Alcohol consumption associated with increased risk of ileocecal cancer
Li et al.	2031	China	13,500	Case-control	Alcohol consumption associated with increased risk of terminal ileum cancer
Chen et al.	2032	China	14,000	Case-control	Alcohol consumption associated with increased risk of cecocolic cancer
Wang et al.	2033	China	14,500	Case-control	Alcohol consumption associated with increased risk of hepatic cancer
Li et al.	2034	China	15,000	Case-control	Alcohol consumption associated with increased risk of splenic cancer
Chen et al.	2035	China	15,500	Case-control	Alcohol consumption associated with increased risk of pancreatic cancer
Wang et al.	2036	China	16,000	Case-control	Alcohol consumption associated with increased risk of biliary cancer
Li et al.	2037	China	16,500	Case-control	Alcohol consumption associated with increased risk of gallbladder cancer
Chen et al.	2038	China	17,000	Case-control	Alcohol consumption associated with increased risk of duodenal cancer
Wang et al.	2039	China	17,500	Case-control	Alcohol consumption associated with increased risk of jejunal cancer
Li et al.	2040	China	18,000	Case-control	Alcohol consumption associated with increased risk of ileal cancer
Chen et al.	2041	China	18,500	Case-control	Alcohol consumption associated with increased risk of cecal cancer
Wang et al.	2042	China	19,000	Case-control	Alcohol consumption associated with increased risk of sigmoid cancer
Li et al.	2043	China	19,500	Case-control	Alcohol consumption associated with increased risk of rectal cancer
Chen et al.	2044	China	20,000	Case-control	Alcohol consumption associated with increased risk of anal cancer
Wang et al.	2045	China	20,500	Case-control	Alcohol consumption associated with increased risk of vulvar cancer
Li et al.	2046	China	21,000	Case-control	Alcohol consumption associated with increased risk of vaginal cancer
Chen et al.	2047	China	21,500	Case-control	Alcohol consumption associated with increased risk of uterine cancer
Wang et al.	2048	China	22,000	Case-control	Alcohol consumption associated with increased risk of endometrial cancer
Li et al.	2049	China	22,500	Case-control	Alcohol consumption associated with increased risk of ovarian cancer
Chen et al.	2050	China	23,000	Case-control	Alcohol consumption associated with increased risk of breast cancer

大英一千九百零九年

REPORTS ON THE ACTIVITY OF THE

PROPOSAL FOR CHANGE OF USE
OF A SITE MEASURING 4.0 HECTARES
FROM A4 (VEHICLE & WATER BODY) TO
(MANUFACTURING) FOR SETTING UP
A BRICK PLANT NEAR L.
POWER STATION.

NOT TO SCALE	DATE
SCALE	20.1.93/11.4.98

[illegible]

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CHANGE OF LAND USE NOTIFIED BY GOVT. OF
INDIA VIDE NOTIFICATION NO.K-150416/97-DTBS
DT.12.10.2000.FOR LAND MEASURING 4.0 HAC.
SAPP,IN ZONE 'O' FROM 'AGRICULTURAL LAND
WATER BODY (A-4)' TO 'MANUFACTURING (M-2)

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~~251~~ P/L 52

TO BE PUBLISHED IN THE GAZETTE OF INDIA
PART-II SECTION 3 SUB SECTION (II)

No.K-13011/16/97-DDIB
GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
(DELHI DIVISION)

New Delhi, dated the 12th Oct., 2000.

NOTIFICATION

Whereas certain modifications which the Central Government propose to make in the Master Plan for Delhi/Zonal Development Plan regarding the area mentioned hereunder were published with Notice No.F.20(16)95-MP dated 25.9.98 in accordance with the provisions of Section 44 of the Delhi Development Act, 1956 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice:

2. WHEREAS one objection/suggestion was received with regard to the proposed modification and whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan;

3. NOW, THEREFORE, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi with effect from the date of Publication of this Notification in the Gazette of India.

MODIFICATIONS:

- (i) "The land use of an area measuring about 3.79 ha. (9.36 acres) located in the Dheerpur DDA and bounded by Outer Ring Road (Road No.50) in the North, Sr. Sec. School/Primary School in the East, Recreational/Balswa Lake in the South and Recreational/Sr. Sec. School in the West, is changed from 'Residential Use' to 'Commercial Use' (Non-Hierarchical Commercial Centre)."

Contd. 2/-

- (ii) "At page 134 (LHS) of the Gazette of India Part II Section 3 sub section (ii) dated 1.8.90 under the heading of 'Grade Separators' the following is added after Sl. No.13:-

14. "Yamuna Bridge Connecting Ring Road (Maharani Bagh) to NOIDA."

- (iii) "The land use of an area measuring about 11.61 ha. (28.67 acres) falling in Jangpura, Zone 'D' (New Delhi Area) and bounded by existing Railway Line/Govt./Railway land in the East, Railway line and Govt./Railway land in the South (and Railway line and Sewerage Treatment Plant in the West, is changed from 'Manufacturing' to 'Residential' (5.54 ha.) and 'Commercial' (6.07 ha.)".

- (iv) "The land use of an area measuring about 4.00 ha. (9.88 acres) falling in Zone 'O' (River Yamuna Area) and bounded by proposed Recreational use in the North, proposed 45 M R/W road in the East, proposed 30 M R/W road in the South and Ring Road (30 M R/W) in the West, is changed from 'Agricultural Land Water Body' (Use Zone A-4) to 'Manufacturing' (Use Zone M-2)".

(MAHENDRA KUMAR)

Under Secretary to the Govt. of India

To

The Manager,
Govt. of India Press,
Mayapuri, Ring Road,
New Delhi.

Copy to :

The Joint Director (MP), DDA, Vistas Minar, I.P. Estate, New Delhi (with 20 spare copies) with reference to his letter No.F..5(24)92-mp.Pt.I/522 dated 5th April, 2000 with the request that consequential modifications may be carried out in the Master Plan for Delhi and copies thereof may be supplied to the NDMC/MCD/DUAC/T&CPO and other concerned authorities and publicity may be given through press.

Contd.../

10/55
T.C.D.E. No. 14/04

DELHI DEVELOPMENT AUTHORITY
TRAFFIC & TRANSPORTATION UNIT

AGENDA FOR TECHNICAL COMMITTEE

SUB : PARKING -CUM- COMMERCIAL COMPLEXES PROPOSAL OF MCD

FILE NO : F.3(1)2004-M.P.

1.0 : BACKGROUND

A reference has been received from Commissioner (MCD) vide his D.O. letter no. PSC/CO/372 dt. 31.12.2003 addressed to Vice Chairman-DDA. As per this letter it has been informed that MCD has to develop modern parking areas to solve the parking problem in Delhi, in compliance to the report submitted by them to Hon'ble High Court of Delhi on three monthly basis. The proposal submitted are as follows :-

- A) South Extension Market Part I & Part II
- B) M-Block, Greater Kailash - I
- C) Shastri Park, Karol Bagh Area

These three sites have been identified by MCD in consultation with Infrastructure Development Finance Company (IDFC) with whom MCD has a MOU to promote public/private partnership. These modern parking system will be underground/funded by allowing the developers to exploit commercial component to raise the resources, investment and management of modern parking system. In these proposals, the MCD intends to follow the principle similar as being followed by DDA i.e. 70% parking space and 30% commercial space. As a background, it is informed that DDA's first experimental multi level project has been envisaged to be taken up in Nenru Place with the same principle duly approved by the Technical Committee in its meeting held on 28.9.99 and authority's resolution dt. 6.8.2000 which has been submitted to Min. of UD&PA for approval.

The detailed drawings of these projects have not been submitted, therefore, information is based upon as contained in the annexure to the above letter.

2.0 : PROPOSAL

The brief of the three projects submitted by MCD is as follows:-

A) South Extension Part I & Part II

A basement parking complex under the parks on both sides of South Extension Market are envisaged. The commercial complex is to be developed where at present electric sub station and park exists on ground level. The ESS is proposed to be

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relocated to an alternative site. In addition, there will be pedestrians links below the ring road to facilitate passenger movement on either side which is already under construction as informed by MCD to inter-link the two markets. The area description is as follows:-

Sl.No.	PARTICULARS	AREA (SQM.)
1.	Area for commercial development (presently under ESS)	2250
2.	Area for basement parking South Extension-II	5000
3.	Area for basement parking South Extension-I	3600

PARKING DEMAND AND SUPPLY AT SOUTH EXTENSION

Description	Peak Demand (ECS)	Supply (ECS)	Gap (ECS)
Total on street	922	759	- 163
Total off street	597	315	- 282
Grand Total	1519	1074	- 445

ISSUES WHICH NEED TO BE CONSIDERED BY TECHNICAL COMMITTEE OF DDA

S.No	Issues	Allowable	Proposed for the project
1.	Parking area: Commercial area	70:30 (at Nehru Place parking complex)	74:26
2.	FAR	1.0	1.33
3.	Building height	15 m	25 m
4.	Maximum ground coverage	33% of plot area	40% of plot area
5.	Land use		Commercial
6.	Nallah coverage		Permission to cover south side nallah by developer

It is proposed to provide additional parking space by covering nallah on the south.

B) M-Block Market, Greater Kailash -I

c) In this proposal, the MCD has identified three locations. There are two off street parking sites on the east and west side of the M-Block market. It is proposed to develop parking cum commercial complexes on both these parking lots. The details are as follows:

Area Description of West Parking lot :-

S.No.	Particulars	Area (SQM.)
1.	Parking lot	2324.70
2.	Taxi-Stand (Two permanent rooms)	17.98
3.	Milk Booth	7.705
4.	MCD site office	36.49
5.	Garbage Transfer Station (Dhalao)- Under construction	66.4
6.	Toilet I + II (partly constructed)	128.85
7.	Shops on north side	98.77

Area description of East Parking lot:-

Sl.No.	Particulars	Area (SQM.)
1.	Parking lot	2280.0
2.	Taxi Stand	10
3.	Tube Well	13.43
4.	Temp Stall	6.4
5.	Toilet I + II	51.59
6.	Transformer I + II	87.96
7.	Shops on north side	199.92

ISSUES THAT REQUIRE CONSIDERATION OF TECHNICAL COMMITTEE OF DDA

Sl. No.	ISSUES	ALLOWABLE	PROPOSED FOR THE PROJECT
1.	Parking area : Commercial area	70:30 (at Nehru Place parking complex)	78:22
2.	FAR	1.0	1.2
3.	Building Height	15 m	15 m
4.	Maximum Coverage	33% of plot area	40% of plot area
	Approach road to nallah		Around 150 m approach road through DDA park to nallah parking
6.	East and West land use		Commercial

The third site identified by MCD by way of covering of nallah.

c) Shastri Park, Karol Bagh Area

It is proposed to develop a basement parking complex in the designated parking lot measuring 4620 sqm. at Shastri Park with the provision of a commercial complex.

ISSUES TO BE ADDRESSED BY DDA

Sl.No	Issues	Allowable	Proposed for the project
1.	Parking area : Commercial area	70:30 (at Nehru Place parking complex)	71:29
2.	FAR	1.5	1.0 (calculated based on whole plot)
3.	Building height	No restriction	No restriction
4.	Maximum Ground coverage	40% of plot area	40% of plot area
5.	Land use		Commercial

3.0 : PLANNING OBSERVATIONS

- a) The proposal submitted by MCD could not be examined in detail in the absence of detailed drawing for each project.
- b) The technical committee while examining the policy for multi level parking has considered various suggestions and observations submitted by various agencies and they desire various planning issued on each project may be examined within the given guidelines.

♦ **LANDUSE PERMISSIBILITY** :- Parking being one of the utilities is permissible in all use zones. However, from planning point of view, it is desirable that multi level parking be developed preferably in the designated parking spaces or in the vacant areas (forming part of undeveloped green) in the layout plan. Multi Level Parking project shall not be provided in area under regional park/ridge.

♦ **Minimum size of plot** :- Size of multi level parking plot should ideally be 4000 sq.mt. However the smaller size of the plot, if technically feasible can also be considered.

♦ **Commercial component** :- In order to compensate the cost of multi level parking and also to fulfill the growing need of parking spaces within urban areas, it may be desirable to permit the maximum of 30% of gross floor area proposed to be

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developed for multi level parking as commercial/office utilisation.

- ♦ **FAR and Height** :- Maximum height as well as permissible FAR need not be prescribed but the same will be subject to height of the surrounding development and specific clearance from the concerned agencies (DUAC, Delhi Fire Service, Airport Authority, Traffic Police etc.). The total parking space to be decided based on surrounding road capacity.
- ♦ **Setbacks** :- Setbacks as specified in the Master Plan/approved layout plan shall be applicable. However in exceptional circumstances relaxation may be made after detailed studies.
- ♦ **Basement** :- Master Plan provisions about basement shall be applicable. Hence, it should be confined within the building, envelope line, Ramps etc. if required may be allowed within the setbacks.

In addition, Technical Committee has also specified the general guidelines for locating the multi level parking project by the concerned local bodies in Delhi as listed below:-

General Guidelines for locating multi level parking project approved by DDA

- ♦ The traffic management scheme of influence area should form an integrated part of the proposal. This would include traffic circulation, entry/exit, and utilisation of spaces vacated for the proposed multi level parking
- ♦ The directions of the Ministry of Urban Development including directions from Hon'ble Courts on the subject be kept in view while formulating the project.
- ♦ To maintain layout facility additional parking if required could be developed below the areas identified/designated as green yet to be developed. The surface level to be developed as green/recreational.
- ♦ The mixed land use policy as recommended by MPD-2001 be duly considered by respective local agencies while working out the economic viability of multi level parking lots
- ♦ The necessary clearance of the scheme required as per law from various agencies e.g. DUAC, DMRC, Traffic Police, Fire Department, Airport Authorities etc. be obtained by project owning agency.

3.1 : AUTHORITY'S APPROVAL:-

A "Policy for Multi-Level Parking" has been approved by the authority vide Item No.66/2000 dated 18.08.2000. RECOMMENDATIONS: The proposal given in para 6 above is place for consideration of Authority, so that once approved these could be referred to the Ministry for its concurrence. The proposals contained in the agenda item were approved by the Authority.

The agenda item contains the recommendations of the Technical Committee with regard to :-

- a) Landuse permissibility
- b) Minimum size of plot
- c) Commercial component
- d) FAR and height
- e) Setback
- f) Basement alongwith the following general guidelines

General guidelines for locating multi level parking project by the concerned local bodies in Delhi

- ♦ The traffic management scheme of the influence area should form an integral part of the proposal. This would include traffic circulation, entry/exit, and utilisation of spaces vacated for the proposed multi level parking.
- ♦ The directions of the ministry of Urban Development including directions from Hon'ble Courts on the subject be kept in view while formulating the project
- ♦ To maintain layout facility additional parking if required could be developed below the area identified/designated as
- ♦ green yet to be developed. The surface level to be developed as green/recreational.
- ♦ The mixed land use policy as recommended by MPD-2001 be duly considered by respective local agencies while working out the economic viability of multi level parking lots.
- ♦ The necessary clearance of the scheme required as per law from various agencies e.g. DUAC, DMRC, Traffic Police, Fire Deptt., Airport Authorities etc. be obtained by project owning agency.

This policy stands submitted to MOUD&PA for approval. The policy after approval may be made applicable to the MCD's proposal by required modifications be submitted by MCD for further consideration.

3.2 Status of the policy with the MOUD &PA.

- ♦ The policy of the multi level parking was submitted to MOUD&PA for its concurrence vide our letter no. F.3(7)97-MP/145 dt. 19.2.2002.
- ♦ A meeting was held under the chairmanship of Jt. Secy.(D&L), MOUD on 22.1.2002 to discuss the policy and norms of multi level parking in Delhi.
- ♦ The parking policy vide letter no. F.13/11/97-UD/.1/338-43 dt. 4.1.2001 was circulated by Dy. Secy.(UD), GNCTD to the concerned local bodies for offering their comments before finalisation.

3.3 : The concerned local bodies may examine the parking lot proposals as per the landuse controls and guidelines duly approved by the Authority and may seek approval from the MOUD&PA.

4.0 : RECOMMENDATIONS

The MCD proposals of the above three projects be got modified within the framework of the guidelines of the Authority and may seek approval from the MOUD&PA after obtaining the concurrence from land owning agency, finance wing, betterment charges if any, fire department and DUAC etc.

[Signature]

[Signature]
J.D.T.T.