

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F.1(14)2005-MP | 229.

Date: 5-8-05

Minutes of 4th meeting of the Technical Committee for the year 2005 held on 22.7.2005.

The list of the participants is enclosed at Annexure 1.

Item No. 15/2005

Sub: **Confirmation of minutes of Technical Committee meeting held on 20.5.2005**
F1(8)2005-MP

The draft minutes of the 3rd Technical Committee meeting held on 20.5.2005 circulated vide this office letter no F1(8)2005-MP dated 9.6.2005 were confirmed, with the following general observations:

(i) In order to curtail delay in issuing the approved minutes of the Technical Committee, henceforth after approval of the draft minutes by VC,DDA, these would be issued as final minutes for necessary action. In case of any deviation / change which may be found necessary at the stage of confirmation of the minutes, necessary corrigendum can be issued.

(ii) VC,DDA also desired that Technical Committee meeting be organized regularly, at least once in a month.

(iii) Action taken reports on the minutes may also be brought before the Technical Committee.

Item No. 16/2005

Sub: **Proposed modification / adjustment in the draft Zonal Plan of Narela Sub City (Zone P - 1)**
F.4(3) 98-MP

The proposal was explained by Director (Narela) stating that, as decided in the meeting held on 16.02.2005 under the chairmanship of secretary (UD), the Draft Zonal Plan of Narela has been reviewed. The salient features of the Zonal Plan were explained. Director(LS) pointed out that there is a need to review the area under the recreational use zone, whereas annexure IV reflects reduction of 247 Ha. of recreational area, the land use break-up table (page 4 of the agenda) reflects only 46 Ha reduction. This needs to be reconciled. After discussion, it was also felt that the width of the proposed road between green belt and Narela sub-city may be rationalized and reduced from 60 mt. to 30 mt. It was also desired by V.C., that the approach for development / conservation of green belt should be spelled out.

The land use under AIR needs to be examined vis-à-vis existing conditions and keeping in view the plans of the AIR for its development. The location of the jail may also be finalized and indicated on the zonal plan.

mafer

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**Sub: Alignment Plan of 80 m R/W UER - III from G T Karnal Road
(NH - 1) to Western Yamuna Canal.
F15(192)03-MP**

To resolve the issue, Technical Committee desired that a committee comprising of Chief Engineer (Rohini/Narela/Elect.), AC(Plg.)III (convener) and Director (Narela and Rohini) will examine the matter and submit its report within 3 weeks to EM,DDA.

Item No. 18/2005

**Sub: Re-development of Public Spaces and Traffic Circulation in
Community Centre, Saket.
F.SA/SZ/HUPW/DDA/F-51/SCM/2004**

The representative of the PWD, GNCTD mentioned that the scheme may be considered in a larger context. It was mentioned that for improving the circulation of the over all area, DMRC has been asked by Transport Department, GNCTD to prepare a scheme for covering of the Nalla. It was explained that the present scheme pertains to the redevelopment and maintenance of the existing Community Centre, Saket and the proposed covering Nalla is for parking which can be later dovetailed with the plans to be finalized by Transport Department/DMRC, if necessary. Accordingly a copy of the redevelopment plan may be sent to Transport Department /GNCTD and DMRC. The plan was approved in principle by the Technical Committee.

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**Sub: Regarding adjustment / change of landuse in re-settlement scheme
at Hastal for a Govt. Hospital.
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The Technical Committee recommended that in view of the fact that there is no existing hospital in the area, the proposal for readjustment of the land use for public and semi public facilities (Govt. Hospital) -1.5 Ha and commercial use(0.52 Ha) be approved under clause 8(ii) A, whereby hospital (up to 200 bedded) is permissible in residential and commercial use zones, as a part of approval of the lay out plan or as a case of Special Permission from the Authority. It was further decided that commercial use may be developed basically for low turnover shops so as to serve the needs of the local population.

msk

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Sub: **Issue of NOC for 4.3 million Gallon capacity Reservoir & Booster Pumping Station at Mundka.**

F13(37)2005/Plg/Dwk

The proposal for acquisition of land measuring 20 Bigha and 2 Biswa (about 4.3 Acs) for DJB for construction of Reservoir and Booster Pumping Station at Mundka was approved.

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Sub: **Construction of Chhat Ghat at the western bank of River Yamuna Near ITO Barrage.**

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The Technical Committee approved in principal the proposal of PWD,GNCTD for development of Chhat Ghat on Western Bank of river Yamuna near ITO Barrage, with the following conditions:

- a) The proposed development should have zero FAR, and will have due emphasis on landscape development.
- b) An effective traffic management plan be work out by the PWD in consultation with Traffic Police for a smooth traffic flow during Chhat festival.
- c) PWD will ensure proper water quality, health and safety of the users.

Lands department DDA will examine status of land and work out the terms and conditions for allotment of land as may be necessary.

Item No. 22/2005

Sub: **Layout plan of 175 ha land with industrial use in Narela Bawana Industrial Area Phase-II, Sector G-1, Narela Subcity Project.**

F17(2)2005-MP

After detailed discussion, Technical Committee desired that the proposed width of internal roads need to be reviewed keeping in view the need for parking, loading/unloading and evacuation in case of any emergency. As such it was suggested that a traffic simulation model may be drawn up for one sector. Also the provision and location of facilities, including informal sector trade / dhabas etc. CNG/Petrol Pump sites etc. may be examined vis-à-vis Master Plan Norms. Commr (Industries), GNCTD mentioned that the progress of the scheme is being monitored by the Supreme Court. Accordingly, it was decided that the modified scheme as soon as submitted by the DSIDC be put up before the Technical Committee in a special meeting.

Mukherjee

Item No. 23/2005

Sub: **Construction of Road under Bridge (RUB) connecting Road No. 58 & 64 passing below Delhi - Gaziabad Railway Line.**
F5(4)96-MP

The proposal for construction of Road under bridge connecting road no. 58 & 64 passing below Delhi-Ghaziabad Railway Line was approved. PWD agreed that they will remove the encroachments on their own for implementation of the proposal. It was also noted that the proposal had also been earlier recommended for approval by the Technical Committee in its meeting held on 25/3/97 with the observation that the detailed intersection design of road no.58 &64 below the Bridge and cross section may be worked out.

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Sub: **Alignment Plan of proposed 60 m R/W road from GT Karnal Road (NH - I) - Singhu Border to Narela Town.**
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Technical Committee observed that in view of the various other UERs, this road may not be constructed as major Urban Extension Road but as an internal connection. As, such the proposed width (60m) of the road be reviewed keeping in view the volume of traffic envisaged and to discourage unauthorized construction along the green belt towards north of the proposed road. It was felt that 30 m width may be sufficient which should be planned so as to integrate with the overall plan of Narela sub-city and to minimize the requirement of land.

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Sub: **Proposed 22 m wide road under via-duct in sector 16(b), Dwarka, Phase II**
F4(16)95/DWK/Plg./Part IV

The proposal of the DMRC for construction of 22 M wide road under via-duct in a stretch of about 750 Mtr. between sector 14 to 16(a), along with improvement of the intersections on both ends, was approved.

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Sub: **Proposed utilization of land in Buland Masjid Area (Shastri Park Extn) in River Yamuna Zone 'O' for Primary School and Graveyard.**
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Keeping in view that the change of land use of the surrounding area towards the River bed has already been notified for the DMRC's IT Park (Shastri Park), the proposed change of land use of land measuring 3.74 Ha. situated between IT Park and Bund Road (Shastri Park Extension) was recommended for approval, subject to approval of the Yamuna Standing Committee (CWC) and NOC from the MCD for the proposed Graveyard/Burial Ground.

Ma/Ku

Item No. 27/2005

Sub: **Proposal for setting up a petrol pump along DND flyway by Noida Toll Bridge Co. Ltd. (NTBC)**
F7(19)2003-MP

The proposal for change of land use for the proposed petrol pump along the DND flyway (about 1485 sq. mts.) was recommended for approval, subject to resolving the land issue between NTBC and Land & Bldg. department, GNCTD, before further consideration of the matter by the DDA.

Item No. 28/2005

Sub: **CLU of site measuring 3923 sqm from 'Recreational'(Distt Park) to 'PSP facilities' (Burial ground) Badarpur.**
F20(13)2005-MP

The Technical Committee recommended for approval ^{of} the proposed change of land use of 3923 sq. mts. from 'Recreational(District Park)' to 'Public & Semi Public Facilities(Burial Ground)' with the condition that no trees will be cut and 'No Objection Certificate' be obtained from the Health Department, MCD for the proposed Burial Ground.

Item No. 29/2005

Sub: **Upgradation of public spaces and traffic circulation facilities at Basant Lok Community Centre, Basant Lok, New Delhi.**
F. SA/SZ/HUPW/DDA/F./SCM/2005

After detailed discussion, the proposal for upgrading of public spaces and traffic circulation at Basant Lok Community Centre was approved in principle, with the observations that the proposed development control norms and provision of parking be checked/ verified by the Chief Architect, DDA.

The meeting ended with thanks to the Chair.


(B K JAIN)
DIRECTOR (DC)



Copy to:

Vice Chairman, DDA In Chair
Engineer member, DDA
Commissioner (Plg.) DDA
Commissioner (LM) DDA
Commissioner (LD) DDA
Chief Town Planner, MCD
Chief Town Planner, TCPO
Chief Architect, DDA
Chief Engineer (Plg.) DMRC
Chief Architect, NDMC
Chief Engineer (Elect) DDA
Addl. Commr. (Plg.) I, DDA
Addl. Commr. (Plg.) II DDA
Addl. Commr. (Plg.) III DDA
Addl. Commr. (MPPR) DDA
Secretary, DUAC
Land & Development Officer (L&DO)
Sr. Architect (H&TP) CPWD
Dy. Commr. of Police (Traffic)
Director (Landscape) DDA

Copy also forwarded to:

Director (TT) DDA
Director (Dwarka)
Director (Narela)
Director (AP) I

for Mu/Gw
5/8/05
JT.DIR. (MP)

List of participants of IVth meeting for the year 2005 of Technical Committee held on 22.7.2005

Delhi Development Authority:

S/Shri

Madhukar Gupta, Vice Chairman,

In Chair

Prabhash Singh, E M

A K Jain, Commr. (Plg.)

V D Diwan, Chief Arch.

H B Jha, Chief Engineer (Elect.)

Arvind Gupta, Addl. Commr. (Plg) II

Ashok Kumar, Addl. Commr. (Plg.) MPPR

Ms.Savita Bhandari Director (LS)

Delhi Police

Mahavir Singh, DCP / HQ/ Traffic

H P S Virk, DCP/Traffic/NR

T C P O

R Srinivasa, Associate TCP

MCD

Shemsher Singh, Sr. Town Planner

DMRC

S D Sharma, Chief Engineer (Plg.)

Special Invitees:

D K Saluja, Director (NP)DDA

Sanjay Malik (AIR)

R K Garg, Director (Air & Doordarshan)

N C Singh, Chief Engineer (NZ) DDA

H C Puri S E DSIDC

S K Chabba, EE DSIDC

Anil Barai, Director (Rohini) DDA

M C Wankhade, Dy. Commr. (Plg.)TPT

Sajan, Chief Engineer (SEZ) DDA

Ashok Ghodeshwar, Arch (SZ) DDA

N D Bharadwaj ACP / DP HQ

T R Gautam, Arch Associate, Slum & JJ MCD

S K Mittal, CE II, PWD

Surender Srivastava, Director (TT) DDA

S P Bansal, Director (Dwarka) DDA

K L Chugh SE (Flood)

Jai Prakash Supdt. (LA) L&B

Pradeep Puri, CEO, NTBC

ma/cw

**DELHI DEVELOPMENT AUTHORITY
- NARELA PROJECT UNIT**

F.15(192)2003/NP/ 182

Dated: 27-9-05

Sub: Minutes of the meeting held under Addl. Commr. (Plg.)-III, DDA on 08.09.05 as a follow up to the decision of the Technical Committee meeting held on 22.7.05

Present:

1. Sh. Prakash Narain, Addl. Commr. (Plg.)-III Convenor in the Chair
2. Sh. D.K. Saluja, Director (Plg.)NP
3. Sh. R.C. Walia, SE (CC-6), Rohini
4. Sh. G.R. Shiromani, SE/CC-7 Narela Project
5. Sh. Ashok Bhattacharjee, Jt. Dir. (NP)
6. Sh. R.S. Sachdeva, EE/RPD-II
7. Sh. R.K. Jain, Asstt. Dir. (NP)

Director (Plg.) Rohini being on leave could not attend the meeting and Jt. Dir. (Plg.) Rohini informed that since he was preparing the presentation material for VC's visit on 13.9.05 he could not attend this meeting.

Initiating the discussions, Sh. D.K. Saluja, Director (Plg.)NP explained the background of the UER-III alignment with respect to the site inspection and meetings held under EM and Technical Committee.

A joint site inspection was held under EM, DDA on 17.7.04 in which it was desired that Director (Plg.)NP shall prepare alternative alignment proposals on Narela side. Accordingly, based on the PT survey supplied by SE/CC-7 alignment proposals were prepared and discussed in a meeting under EM on 27.5.05. After discussion, EM directed that alternative II was desirable as it did not involve any modification on the Rohini side and there shall not be any infructuous expenditure. It was, therefore, desired that the alternative proposal be brought before the Technical Committee for consideration.

Alternative alignment proposals were discussed in the TC meeting held on 22.7.05. Amongst these alternatives, proposal discussed under EM on 27.5.05 was also included as alternative II. Alternative II & IV were discussed in detail in T.C. on 22.07.05 with regard to their merits and demerits. After discussion, it was clear that alternative IV was more acceptable considering that only about 200mt of the road/underground services laid on Rohini side would be affected which could be accommodated by providing green belt without affecting the underground services already laid at site. VC, DDA was of the opinion that this alternative IV was better than alternative II which would require laying of additional 300mt road length involving much more expenditure for the road/services to be borne by DDA. Director (RP) informed that alternative IV would affect the proposed site for 220 KV substation on Rohini side. Accordingly, TC decided as follows:

[Signature]
28/9
JP (MP)

J.D. (MP)'s Office
Diary No. 1488
Dated 28/9

Director (Dev. Control)
DDA, D. Heli
Dated 28/9-05

" To resolve the issue, Technical Committee desired that a committee comprising of Chief Engineer (Rohini, Narela/Elect.), AC (Plg.) III (convener) and Director (Narela & Rohini) will examine the matter and submit its report within 3 weeks to E&M, DDA."

As a follow up to the TC meeting, this meeting was taken by AC-III. An exercise had been done in Narela Project showing the proposed alignment in residential/facility plan of Sector 29 Rohini subcity adjusting 220 KV substation with the same dimensions/size as proposed in Rohini plan. A copy of this plan was given to Jt.Dir.(RP) on 17.8.05.

After detailed discussions, following decisions emerged in the meeting:

1. Since, Dir./Jt.Dir.(RP) could not attend the meeting, it was felt that the matter be examined by Rohini Project in detail on the Rohini side.

Action: Director (Plg.)Rohini Project

2. On the Narela side AC(Plg.)III desired that it may be ensured that alternative IV alignment on Narela side, could be duly implemented. In this regard, SE/CC-7 and Dy.Dir.(LM)North would confirm its feasibility and broadly land availability. This matter could be thus discussed further in the next meeting.

Action: SE/CC-7/DD(LM)North/Dir. (NP)

3. SE/CC-6 desired that a copy of the alternative IV alignment may be given to them to mark the position of services in order to see the feasibility. SE/CC-6 also informed that MCD while taking over the services usually wants them to be part of the R/W itself. Director (NP) was of the view that since this will be a very small length of the underground services just outside the R/W and major portion of the same are in the R/W itself, that MCD may take over the same. This will be confirmed & discussed in next meeting.

Action: SE/CC-7

4. The case is under consideration for some time. No. of meetings and site inspections were taken place. Director (NP) will also prepare a summary of decisions taken during these inspections & discussions for consideration in next meeting.

Action: Dir.(NP)

The above said exercise be completed in 3 weeks time.
The meeting ended with thanks to the Chair.

Rajesh Jain
27/9/05
(Rajesh Kr. Jain)
Asstt. Director (NP)-II

Copy to:

All present in the meeting.

Copy also to:

Commr (Plg.) for kind information pl.

A.C. (Plg.)III

✓ Director (DC)

For concerned file

29/9

Sh. Kumar

DRAFT

72/c

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F.1(14)2005-MP

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If necessary

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70/c
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The meeting ended with thanks to the Chair.

m. k. k.

List of participants of IVth meeting for the year 2005 of Technical Committee held on 22.7.2005

Delhi Development Authority:

S/Shri

Madhukar Gupta, Vice Chairman,

In Chair

Prabhash Singh, E M

A K Jain, Commr. (Plg.)

V D Diwan, Chief Arch.

H B Jha, Chief Engineer (Elect.)

Arvind Gupta, Addl. Commr. (Plg) II

Ashok Kumar, Addl. Commr. (Plg.) MPPR

Ms.Savita Bhandari Director (LS)

Delhi Police

Mahavir Singh, DCP / HQ/ Traffic

H P S Virk, DCP/Traffic/NR

T C P O

R Srinivasa, Associate TCP

MCD

Shemsher Singh, Sr. Town Planner

DMRC

S D Sharma, Chief Engineer (Plg.)

Special Invitees:

D K Saluja, Director (NP)DDA

Sanjay Malik (AIR)

R K Garg, Director (Air & Doordarshan)

N C Singh, Chief Engineer (NZ) DDA

H C Puri S E DSIDC

S K Chabba, EE DSIDC

Anil Barai, Director (Rohini) DDA

M C Wankhade, Dy. Commr. IPlg.)TPT

Sajan, Chief Engineer (SEZ) DDA

Ashok Ghodeshwar, Arch (SZ) DDA

N D Bharadwaj ACP / DP HQ

T R Gautam, Arch Associate, Slum & JJ MCD

S K Mittal, CE II, PWD

Surender Srivastava, Director (TT) DDA

S P Bansal, Director (Dwarka) DDA

K L Chugh SE (Flood)

Jai Prakash Supdt. (LA) L&B

Pradeep Puri, CEO, NTBC

malik



सत्यमेव जयते

316
66-C

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

(Alok Swarup)
OSD to L.G.

No.F.100(3)/2003-RN/C-67/1693-1701

Dated : 18/3/2003

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

47-
203

Callan
24.13.03

In Suppl

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

Aganwal
26/3/03

For total compliance of S.M.C.

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M.L.
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Signature

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

I. Minutes of Technical Committee :

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

II. Industrial Plots :

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

III. Re-modeling of roads :

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

IV. Flyovers :

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

Contd. on page 2.

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Dwarka :

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

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(14)2005-MP

Date:

The 4th meeting of Technical Committee of the DDA for the year 2005 under the chairmanship of VC, DDA will be held on 22.7.2005 at 10.30 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)

Vice Chairman, DDA.
Engineer Member, DDA.
Commissioner (Plg.) DDA.
Commissioner (LM) DDA.
Commissioner (LD) DDA.
Town Planner, MCD.
Chief Town Planner, TCPO. 23370306
Chief Architect, NDMC. 20/7/05 23742984
Chief Architect, HUPW, DDA.
Chief Engineer / Planning, DMRC.
Chief Engg. (Elect), DDA. 26121724
Additional Commissioner (Plg.) II, DDA.
Additional Commissioner (Plg.) III, DDA.
Additional Commissioner (MPPR), DDA. 26125474
Secretary, DUAC. 24619593
Land & Development Officer. (L&DO) (E0/6400) 23022174/2940
Sr. Architect, (H&TP) CPWD. 23079681
Jt. Commr. of Police (Traffic) Delhi. 26190850
Director (Landscape) DDA. 26190611 (26190896 - AW Traffic)

Special Invitees :

Director (NP) DDA

✓ CE (AIR & Doordarshan)

CE (NZ) DDA

C (LM) DDA

✓ DG (Prison) Delhi Police

✓ CE (DSIDC)

Director (Rohini) DDA

Director in Chief CSE Deptt. MCD

Addl. Commr. TPT (Plg.)

For Item Nos

16/2005, 17/2005, 19/2005, 22/2005, 24/2005

16/2005

16/2005

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(14)2005-MP /215

Date: 20/7/05

The 4th meeting of Technical Committee of the DDA for the year 2005 under the chairmanship of VC, DDA will be held on 22.7.2005 at 10.30 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)

Vice Chairman, DDA.
 Engineer Member, DDA.
 Commissioner.(Plg.) DDA.
 Commissioner.(LM) DDA.
 Commissioner.(LD) DDA.
 Town Planner, MCD.
 Chief Town Planner, TCPO.
 Chief Architect, NDMC.
 Chief Architect, HUPW, DDA.
 Chief Engineer / Planning, DMRC
 Chief Engg. (Elect), DDA.
 Additional Commissioner (Plg.) II, DDA.
 Additional Commissioner (Plg.) III, DDA.
 Additional Commissioner (MPPR), DDA
 Secretary, DUAC.
 Land & Development Officer, (L&DO)
 Sr. Architect, (H&TP) CPWD.
 Jt. Commr. of Police (Traffic) Delhi.
 Director (Landscape) DDA.

Special Invitees :

Director (NP) DDA
 CE (AIR & Doordarshan)
 CE (NZ) DDA
 C (LM) DDA
 I G (Prison) Delhi Police
 CE (DSIDC)
 Director (Rohini) DDA
 Director in Chief CSE Deptt. MCD
 Addl. Commr. TPT (Plg.)

For Item Nos

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CE (SEZ) DDA	18/2005
Sr. Architect (SZ) DDA	18/2005
Dy. Commr. of Police MSO Bldg.	18/2005
Pr. Secretary. PWD	18/2005
Town Planner Slum & JJ MCD	19/2005
EE (WBPC) DJB	20/2005
Director (RYP)	21/2005, 26/2005, 27/2005
CE (DSIDC) with his consultant	22/2005
CE II PWD	23/2005
Director (TT)	23/2005, 24/2005
CE (DMRC)	25/2005
Director (Dwarka) DDA	19.2005, 25/2005
CE (I&F) GNCTD	26/2005
Dv. Secretary (LA)	27/2005
L & B Bldg. GNCTD	
Director (API) DDA	28/2005

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3.	17/2005	Alignment plan of 80 m R/W UER III from G T Karnal Road (NH-1) Western Yamuna Canal. F15(192)03-NP	13-17
4.	18/2005	Re-Development of Public Spaces and and Traffic Circulation in Community Centre Saket. F-SA/SZ/HUPW/DDA/51/SLM/2004	18-19
5.	19/2005	Regarding adjustment / change of land use in re-settlement scheme at Hastal for a Govt. Hospital. F20(12)2003-MP	20
6.	20/2005	Issue of NOC for 4.3 million Gallon capacity Reservoir & Booster Pumping station at Mundka. F13(37)2005-Plg./Dwk.	21-22
7.	21/2005	Construction of Chhat Ghat at the Western bank of River Yamuna near ITO Bridge. F3(28)2005-MP	23-24
8.	22/2005	Layout Plan of 175 ha land with industrial use in Narela Bawana Industrial Area Phase II, Sector G-1, Narela Subcity Project F17(2)05-MP	25-29
9.	23/2005	Construction of Road under Bridge (RUB) connecting Road No. 58 & 64 passing below Delhi - Ghaziabad Railway Line F5(4)96-MP	30-32

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(14)2005-MP) 215

Date: 20-7-05

The 4th meeting of Technical Committee of the DDA for the year 2005 under the chairmanship of VC, DDA will be held on 22.7.2005 at 10.30 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)

Vice Chairman, DDA.
Engineer Member, DDA.
Commissioner.(Plg.) DDA.
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Commissioner.(LD) DDA.
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Chief Architect, HUPW, DDA.
Chief Engineer / Planning, DMRC
Chief Engg. (Elect), DDA.
Additional Commissioner (Plg.) II, DDA.
Additional Commissioner (Plg.) III, DDA.
Additional Commissioner (MPPR).DDA
Secretary, DUAC.
Land & Development Officer, (L&DO)
Sr. Architect, (H&TP) CPWD.
Jt. Commr. of Police (Traffic) Delhi.
Director (Landscape) DDA.

Special Invitees :

Director (NP) DDA
CE (AIR & Doordarshan)
CE (NZ) DDA
C (LM) DDA
I G (Prison) Delhi Police
CE (DSIDC)
Director (Rohini) DDA
Director in Chief CSE Deptt. MCD
Addl. Commr. TPT (Plg.)

For Item Nos

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CE (SEZ) DDA	18/2005
Sr. Architect (SZ) DDA	18/2005
Dy. Commr. of Police MSO Bldg.	18/2005
Pr. Secretary. PWD	18/2005
Town Planner Slum & JJ MCD	19/2005
EE (WBFC) DJB	20/2005
Director (RYP)	21/2005, 26/2005, 27/2005
CE (DSIDC) with his consultant	22/2005
CE II PWD	23/2005
Director (TT)	23/2005, 24/2005
CE (DMRC)	25/2005
Director (Dwarka) DDA	19.2005, 25/2005
CE (I&F) GNCTD	26/2005
Dv. Secretary (LA)	27/2005
L & B Bldg. GNCTD	
Director (AP) DDA	28/2005

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10.	24/2005	Alignment Plan of proposed 60 m R/W road from GT Karnal Road (NH - I) Singhu Border to Narela Town F15(11)2004-MP	33-34
11.	25/2005	Proposed 22 m wide road under via - duct in sector 16 (B) Dwarka Phase II F4(16)95-DWK-Plg-Part IV	35
12.	26/2005	Proposed utilization of land in Buland Masjid Area (Shastri Park Extn) in River Yamuna Zone 'O' for Primary School and Graveyard. F9(10)99-MP	36-37
13.	27/2005	Proposal for setting up a petrol pump along DND flyway by Noida toll Bridge Co. Ltd. (NTBC) F7(19)2003-MP	38-46
14.	28/2005	CLU of site measuring 3923 sqm from 'Recreational'(Distt Park) to 'PSP facilities'(Burial ground) Badarpur F20(13)2005-MP	47

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F1(8)2005-MP/172 *

Date: 4-6-05

(a) The draft minutes of the 3rd Technical Committee for the year 2005 held on 20.5.2005.

The list of the participants is enclosed at Annexure I.

Item No. 12/2005

Sub: Confirmation of the minutes of the Technical Committee meetings held on 3.2.2005 & 16.2.2005,
F1(1)2005-MP
F1(4)2005-MP

The draft minutes of the Technical Committee meeting held on 3.2.2005, circulated vide this office letter no. F1(1)2005-MP/53 dated 2.3.2005 and held on 16.2.2005, circulated vide this office letter no. F1(4)2005-MP/80 dated 24.3.2005 were confirmed.

Item No. 13/2005 :

Sub: The proposal of RUB at level crossing Sarai Kale Khan, Nizamuddin, New Delhi.
F5(2)2005-MP

It was observed that there was no representation from the MCD whose proposal is put up before the Technical Committee. It was decided that the proposal may be first considered by the Sub Committee under Commr. (Plg.) DDA. The Technical Committee noted that the proposal is for local / light traffic of Sarai Kale Khan village and adjoining localities and linking of traffic from Master Plan roads on this underpass should not be encouraged.

Item No. 14/2005

Sub: Proposal for High Capacity Bus System (HCBS) in Delhi : Planning Design and Implementation of part corridor from Ambedkar Nagar to Mool Chand.
F5(21)2003-MP

The Technical Committee noted that this is a pilot project of Transport Department, Govt. of NCT of Delhi, which is to be taken up on experimental basis. During detailed discussion the following suggestions were made which are to be kept in view, while implementing the pilot project:

i) The safety of pedestrians and bus passengers to be given utmost importance for which proper pedestrian crossings, pedestrian traffic signals at the location of bus stops and bus shelters, provision of barricading and kerbs along bus stops / bus ways, provision of mandatory doors in buses and flaring of bus ways

I have talked to ADDL CA, the draft minutes of Ser Comm. are not circulated. Only minutes of sub H. is circulated to Master

Comm (Plg.) 15/6

Sh. Chandra

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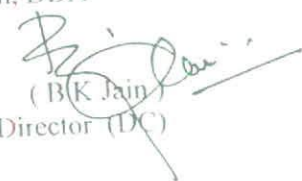
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at the intersections need to be worked out carefully. To avoid bus passengers running across the roads dedicated pedestrian circulation with longer duration of pedestrian signals and access for wheelchairs should be considered.

- ii) Since this is an experimental project, there is no need to resurface the roads by concreting as proposed, because this would cause considerable dislocation of the present traffic besides entailing substantial expenditure which can be avoided.
- iii) The Transport Department should consider developing a proper management structure for functioning of the High Capacity Bus Corridor in close coordination with the concerned departments, especially the Traffic Police.
- iv) The aspect of evacuation of any buses which may stall in the dedicated bus corridor should be given close and careful attention.

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

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


(B K Jain)
Director (DC)

Copy to:

Vice Chairman, DDA
Engineer member, DDA
✓ Commissioner (Plg.) DDA
Commissioner (LM) DDA
Commissioner (LD) DDA
Chief Town Planner, MCD
Chief Town Planner, TCPO
Chief Architect, DDA
Chief Engineer (Plg.) DMRC
Chief Architect, NDMC
Chief Engineer (Elect) DDA
Addl. Commr. (Plg.) I, DDA
Addl. Commr. (Plg.) II DDA
Addl. Commr. (Plg.) III DDA
Addl. Commr. (MPPR) DDA
Secretary, DUAC
Land & Development Officer (L&DO)
Sr. Architect (H&TP) CPWD
Dy. Commr. of Police (Traffic)
Director (Landscape) DDA

In Chair

Copy also forwarded to:
Director (TT) DDA

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

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List of participant of 3rd meeting for the year 2005 of Technical Committee held on 20.5.2005.

S/Shri

DELHI DEVELOPMENT AUTHORITY

Madhukar Gupta, Vice Chairman,
Prabash Sing, E M

In Chair

A K Jain, Commissioner (Plg.)

V D Diwan, Chief Architect

Prakash Narain Addl. Commissioner (Plg.) III

A K Gupta, Addl. Commissioner (Plg.) II

Savita Bhandari Director (LS)

DELHI POLICE

Pradeep Hota DCP (Traffic)

Amit Roy ACP (Traffic)

L & D O

B M Jayant A E, L&DO

T C P O

R Srinivas Associate TCP

SPECIAL INVITEES:

R M Lal, Director (TT) DDA

Pankaj Kumar DGM, RITES

Rakesh Kumar, IIT Delhi

Sandeep Gandhi, IIT Delhi

Sanjay Rastogi G M RITES

Rajneesh Parwal, Manager, RITES

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50/c**Agenda for Technical Committee**

Sub: Proposed modifications/adjustment in the draft Zonal Plan of Narela Sub-city (Zone P-1).

File No.F.4(3)98-MP

1.0 BACKGROUND

1.1 Draft Zonal Plan of Narela Subcity was approved by the Authority for inviting objections/suggestion vide item no. 52/99 on 26/10/99. Accordingly, a public notice was issued. In response to the public notice objections/suggestions were received and were consolidated by the DDA. Accordingly the draft Zonal Plan was modified which was considered by the authority in its meeting held on 17/10/2000, and subsequently the Draft Zonal Plan was submitted to MOUD on 20/11/2000 for its approval/ final notification. However, as per the policy of the Ministry, the change of landuse would be taken up for the areas already notified for acquisition.

DDA organised a seminar on Narela subcity in January, 02. The plan proposals and strategies for development of the project were discussed in detail. As a result of discussions, various important suggestions and recommendations emerged which have necessitated modifications in the draft zonal plan.

1.2 DDA organized a Seminar on Narela sub-city in Jan.'02. The theme of the seminar was "Narela sub-city - A Planned Destination for Future". The seminar was attended by the then Hon'ble LG, Delhi, Minister of Industries, GNCTD, MP's and MLA's, the representatives of various Govt. departments and eminent public and professionals. The plan proposals and strategies for development of the project were discussed in detail. As a result of discussion, various important suggestions and recommendations emerged, which have necessitated modification in the draft zonal plan.

1.3 The preparation of zonal plans of various zones in the urban extension are to be taken up on priority as discussed in the meetings under the chairmanship of Secy. MOUD on 16.2.05 and 16.4.05 (Annexure 'I'). It was desired that DDA should take immediate steps to formulate Zonal development plans for different areas for notification, vis-à-vis draft 2021 proposals and submit the same to MOUD for its consideration/approval.

1.4 MPD-2021 has been notified for calling objections/suggestions on 16.3.05 in which Narela sub-city is shown as zone P-1 and part of urbanized area. MPD2021 has proposed a hierarchical structure and norms of community facilities, which are slightly in variance from MPD 2001.

1.5 As per Draft MPD-2021, the zonal boundaries of zone P-1 (Narela sub-city project) are defined as follows:

North	Delhi-Haryana Border
South	Proposed 60m R/W road between zone P-1 and Zone C

East
West

GT Karnal Road (NH-1)
Western Yamuna Canal

- 1.6 On the basis of Seminar recommendations and further discussions to make Narela and upmarket sub-city, it was proposed that the following could be the destination targets and catalysts of development:-

DESTINATION & DEVELOPMENT CATALYSTS TARGETS :

- Narela Industrial Area
- Bawana Industrial Area
- Metropolitan Passenger terminal (MPT)
- Integrated Freight Complex (IFC)
- Interstate Bus Terminal (ISBT)
- District Center and community Centers, Food & Craft Bazar
- District Sports Center
- Integrated Schools, hospitals & Socio-cultural Centers
- International Exhibition Center/Trade Conference Center
- IIT-Tech Park
- University Centers for research, higher education & colleges
- Construction of 100 m. UER-II, 80 m. UER-I & III and 60 m. R/W roads for connectivity and opening of the area.
- Extension of MRTS routes from Barwala to Bawana and Iolambi Kalan station
- Increase in the frequency of shuttle train service between Delhi and Narela
- Introducing new routes and increasing frequency of existing bus routes
- Relocation of existing grain go-downs to the designated warehousing at IFC
- Relocation of Chemical Market and whole sale markets in IFC
- Development of industrial areas.

The destination targets and development catalysts which form the focus of the approach involve certain modifications in the zonal plan of Narela sub-city:-

1. To provide a University Centre for higher education and research.
2. To provide hi-tech and IT park
3. To provide an exhibition ground alongwith trade cum conference center
4. To provide additional land for manufacturing use (light & service industry)
5. To explore possibilities of extending MRTS route up to Iolambi Kalan

2.0 Examination

- 2.1 The plan of Narela sub-city has been reviewed and it has been suggested that **High value development** should be proposed along major transport corridors as also to properly adjust the green areas at zonal plan level keeping in view the existing large number of high tension lines passing through this area.

2.2 It has also been decided to have prime group housing residential land in sector A1 – A4 where Jail/ court complex/ govt. offices site was proposed earlier and need to be shifted.

2.3 Following are the approval details by SC/TC/Ministry in Narela Sub-city

- i) Sector Plan of A1-A4 for 320 hectares has been approved by the Screening Committee as high value residential development to be developed on group housing basis. The above proposal was approved by the Screening Committee in its meeting held in Oct.'04 which has necessitated relocation of Jail & court site, service centre site and readjustment of landuse in the zonal Plan of Narela Sub-city as the land under 3 HT lines passing through this residential sector which has been proposed as zonal green.
- ii) For water treatment plant to be allotted to DJB. Tech. Committee in its meeting held dt. 25.10.04 decided to earmark 35 hact. of land at Narela.
- iii) An area of 175 hect. has been notified for "manufacturing" use vide MOUD notification dt. 01.03.05 from "Ware Housing & Depot" as per the draft zonal development plan.
- iv) The realignment of 80 mt. UER-I near FCI godown was approved by the technical committee in its meeting held on 12/05/04.
- v) Landuse of an area measuring 290.07 hact. Has been notified by the MOUD on dt. 25/01/05 from rural use zone to commercial and transportation as per the details at Annexure-II.
- vi) The landuse of an area measuring 1506.89 hact. in the west of Delhi Karnal railway line upto western Yamuna canal has been notified by MOUD on dt. 03/01/05 from "Rural use zone to Residential/ Commercial/ Manufacturing/ PSP/ Recreational/ Utility/ Transportation. As per details in Annexure-III.

3.0 PROPOSALS

3.1 Keeping in view the deliberations of the project, it is proposed to modify/adjust the following proposals as highlighted in the Plan laid on table:-

- i) An Education & Research Centre including university with an area of 115.0 hect. has been proposed at the northern part of the sub-city which was earlier proposed under recreational use in Draft Zonal Plan.
- ii) As per MPD-2001 norms, the required number of Petrol Pump sites/CNG stations in the Narela sub-city works out to be 54. There are 12 existing sites which includes one CNG Mega station in Narela project, 6 of the existing sites are located on GT Karnal Road (NH-1) near Singhu Border along the G.T.K. Road, which are affected in R/W or mandatory green belt which needs to be dealt as per policy. The remaining sites are proposed to be located at layout level as per prevailing MPD / Guidelines.

The location of P.P. as shown in the ZDP are notional and shall be the part of detail layout plan / detail road alignment plan in conformity with the MPD guidelines.

- iii) Prime Group Housing residential pockets are proposed in Sector A1 - A4. Keeping this in view, the jail/ court complex site/ govt. office site measuring 56 ha. earlier proposed to be located in this sector is proposed to be shifted in Sector B-3 & B-8 in the north & south of 60m R/W road near the AIR Khampur with reduced area as decided in the meeting of Vice-Chairman
- iv) Apart from the above modifications/adjustments, the 'residential' landuse along UER-I, II & III have been proposed to be changed to 'Public-Semipublic' uses, which will be detailed out in sector layout plans with specific premises for specialized institutions apart from general public and semi-public facilities / community facilities as per norms.

3.2 Consequent to the above said notifications/adjustments, the landuse analysis of Narela sub-city as per draft zonal plan referred to the Ministry and now proposed landuse are as follows:

Landuse	As per the draft Zonal Plan submitted to MOUD Area in ha. (%)	As per Modified plan Area in ha. (%)
Residential	3165 (42.9)	3165.00 (42.97)
Commercial	566 (7.7)	391.00 (5.30)
Public & Semi-Public facility	875 (11.9)	945 (12.82)
Govt. Offices	16 (0.2)	16.00 (0.2)
Utilities	327 (4.5)	285.2 (3.87)
Manufacturing	308 (4.1)	477.00 (6.46)
Recreational	1029 (14.0)	1006.80 (13.68)
Circulation	1079 (14.7)	1079.00 (14.70)
Total	7365 (100.0)	7365.00 (100.0)

* Out of the two existing pockets of AIR (i.e. FA-8 and FA-12 as shown on the Zonal Development Plan) measuring about 179 ha., 20% of land shall be under PSP use & balance shall be kept as green.

Pocketwise modifications in the Zonal Plan are placed as Annexure IV.


3.4 Proposed modifications/adjustments:

- i) Public & Semi Public Facility Area is proposed to accommodate University and other Specialized Institutional areas in the modified plan. This adjustment has been done from recreational area which shall be compensated by two large pockets under A.I.R. along NII-1 to develop with 80% open area.
- ii) Commercial area has been reduced by 175 ha. i.e. from 566 ha. to 391 ha. which has been added to manufacturing landuse as per notification of the ministry explained at para 2.3(iii) above.

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- iii) However, all the zonal level facilities shall be accommodated in various land uses proposed as per MPD-2021 norms. A net area of 625 hac. Is required to accommodate the zonal land PSP facilities as per draft MPD-2021 in 24 Facility Centres. An area of 945 ha. has been proposed from PSP uses which includes the University Centre, there is therefore enough cushion to accommodate for there future facilities for the area. Details are given in the draft report.
 - iv) Destination targets viz. Narela Industrial Area, Bawana Industrial area, Metropolitan Passenger Terminal, IFC, ISBT are integrated in the plan. 4 district centres and 12 community centres are also proposed in the Zonal Development Plan. One sports complex, integrated school, hospital category 'A' & 'B' are proposed in sector A-7. Other facilities included in the destination targets shall be duly integrated while detailing out the PSP areas.

4. RECOMMENDATIONS:-

The proposed modifications/adjustments in the draft Zonal Plan as explained in Para 3.0 above is placed before the Technical Committee for consideration and approval so that zonal plan is forwarded to MOUD.


Ashok Bhattacharjee
Jt. Director (Plg.)NP


Rajesh Kumar Jain
Asst. Director (Plg.)NP


D. K. Saluja
Director (Plg.)NP

6 45/e Annexure - I

Minutes of the meeting held on February 16, 2005 at 12.00 noon under the Chairmanship of Secretary (Urban Development) regarding the guidelines for setting up of petrol pumps in urban areas/urban extension/rural areas.

The following were present:

- (i) Shri Madhukar Gupta, Vice-Chairman, DDA
- (ii) Shri P.K. Pradhan, Joint Secretary (DL), M/O UD
- (iii) Km. S. Aparna, Director (DD), M/O UD
- (iv) Shri A.K. Jain, Commissioner (Planning), DDA
- (v) Shri R.K. Singh, Commissioner (LD), DDA
- (vi) Shri S.K. Goel, FA (Housing), DDA

2. Joint Secretary (DL) mentioned about the background and references received from IOC and BPCL regarding non-issue of NOC by DDA for setting up of petrol pumps on private agricultural land in Delhi. He referred to the regulations issued by DDA in October, 2003 for setting up of petrol pumps in Rural Use Zone/Rural areas, subsequent order fixing conversion charges and order laying down modalities issued by DDA and further references regarding clarification whether these regulations are applicable in urban areas/urban extension. Though the regulations mentioned that petrol pumps will be permitted on Government/DDA/private land in urban areas (including urban extension areas) and in the rural use zone/green belt, the subsequent norms and building standards refer to petrol pumps in rural use zone/green belt only. Hence a point was raised as to whether it should be made applicable to urban areas/urban extension as well or not. During discussions it was agreed that on private land where land use has not been specified or it is agricultural/rural, petrol pumps should be permitted as has been permitted in the rural use zone/green belt. It was decided that clarification should be issued to DDA accordingly.

3. During discussions, Secretary (UD) mentioned that DDA should take immediate steps to formulate zonal development plans for different areas for notification. Since private sector participation is proposed to

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be encouraged in the Master Plan - 2021, notification of the zonal plans should be done quickly and need not be co-related with acquisition of land by DDA. Vice-Chairman, DDA informed that DDA proposes to introduce Structure Plans in each zone in which the main roads and trunk facilities to be developed by DDA would be indicated and various use zone would be delineated in grids for further development. It was suggested that basic parameters like provision of open space/green, EWS housing etc should be laid down so that any development taken up in the private sector adheres to the laid down norms.

AC (MPC)
AC (U)
AC (U)

4. During the discussions it was mentioned that zonal plans pertaining to zones G, H & K were earlier submitted by DDA to Ministry but were not considered since land had not been acquired by DDA. It was decided that DDA would examine and indicate whether in the context of MPD 2021 the zonal plans already submitted would undergo any change or they need to be processed in the original forms as submitted earlier. DDA would also start preparing zonal plans for other zones and submit the same to the Ministry.

AC (U)

5. In view of the proposed private sector involvement in development, DDA should also work out the conversion charges as well as the development charges to be levied. It would be more appropriate to work out conversion factors for different land uses so that once the same is approved, actual amount to be charged can be computed based on the land rates.

6. It was also decided that DDA should take action for submitting proposal for amendment to Master Plan in respect of Development Control Norms for schools, hotels, hospitals etc. which are useful so that they can be processed for modification to the MPD 2001.

DC (U)

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REGD. NO. D.L.-33004/99



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

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शहरी विकास मंत्रालय

(दिल्ली इभाग)

अधिसूचना

नई दिल्ली, 25 जनवरी, 2005

का.आ. 97(अ).—यतः निम्नलिखित क्षेत्र के सम्बन्ध में कुछ संशोधन, जिन्हें केन्द्र सरकार दिल्ली मास्टर प्लान-2001 में करने का प्रस्ताव करती है, दिल्ली विकास प्राधिकरण द्वारा दिल्ली विकास अधिनियम, 1956 (1957 का 61) की धारा 44 के प्रावधानों के अनुसरण में दिनांक 3 जुलाई, 1998 की सार्वजनिक सूचना फाइल संख्या 20(17)/95-एम.सी. द्वारा प्रकाशित किए गए थे और उक्त अधिनियम की धारा 11-क की उप-धारा (3) द्वारा यथापेक्षित आपत्तियाँ/सुझाव उक्त सूचना जारी होने की तारीख से 30 दिन के अन्दर आमन्त्रित किए गए थे।

2. यतः प्रस्तावित संशोधन के बारे में एक आपत्ति/सुझाव प्राप्त हुआ था और यतः केन्द्र सरकार ने मागलों के सभी पक्षों पर ध्यानपूर्वक विचार करने के बाद मास्टर प्लान-2001 में संशोधन करने का निर्णय लिया है।

3. अतः, अब केन्द्र सरकार उक्त अधिनियम की धारा 11-क की उप-धारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए भारत के राजपत्र में इस अधिसूचना के प्रकाशन की तारीख से दिल्ली के उक्त मास्टर प्लान-2001 में निम्नलिखित संशोधन करती है जो दिनांक 30 अप्रैल, 2001 की अधिसूचना सं. का.आ. 375(अ) द्वारा पहले से किए गए संशोधन के अनुक्रम में होंगे।

संशोधन :

क्षेत्र का विवरण	भू-उपयोग में परिवर्तन	
	पहले	बाद में
नरेला उपनगर, दिल्ली में इंटीग्रेटेड फ्रेट काम्पलेक्स (आईएफ सी) के लिए यह क्षेत्र उत्तर में शाहपुर गढ़ी गांव आबादी के मौजूदा दिल्ली राज्य औद्योगिक विकास निगम (डीएसआईडीसी) क्षेत्र, दक्षिण में कृषि भूमि, पूर्व में ऑल इंडिया रेडियो की भूमि और खागापुर गांव तथा पश्चिम में शाहपुर गढ़ी व अलीपुर-नरेला रोड से घिरा है।	(i) ग्रामीण उपयोग जोन 140.37 हे.	वाणिज्यिक उपयोग जोन (सी 2)
	(ii) ग्रामीण उपयोग जोन 149.70	परिवहन

[सं. के. 13011/22/96 की दी। की।

पु.स. पुरानी, अवर राजि.

MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

NOTIFICATION

New Delhi, the 25th January, 2005

S.O. 97(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2001 regarding the area mentioned hereunder were published as Public Notice vide File No. 20(17)95-MP dated 3rd July, 1998 by the Delhi Development Authority 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-2001.

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 modification in the said Master Plan for Delhi-2001 with effect from the date of Publication of this Notification in the Gazette of India which is in continuation of the modification already carried out vide Notification No. S.O. 375(E) dated 30th April, 2001.

Modification:

Description of Area	Change of Land Use	
	From	To
Area bounded by existing Delhi State Industrial Development Corporation (DSIDC) area of Shahpur Garhi village abadi in the North, cultivated land in the South, All India Radio (AIR) land and village Khampur in the East and Shahpur Garhi and Alipur-Narela Road in the West for Integrated Freight Complex (IFC) in Narela Sub-city, Delhi.	(i) Rural Use Zone 140.37 ha.	Commercial Use Zone (C2)
	(ii) Rural Use Zone 149.70 ha.	Transportation

[No. K-13011/22/96-DDIB]

S. MUKHI-RHET, Under Secy

रुद्रिपत्र

नई दिल्ली, 25 जनवरी, 2005

क्र.आ. 98(अ).—वृषभा शहरी विकास मंत्रालय की दिनांक 30 अप्रैल, 2001 की असाधारण सप्ताह अधिसूचना सं. क्र. 375(E) (पत्रिका सं. क्र. 13011/22/96-डीडी-1) का अगलोकन करें। इस अधिसूचना के पैरा 2 को इस प्रकार बढ़ा जाए:—

"2. यहाँ प्रस्तावित संशोधन के बारे में एक आपत्ति/सुझाव प्राप्त हुआ था और यहाँ केन्द्र सरकार ने माफ़ी के साथ कहने का फैसला किया है कि विचार करने के बाद मास्टर प्लान-2001 में संशोधन करने का निर्णय किया है।"

[सं. क्र. 13011/22/96-डीडी-1(सी)]

स. मुखी-रहट, सहायक सचिव

CORRIGENDUM

New Delhi, the 25th January, 2005

S.O. 98(E).—Reference is invited to Ministry of Urban Development's Extraordinary Gazette Notification No. S.O. 375(E) dated 30th April, 2001 (F.No. K-13011/22/96-DDIB). The contents of para 2 of the said notification may be read as follows:—

"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-2001."

[No. K-13011/22/96-DDIB]

S. MUKHI-RHET, Under Secy



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITYसं. 214]
No. 214]नई दिल्ली, मंगलवार, मार्च 1, 2005/फाल्गुन 10, 1926
NEW DELHI, TUESDAY, MARCH 1, 2005/PHALGUNA 10, 1926

शहरी विकास मंत्रालय

(दिल्ली प्रभाग)

अधिसूचना

नई दिल्ली, 1 मार्च, 2005

का.आ. 275(अ).—यतः यहां नीचे उल्लिखित क्षेत्र के संबंध में दिल्ली के मास्टर प्लान-2001 में केन्द्र सरकार का निम्न तृस्त संशोधनों का प्रस्ताव है उन्हें दिल्ली विकास प्राधिकरण द्वारा दिल्ली विकास अधिनियम, 1956 (1957 का 61) के खण्ड-44 के प्रावधानों के अनुसार दिनांक 18 जून, 2004 को सं. का.आ. 704 (अ) द्वारा भारत के असाधारण राजपत्र में सार्वजनिक सूचना के रूप में प्रकाशित किया गया कितामें उक्त नोटिस को तारीख के तीस दिन के भीतर उक्त अधिनियम के खण्ड 11-ए के उपखण्ड (3) द्वारा यथा अपेक्षित आपत्तियां/सुझाव आमंत्रित किए गए।

2. यतः प्रस्तावित संशोधन के संबंध में कोई आपत्ति/सुझाव प्राप्त नहीं हुआ और यतः केन्द्र सरकार में मामले के सभी पक्षों पर ध्यानीपूर्ण विचार करने के बाद मास्टर प्लान को संशोधित करने का निर्णय लिया है।

3. अतः अब, उक्त अधिनियम के खण्ड 11-ए के उपखण्ड (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए केन्द्र सरकार भारत के राजपत्र में अधिसूचना के प्रकाशित होने की तारीख से दिल्ली के उक्त मास्टर प्लान-2001 में एतद्वारा निम्नलिखित संशोधन करती है।

उपतिरण

जोन एफ स्थित तथा उत्तर-पूर्व में दिल्ली पब्लिक स्कूल, दक्षिण-पूर्व में 24.0 मीटर चौड़ी सड़क दक्षिण-पश्चिम में 24.0 मीटर चौड़ी सड़क और पूर्व-पश्चिम में जिला न्यायालय की शेप भूमि में भी 1.6 हेक्टेयर (4 एकड़) के माप के क्षेत्र का भू-उपयोग जिला न्यायालय के अभिकारियों और स्टाफ के लिए विद्यार्थी आवासों के निर्माण के प्रयोजनार्थ "मास्कारी" से बदलकर "विद्यार्थी" किया जाता है।

[सं. सं. के-13011/5/2003-डी.डी. 1 सी]
एस. मुखर्जी, अवर सचिव

MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

NOTIFICATION

New Delhi, the 1st March, 2005

S.O. 275(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2001 regarding the area mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice

No. S.O. 704(E) dated 18th June, 2004 by the Delhi Development Authority 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 no 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 for Delhi-2001.

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 modification in the said Master Plan for Delhi-2001 with effect from the date of publication of this Notification in the Gazette of India.

Modification

The land use of an area measuring 1.6 hectares (4 acres) located in Zone 'F' and bounded by the Delhi Public School in the North East, 24.0 mt. wide road in the South East, 24.0 mt. wide road in the South West and balance land of the District Court in the North West is changed from 'Government' to 'Residential' for the purpose of construction of residential accommodation for the officials and staff of the District Court.

[F.No.K-13011/5/2003 DD-IE]

S. MUKHERJEE, Under Secy.

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ANNEXURE-III

Pocket wise details of specific landuses as per Zonal Development Plan and proposed modifications

Pocket No.	Land-Use		Area in hact.
	As per approved zonal development plan of Narela	Proposed modified landuse	
1	Recreational	Residential	27.00
2	Recreational	Public & semi public facilities	115.00
3	A. Residential	Recreational	42.00
	B. Govt. office	Recreational	4.00
	C. Govt. office	Residential	12.00
	D. Public & semi public facilities	Residential	40.00
	E. Manufacturing	Public & semi public facilities	6.00
	F. Residential	Public & semi public facilities	4.00
4	Residential	public & semi public facilities	1.00
5	Public & semi public facilities	Govt. office	16.00
6	Recreational	Public & semi Public facilities	16.00
7	Recreational	Utility	10.50
8	Recreational	Public & semi Public facilities	21.00
9	Residential	Public & semi public facilities	19.80
10	Residential	Public & semi public facilities	25.02
11	Utility (water treatment plant)	Recreational	10.50
12	Utility (water treatment plant)	Recreational	26.00
13	Utility (water treatment plant)	Residential	15.80
14	Recreational	Residential	26.00
15	Residential	Public & semi public facilities	14.65
16	Residential	Public & semi Public facilities	17.18
17	Residential	Public & semi public facilities	17.71
18	Residential	Public & semi public facilities	40.30
19	Residential	Public & semi public facilities	15.12
20	Public & semi public facilities	Residential	16.42
21	Recreational	Residential	32.40

Agenda for Technical Committee

Sub: Alignment plan of 80m R/W UER-III from GT Karnal Road (NH-1) to Western Yamuna Canal.

F 15(192) 2003NP

1. Background

In the draft zonal development plan of Narela Project, there 3 urban extension roads viz. UER-I, II & III of 80m, 100m & 80m R/W are proposed linking GT Karnal road (NH-1) to Rohtak Road (NH-10) & NH-8 passing through Narela, Rohini and Dwarka projects. Broad alignment of 80m UER-I and 100m R/W UER-II from GT Karnal road to Western Yamuna Canal are approved by the Technical Committee. Further detailing of these roads for preparation of Road Development Plan is to be taken up through the consultant by the Engg. Deptt.

As per zonal plan of Narela subcity project, the 80m UER-III with 40 mt. green belts on the both sides starts from GT Karnal road (NH-1) from the 'Y' junction prior to Alipur village and after passing Khera kalan village is taken through agricultural fields upto Delhi-Karnal Railway lines. After crossing Delhi Karnal Railway lines it is proposed to join the road on the Rohini side across Western Yamuna Canal bypassing the Khera Khurd village. The total length of this road in Narela Project is 5.40 km. Land for this road is yet to be acquired.

2. Examination

Across Western Yamuna Canal in Rohini Project a 4km stretch of this road from Auchandi-Bawana road to Western Yamuna Canal has already been implemented in 2-4 lane carriageway. During the implementation of this road on the Rohini side two 'S' curves have been developed in this road in a length of about 1km before ending at Western Yamuna Canal. A joint inspection with the Engg. Deptt. under EM was held on 17.7.04 and it was desired that alternative alignment be prepared to join this road on the Narela side where the land has not been acquired and alignment is yet to be developed. Five conceptual alignment proposals were developed and sent to SE/CC-7 for sending the plane table/total station survey & feasibility for the preparation of the alignment.

The alternative proposals were discussed in a meeting under EM on 27.05.05. Alt-II was preferred to avoid infructuous expenditure on the road/services already laid on Rohini side.

3. Proposal

Five conceptual alternative alignment proposals are prepared as per details given below:

Alternative I

This proposal is as per the alignment of the road shown in the zonal plan of Narela subcity project wherein it starts from 'Y' junction of GT Karnal road (NH1) after crossing Bawana Escape, Delhi Karnal Railway lines, skirting the periphery of Kherakalan village, agricultural fields in a curve upto about 3.50 km is taken straight to meet the Rohini alignment across the Western Yamuna Canal in a smooth curve. In this alignment following structures/trees are affected:

Single storey building of existing school/hostel	(About 1ha.)
Plinth level structures misc. structures	15
Existing foodgrain godowns	8 including two in green belt
Mango trees	100
Safeda trees	125
Kikar & misc. trees	290
Fishery farm with structures	1 no. about 1 Ha

About 1km length of 2 lane road on Rohini side with two 'S' curves already constructed shall also be affected in this proposal.

Alternative II

In this proposal also, there is no change in the alignment from GT Karnal road upto Delhi-Karnal Railway line in a length of about 3.50 km and is the same as that of alternative I. In this proposal the road after bye-passing the existing school/hostel complex on the north is joining to the existing two lane road already constructed on Rohini Side after crossing the Western Yamuna Canal in an acute & sharp 'S' curve. This will be the third 'S' curve in the road and shall increase about 300 mt extra length of road. An acute angled junction shall be formed with the proposed 60mt R/W road.

The details of the structures affected in this proposal are as follows:

Existing foodgrain godowns	8 (including two in green belt)
Plinth level structures	15
Mango trees	18
Safeda trees	100
Kikar & misc.	197

Party lawn/Banquet Complex

1 (about 1 ha.)

Pond

1 No.

Alternative III

In this proposal, there is no change in alignment from GT Karnal road (NIII) to Delhi-Karnal Rly line in a length of about 3.5 km. From this point the alignment by passes the existing school / hostel on the northern side to join the existing road on Rohini side in a smooth curve. In this alignment the following shall be affected:

Existing foodgrain godowns	8 (including 2 in green belt)
Plinth level & misc. structures	15
Mango trees	10
Safeda trees	125
Kikar & misc. trees	100

This shall increase about 300 mt extra length of road apart from the R/W line of road touching the residential plots of sector-28 Rohini.

Alternative IV

In this proposal the alignment from GT Karnal road from (NIII) upto Delhi-Karnal railway line is taken as per the alignment I proposal after which it is taken slightly on the north of the existing school/hostel complex and joined straight to the Rohini side in a very smooth curve after crossing the Western Yamuna Canal. In this proposal the details of the structures affected are as follows:

Existing foodgrain godowns	8 (including 2 in green belt)
Plinth level & misc. structures	20
Mango trees	34
Safeda trees	85
Kikar & misc. trees	50
Fishery farm with structures	1 (about 1 ha.)

About 250m length of 2 lane road on Rohini side is affected. The services already laid along this road could be adjusted by providing small green patch in the layout from the facilities belt. The proposed ESS site in the north side towards Rohini could also be readjusted in the facilities area.

Alternative-V

In this proposal, the alignment is taken on the south along the Bawana Escape. In order to increase the distance between UER-II & III, this was not found feasible as a large number of built up structures are existing in a length of about 600 mtrs. from the GT Karnal Road (NH-1).

Feasibility report regarding structure / trees affected as given above for each alternatives has been provided by SE (CC-7). In lieu of the trees required to be cut, three times new trees shall be planted.

4. Observations:

From the planning point of view Alt-II and Alt - IV are recommended for which following comparative analysis is given:

Alt-II	Alt-IV
1. It has an acute curve.	1. It has smooth curve.
2. It has accommodated the entire length of the existing curved road along with underground service lines.	2. It has adjusted the existing road for a length of about 300 mt in the alignment. Only about 250 mts shall be left out of R/W. This along with the land under which the services are laid may be proposed as green along 80 mts R/W.
3. It shall increase about 300mt. of additional length of road.	3. It shall not increase any additional length of road as in Alt-II.
4. It shall meet the proposed 60mt. R/W road with an acute angle at the intersection point very near to Railway line.	4. It shall meet the proposed 60mt. R/W road perpendicularly as per the original Zonal Development Plan.
5. Additional expenditure on the increased length for about 300mt. of 80mt R/W road.	5. Infructuous expenditure is limited to the extent of existing 2 lane road for about 250mt. length to be discontinued.

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Agenda for TC

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Recommendations:

The alternative proposals as explained above are put up to the Technical committee for consideration.

(Ashok Bhattacharjee)
Jt. Director (NP)
R.E/ND-4

(Rajesh Kr. Jain)
Asstt. dir. (NP)-II

(Gobind Ram)
SE/CC-7

(D.K. Saluja)
Director (PLg.)NP

33/c

Item No.

Technical Committee No.

File No.

SA/SZ/HUPW/DDA/F-51/SCM/2004

Project Name/Title of Agenda:

**Redevelopment of public spaces and traffic
Circulation in Community Centre, Saket.****Synopsis:**

M/s PVR group through their Consultant M/s Urbane has forwarded a proposal for upgradation of public spaces and circulation in the Community Centre Saket for the consideration of DDA. The proposal was put up in the 238th Screening Committee meeting held on 11.3.05 vide Item No. 24: 2005 for discussion but same was deferred and a presentation was made to VC in a meeting held on 28.3.05 and it was desired that the proposal should be placed in the Technical Committee meeting as the interest of various stake holders namely MCD, PWD and Transport Deptt. of Govt. of Delhi are involved in study of congestion and parking problems at PVR Saket.

1.0 Background:

The Community Centre Saket is located on the road connecting Press Enclave with Mehrauli-Badarpur Road at the corner of the inter-section facing Saket Club. It is the entertainment hub of Delhi most popular and most visited Centre with Cinema like PVR and eateries, the Complex is competing against upcoming air-conditioned Malls in the near vicinity i.e. District Centre Saket. Since the Complex lacks the required infrastructure urban renewal/redevelopment of the complex is the need of the hour. The Community Centre lacks required legibility vibrancy maintenance and aesthetic appeal. Redevelopment & maintenance is only possible solution through public participation based on BOT model in absence of the funds with the Govt.

2.0 Examination:

The Complex is facing traffic congestions, insufficient parking due to chaotic traffic circulation. There are unused pockets causing major security concerned. On the existing sites the entries in front of PVR is clogged and on sides as well as rear road is congested due to off street parking. The rear side of Complex is under developed and informal sector is not organized and is scattered all over.

3.0 Proposal:

- The proposal is initiated by the Consultant is for approval of the following revisions in the layout plan:
- Increase in the road width on the west side of Community Centre by covering of nala, permission of same is given by the MCD vide letter No.EE/CSE/IV/02/05/66 dated 9.5.05.
- Covering the drain on north side of community Centre by integrating the proposal of Transport Deptt. of Govt. of Delhi as proposed in improvement of overall circulation of the area.
- Defining the open spaces in the Courts with distinct character using flag post to give a unifying character to the Complex with demarcated gateways at entries.
- Introducing food courts, amphitheatres to be used for concert road shows and street theatres. Organizing tehbazari, introducing revenue generating activities like skating rink etc. The built operate and transfer (BOT) model is proposed with a tripartite arrangement with Govt. body.

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- Open spaces to be given distinct as character and function.
 - Introducing food courts, revenue generating activities.
 - Temporary exhibition spaces for promotional activities.
 - Unifying way findings statutory and information signages.
 - BOT toilets proposed with arrangement between Govt. body (DDA) Trader Association (Building owners) BOT operators (investors).
 - Increase in the existing car parking spaces from 200 nos. to 394 (90 Car spaces proposed on the covered nala).
 - Increase in the existing two wheeler parking from 120 nos. to 182.

4.0 Financial Liability/Social Gain:

For a project of this nature large investment is required. In the absence of funds with the Govt. It is proposed to bring in the private participants to finance the project i.e. BOT model where the Govt. body is land owner, BOT operator is financial investor and the Trader Association the user the complex are involved in the cost sharing basis with design development. The project is given to BOT Operator for a fixed tenure during which he invests his money & gets return from various revenue generating modes such as revenue from advertisements, rental of kiosks & promotional activities.

With the large number people visiting the Complex and the availability of large open spaces it is an ideal ground for promotion of social message. Temporary exhibition spaces encourage local artists and craft persons to display their talent.

5.0 Follow up action:

After the approval of the Technical Committee:

- Necessary NOCs from concerned agencies/authority like PWD, Flood Deptt., MCD, Land owning agency etc. wherever required, be obtained by the execution agency before start of the work.
- The Technical inputs from various disciplines will be sought as per the design.
- A feasibility report will be formulated.
- Short-listing of BOT operators shall be undertaken.
- A bid documents will be prepared.
- BOT contract will be floated and awarded.
- Supervision of the Project shall be to ensure completion of the project within stipulated time.


 (S.P. Satsangi) 21/06/05
 Sr. Architect (SZ)

20-26

(44)

31/c

TC Item No. 29/2005

DELHI DEVELOPMENT AUTHORITY

Draft Agenda
Item No _____
Date _____

Sub : Regarding adjustment/change of land use in re-settlement scheme at Hastal for a Govt. Hospital
File No : E-13(18)02/Dwk./Plg. F 20(12)05-MP .

1.0 Precis :

On the request of Delhi Govt. Supported by the local MP & MLA, a site for hospital is to be identified as part of existing re-settlement schme at Hastal. In view of the fact that, there is no vacant un-allotted hospital site available within Hastal JJ Scheme and its vicinity to meet the curative health needs of the low income population living in the area; proposed adjustment / change of land use is necessitated. It is also learnt that necessary budget provisions for developing a 200 bedded Govt. hospital in this area exists in the annual plan of Health Department of Govt. of Delhi.

2.0 Proposal:

The re-settlement scheme at Hastal (Old) was developed by DDA, more than two decades ago. In part of the approved scheme area, DDA has already developed a LIG group housing. Based on the current surveys, it is noted that about 1.5 hact.(approx.) of land is lying vacant, which was mostly proposed for a Community Centre and balance for public and semi public use along 30 mtr. wide road. A primary school plot (0.52 hact. approx.) is also lying vacant on the other side of the existing Kendriya Vidyalaya, as shown in the plan laid on table.

In order to meet the curative health needs of area, it is proposed to adjust/change the use of available vacant land (about 1.5 hact. approx.) to 'Public & Semi Public (Govt. Hospital)' and in turn assign the 'Commercial use' to the vacant plot earlier earmarked for the primary school (0.52 hact. approx.) in the apaproved layout plan. The adjustment of land uses would be in the interest of resident population of the scheme and its surroundings.

3.0 Re-commendations :

The proposed adjustment/change of land use is put up for consideration of the Authority.

Trilochan Singh
AD(P-3)

Harshvardhan
DD(P-9)Om

[Signature]
DD(P-10)Dwk

-20-

30/c

**DELHI DEVELOPMENT AUTHORITY
(DWARKA PROJECT OFFICE)**

Draft Agenda for Technical Committee

Sub: Issue of NOC for 4.3 Million Gallon capacity Reservoir & Booster Pumping Station at Mundka.
File No: F.13(37)2005/Plg./Dwk.

1.0 Background :

Delhi Jal Board through Executive Engineer, World Bank Project Cell vide letter No.F.16(1)/EE©WBP/2005/3645 dt. 2.6.05 have requested for NOC for the acquisition of land measuring 20 Bighas & 2 Biswas (about 4.3 Acres) by Delhi Jal Board through Land & Building Department of GNCT Delhi. It is indicated that since, this project is being implemented on Top Priority, under the supervision of Hon'ble Chief Minister of Delhi, the request for issue of NOC be considered on priority for the project.

2.0 Observations :

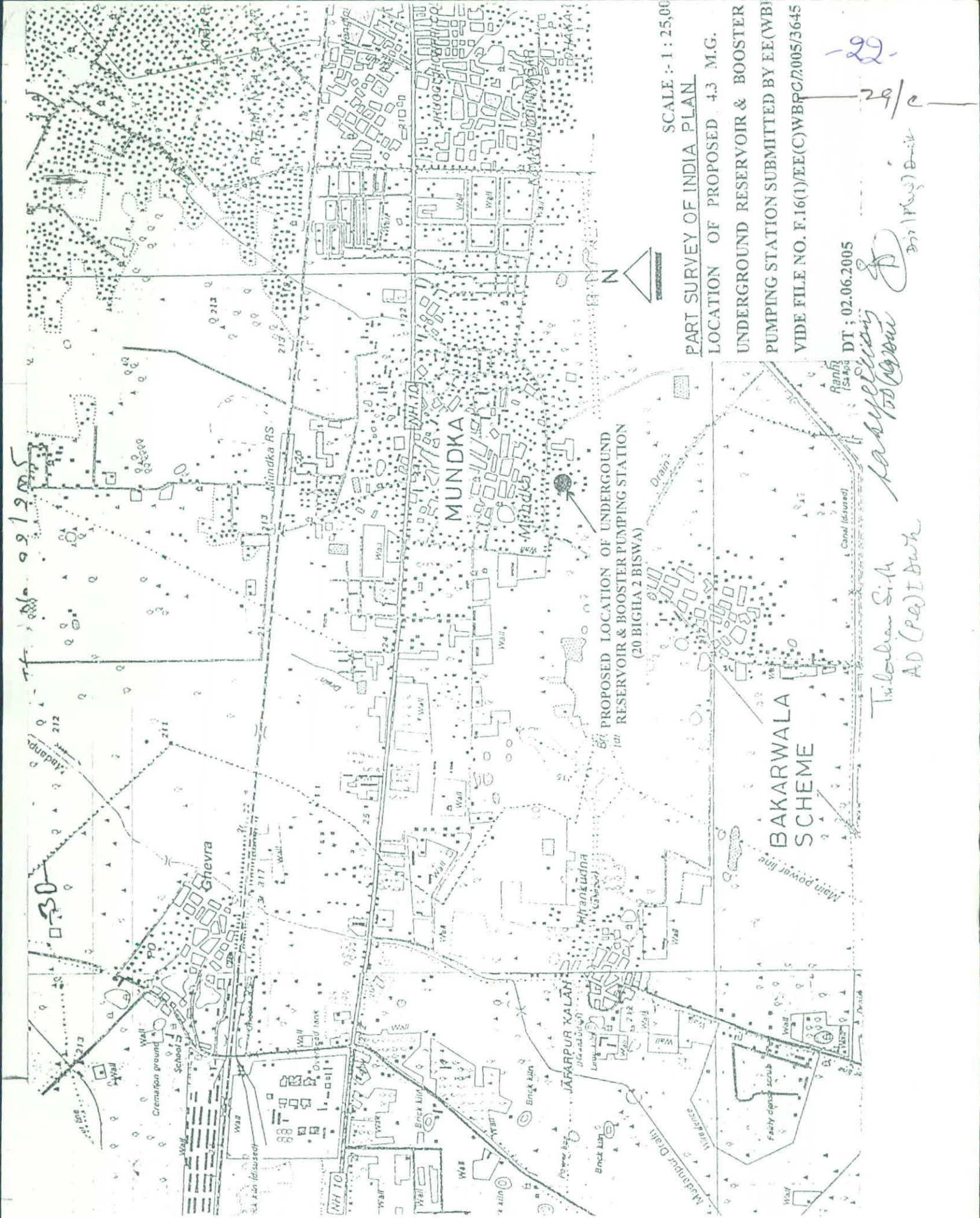
- i) The construction of a Water Reservoir & Boosting Pumping Station is part of "Utilities" as per MPD-2001. According to the development code of MPD-2001, utilities are permissible in all use zones.
- ii) DJB has clarified that the said Reservoir is envisaged to meet the water requirements of the nearby area and does not form part of the forthcoming scheme of water treatment plant at Dwarka.
- iii) From the tentative location of the proposed UGR & BPS as identified by concerned EE of DJB on the plan laid on the table, the land is abutting the phirni road of village Mundka in the south of the village.

3.0 Recommendation :

In view of above, from planning point of view, we may have no objection for the acquisition of land by Delhi Jal Board for construction of Reservoir and Booster Pumping Station at Mundka.

Sakylal Singh
20/6/05
AD(P&S) Dwk

Trilochan Singh
29/6/05
Dir (Plg) Dwk



23/-L T.C Item No. 27/05
_____ 28/c _____

Agenda for Technical Meeting

Subject: Construction of Chhat Ghat at the western bank of River Yamuna near ITO Bridge.

No. F 3 (28)2005/ MP

1. BACKGROUND

1. The Executive Engineer, PWD, Division-XXX(GOD) vide letter dt:21.02.05 requested for transfer of 2750 sq.m land for construction of Chhat Ghat on western bank of Yamuna South of ITO bridge with the following proposal.
 - (i) Water body/pond with two change rooms (covered area details not given).
 - (ii) Two platforms measuring 9m X 7.73m
 - (iii) About 40,000 pilgrims expected to use.
 - (iv) Parking for 22 cars and 78 scooters.
2. The proposal was examined and following actions were communicated to PWD vide letter dated 14.03.05 and 15.04.05.
 - (i) The parking area provided for cars & scooters in the Layout Plan for 50,000 visitors may be worked. A preliminary calculation indicates that there is a need to provide parking for about 25 buses & 150 cars.
 - (ii) The entry road ROW to be mentioned in the Plan. The site is approached from Vikas Marg with a narrow road providing only left in and left out movement, therefore a Circulation Improvement & Traffic Management Plan needs to be worked out.
 - (iii) Adequate precaution needs to be taken for health & safety of the users, and water quality for which, the proposal needs to be worked out by an expert agency. In this regard, interaction may be required with DPCC, DJB & Department of Environment, and GNCTD.
 - (iv) Clearance from Yamuna Standing Committee, (Central Water Commission) may be obtained.
3. In response to the letter referred in Para 2 above, Executive Engineer PWD submitted the following information vide letter dated 30.04.05.
 - (i) In the past, only few cars and remaining people come by local transport and hence the parking space provided in the LOP i.e., space for 22 cars and 78 scooters seems to be sufficient.
 - (ii) Festival of Chhat Puja is only for few hours and that too either during late evening or early morning. People can easily take their vehicles in and out (number very less) from the existing approach and if need be, the same can be improved according to the requirement.
 - (iii) The parking provision will be taken care during the Chhat Puja Festival.
 - (iv) The water of river Yamuna has not been encroached by construction of Chhat Ghat and hence the same is not required.

- 024^c 27/c
4. The issue of Chhat Ghat was discussed with Engineer-In-Chief, PWD on 26.05.05 during a meeting and presentation on the GNCTD projects under the Chairmanship of VC, DDA where in vide letter no. F3(28)/2005/MP/679 EP VC DDA wrote to Principal Secretary, PWD, for the expediting action on letter dated 15.04.05, contains of which is given in Para 2.0 above.
5. A meeting was held under the chairmanship of Honorable minister for finance and UD, GNCTD On 30.06.05 in which the following were discussed.
- (i) PWD proposes to construct only stairs and a water body for the pilgrims.
 - (i) CE (I&F) ^{observed} clarified that since the riverbed is not encroached nor the water way is restricted in any manner, clearance from CWC is not required.

6. EXAMINATION

- (i) The status of land u/r has been conformed by land department.
- (ii) As per MPD-2001 provisions, the site is a part of the category of Agricultural and Water body .Bathing Ghat is a river related activity and hence may be permitted.
- (iii) As per revised proposal submitted by PWD vide letter no 70(DB-II)/PWD/xxx/75-E dt:04.07.05 it has been conveyed that PWD will construct only stairs on the slope of Western bank and create a water body to enable to have bath in the clean water. The construction of this water body and stairs will not obstruct the water way of river Yamuna in any manner. The issue may be examined by CWC on its merits.

7. RECOMMENDATION

In view of the facts explained at Para 3, 5 & 6, the proposal is placed before the Technical Committee for consideration subject to the following:

- a) The proposed Chhat Ghat should not conflict with the proposed parallel ring road from old railway bridge to NH-2 bye pass.
- b) The proposal should have zero FAR.
- c) A suitable landscape shall be developed at the proposed site.
- d) An effective traffic management plan to be evolved by PWD for a smooth traffic flow during Chhat festival.
- e) PWD will ensure the proper water quality, health and safety of the users during the festivals.

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5/7/05

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5/7/05
JD(RYP)

26/c — T.C. Item No. 22/2005

Agenda for Technical Committee

Sub: Layout Plan of 175 Hect. land with Industrial use in Narela Bawana Industrial Area Phase – II, Sector G-1, Narela Subcity Project

F 17(2) 05 MP

A. General

- i) **Site Environs and Land area:** The site is bounded by Delhi-Karnal Railway line in the east, proposed 40m R/W road in the east, proposed 80m R/W road UER-I in the north and proposed 60m R/W road in the south. The total area of the site is 174.486 ha.
- ii) **Land Acquisition Status:** The above said land for the industrial area has since been acquired and is in possession of DSIDC.
- iii) **Landuse/notification Details:** The site forms part of Narela-Bawana Industrial area, Ph.II. The landuse of the site under reference is manufacturing. The change of landuse stands notified by the Gazette Notification no. K-13011/5/2000-DDIB on 1.3.2005.
- iv) **Development Area Details - Site forms part of DA-175**

There is an existing FCI godown complex in the north-eastern corner of this site which has to be taken as constraint while planning the layout. The site is approachable by the 80m R/W road in the north 40m wide road in the south and 60 m wide road in the south.

B. Norms for Land Distribution: The norms for land distribution for industrial areas as notified in MPD-2001/draft MPD-2021 are as follows:

MPD-2001

Light and Service Industry use zone:

The sub-divisions of industrial use zone into use premises and subsequent approval of layout plans for industrial estates shall be governed by the following norms:

1. The development of industrial area may have plotted development for individual industrial units. Some part of industrial estate may be used for flatted group industry. The minimum size of plot for flatted group industry shall be 2000 sqm. The different categories of plot size for plotted development to be provided in the layout plan may be as per the following table:

S.No.	Plot size (sqm.)	Suggestive distribution of plots
1	30 to 50	25%
2	100 & upto 200	45%
3	Above 200 & upto 500	25%
4	Above 500 & upto 1000	5%

Except in already approved schemes maximum size of light industrial plot shall be 1000 sqm.

- The provision of requisite facilities in industrial development shall be conforming to the following table for an industrial estate of 20,000 employment size. In an industrial sub-division plan, minimum area reserved for provision of facilities shall be @2.05 sqm. per worker. The employment in industrial estate shall be worked out @300 workers per hectare of the gross area.

S. No.	Use Premises	Area in ha.
1.	Sub-Fire Station	0.60
2.	Police Station	1.00
3.	Industrial area centre (Commercial Centre) to accommodate essential Commercial and other facilities required for industrial estate.	1.00
4.	Electric sub-stations (as necessary)	0.50
5.	Parking area for trucks, tempo, taxi and three wheelers etc.	1.00

- For water polluting industries, the effluent shall be treated at common treatment plant before it is discharged into regular sewers.
- The planning of industrial estate shall conform to the following guidelines regarding circulation system:
 - No road within the industrial estate shall be less than 24.0m r/w.
 - Service lane may not be necessary.
- The planning of industrial estate shall conform to the following guidelines regarding landscaping:
 - The industrial estate shall have minimum 12 per cent of area for landscaping in the form of parks/buffers.
 - Suitable landscape plans for the industrial estates shall be prepared indicating in reasonable detail, the landscape development of the parks, buffer strips and roadside plantation etc.
 - Detail landscape plan for some areas shall be prepared as a guide for landscape development for the total area.

Draft MPD-2021

S. No.	Use Premises	Percentage
1.	Industrial plots (Net area)	55-60
2.	Recreational: Buffer zone, Parks, Water Bodies, Green under HT lines, etc.	10-12
3.	Commercial: Shopping Centre, Petrol Pumps, Guest House/ Budget hotels. Lodging and Boarding, Service and Repair shops, communication/telephone Exchange etc.	2-3
4.	Facilities: <ul style="list-style-type: none"> Public and semi-public: Fire Station, Police Station, Hospitals, Dispensary, Dharamshala, Night Shelter, Day Care Centre, etc. Utilities: Electric Sub-station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other Utilities etc. 	8-10
5	Transportation: Circulation, Loading/Unloading Area, Parking, ideal truck parking, Goods Vehicle Parking etc.	18-20
	Total	100

C. Proposal

- Plots of 100 sqm., 150 sqm., 200sqm., & 250sqm. as per demand are proposal in the layout as per details given below:

100 sqm.	2668 nos.
150 sqm.	1441 nos.
200 sqm.	28 nos.
250 sqm.	522 nos.
Total	4659
- Width of approach road to plots is taken as 12mt as against 24mt. proposed in MPD-2001.
- One site for petrol pump of 36m X 30m proposed along the 40 mt. wide road & one CNG stations is proposed along 40 mt. wide road near truck parking.
- The R/W of spinal road passing N-S in the layout be increased from 24m to 30m.
- Site for idle parking has been provided at 2 locations only.
- One no. 11KV & one no. 66 KV Sub-station required for industrial area is proposed in the layout plan.
- Site for Rain Water Harvesting has been proposed.
- Site for CETP has not been provided.

Proposed landuse analysis in the layout plan submitted by DSIDC are as follows:

Total Plot area: 1744864.90 sqm. i.e. 174.486 ha.

S. No.	Use	Area in ha.	%age
1	Area under Industrial plots	102.383 ha.	58.67 %
2	Area under Commercial	4.528 ha.	2.59 %
3	Area under Facilities	13.97 ha.	8.01%
4	Area under Circulation	25.25 ha.	14.47%
5	Area under Recreational	28.355 ha.	16.26%
	Total	174.486 ha	100.00 %

D. Summary of Observations

Following information/corrections are required for approval of the layout plan:-

1. Traffic and Transportation

- Width of approach road to plots is taken as 12mt as in Phase I area developed by DSIDC. Minimum road width in MPD-2001 is 24m.
- Two sites for parking areas are provided on the northern and southern periphery. It is not clear as to how much truck/car/scooter/cycle parking would be accommodated in the same.
- Segregation of Pedestrian/cyclist/truck and public transport traffic has not been indicated in the circulation plan.
- Bus Terminal site be provided at least on one location apart from regular bus stop locations.
- Fly over proposal on railway line shall be suitably integrated with the proposed entry to the industrial area from 80m R/W road.

2. Greens/Open Space

- Avoid green areas behind plots, as it would tend to invite encroachments.
- There are too many incidental/encroachable green, which may be avoided.

3. Community & commercial facilities

- Separate layout plan for community & commercial facility pocket to be prepared with specific size and shape of plot and area as per MPD-2001 norms for obtaining approval of Screening Committee before disposal.
- Site for CETP may be indicated/justification for not providing the same be given.
- One 11 KV ESS shown in the layout plan seems to be highly inadequate. Clearance/NOC from NDPL for 11KV/66KV may be taken.

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4. Miscellaneous

- Railway R/W along Delhi Karnal railway lines is not mentioned.
- Plot numbering may be done carefully after remaining all incidental spaces after demarcation.
- EIA study may be submitted.
- There shall be no gate/boundary wall in front of plots to facilitate loading/unloading and parking.

5. Proposal for Approval


- The layout plan approved by TC shall be released by the Bldg. Section of the DDA after the submission of required no. of copies of layout plans/approvals of MCD (services), Fire Deptt. DUAC, DPCC besides clearance from other deptts. & processing charges.

E. Recommendation

The proposal submitted by DSIDC and observations as above are placed before the TC for consideration.


(Ashok Bhattacharjee)
Jt. Dir. (NP)


(D.K. Saluja)
Director (NP)


(Y.P. Bhatla)
Asstt. Dir. (NP)-I

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TC Item No. 23/2005

**DELHI DEVELOPMENT AUTHORITY
TRAFFIC & TRANSPORTATION UNIT PLG.
6TH FLOOR VIKAS MINAR NEW DELHI**

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Sub: Construction of Road under Bridge (RUB) connecting Road No.58 & 64 passing below Delhi-Ghaziabad Railway Line..

F.No.5(4)96-MP

1. INTRODUCTION/BACKGROUND:

SE/PWD, Circle.VII, GNCTD had submitted a proposal of RUB of Road No.58 & 64. These roads are MP Roads having R/W of 45M. The linkage of these road is proposed in MPD-2001 and ZDP for Zone 'E'. This is a very important link connecting Northern and Southern part of GT Shahdara Road. At present, it is a missing link and important facilities like Hospitals, Industrial Area, Facility Centre, Sports Complex, CBD Shahdara and District Court have been proposed along this road. This link shall also connect Road No.57 i.e. Vikas Marg in the South and Ghaziabad road through Road No.69 in the North. The proposed facilities for movement of traffic to and from both sides of the Railway Line shall effectively benefit and reduce traffic congestion on Road No.57 & 56.

This proposal was examined in DDA in detail and was considered by TC in its meeting held on 25.3.97 vide Item No.9/97., The decision of TC is as follows:

"The proposal as contained in Para.III of Agenda note recommended for approval with the observations to work out. The detailed intersection design of Road No.58 & 64 below the bridge and cross-section by PWD, GNCTD."

2. PROPOSAL

The consultant on behalf of PWD presented two alternatives out of which alternative-II was preferred one in which a six lane RUB across the Delhi-Ghaziabad Railway line is proposed with a provision of service road come cycle track (along with pedestrian walkway) on either side of RUB.

The RUB starts near intersection of Road No.71A- Road No.58 and culminates near existing Shahdara flyover where a rotary beneath the Shahdara flyover is proposed.

31-20/c-2057c1

a) Traffic characteristics

The traffic surveys were carried out at two locations

1. At the intersection of NH-24 and Road No.64
2. At the intersection of Road No.58 and Road No.71A

The total incoming traffic at NH-24 and Road No.64 intersection is 3262 PCUs (morning) and 3395 PCUs in the evening.

Composition of traffic at this intersection consists mainly of slow moving vehicles (Cycle Rickshaw , Cycles) which consist of 51% of the total incoming traffic ,two wheelers have a share of 28% of the total traffic

At the intersection of Road No.58 and Road No.71A morning and evening peak hour traffic (total incoming) is 376 PCUs and 1550 PCUs respectively.

Composition of traffic at this intersection consists mainly of slow moving (Cycle Rickshaw , Cycles) which consist of 50% of the total incoming traffic ,two wheeler have a share of 22%, 30% of traffic consist of cars,buses etc.\

b) Traffic growth:

A growth rate of 7.5% has been taken for projecting the traffic in the study area the details of projected traffic is given below:

YEAR	PROJECTED TRAFFIC (PCUs)	
	NH-24 -Road No.64	RoadNo.56-Road No.71A
2010	4874	2225
2015	6997	3195
2020	10045	4586
2025	14421	6584

It is estimated that about 40% of traffic coming on NH-24 & Road No.64 intersection and same percentage of traffic from Road No.58 – Road No.71A intersection would use this new link. Table shows the traffic on the new link along with the future projected traffic assuming a growth rate 7.5%.

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YEAR	PEAK HR. TRAFFIC (PCU)
2005	1978
2010	2840
2015	4077
2020	5853
2025	8402

3. DETAILS AND EXAMINATION:

EE/PWD, Divn.23(DS) has submitted a detailed proposal to DDA vide letter dated 11.2.2005. The revised proposal was discussed in the Sub-Committee meeting held on 6.4.05 where it was decided that:

- A. A detailed feasibility study may be submitted.
- B. The proposal may be integrated with the Railway Station and its circulation. In addition the proposed High Capacity Bus System also needs to be integrated.
- C. The adjoining area circulation and lateral connection be incorporated in the proposal so that the same could be placed before the Technical Committee.

4. PLANNING OBSERVATIONS

- I. The Necessary NOCs from the concerned agencies/authority viz. DMRC, DUAC, PWD, DTTDC, land owning agencies etc. wherever required be got obtained by the executing agency.
- II. The Engineering aspect of the design of the RUB requires examination from the Engineering wing of the PWD.
- III. The traffic diversion plan during the implementation upto 1km length be got prepared and got approved from the traffic police, the same may be submitted to the DDA.

5. RECOMMENDATIONS FOR CONSIDERATION.

The proposal given in para 2, the decision of the Sub-Committee meeting dated 6/4/05 in para 3 and the planning observations in para-4 are placed before the Technical Committee for its consideration.

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JE Dir Plg T.T

Agenda for Technical Committee

Sub: Alignment plan of proposed 60m R/W road from GT Karnal road (NH-1) – Singhu Border to Narela Town.

F.15(11)2004-MP

A Background

60m wide road from GT Karnal Road (NH-1) – Singhu Border to Narela Town is proposed in the zonal plan of Narela Subcity on the northern side of the project. On the north of this road, the land is pre-dominantly proposed for agriculture use (green buffer). On the southern side of the road. Mamurpur forest area and Sector A-1 to A-4 are abutting in which some unauthorised developments, Radha Swami Satsang etc. existing. The total length of this road is about 4 kms. The road with planned development has been implemented from 20mt + 20mt road to Narela Town in a length of about 2km. As per the representation forwarded by the Area MLA, it is stated that plots under 20 point programme were allotted by the Gram Sabha, Mamurpur in 1979 in the north of this road. The subcity project had not taken off at that time. This has been referred to LM branch to confirm the allotment. These plots may be affected in the alignment of 60m R/W road due to which number of representations have been received. At present, a 2 lane road is in existence, which shall be widened to 4-6 lane divided carriageway in the first phase for improving the access to Narela subcity project.

B Examination

60m wide road is proposed as part of the Narela subcity project along which some planned development has already been implemented on the southern side of this road. The boundary wall of Mamurpur forest is in existence on the southern side. This part of the road is abutting sector A-1 to A-4, layout which stands approved by the Screening Committee. In this layout the boundary wall of Mamurpur forest is taken as the southern R/W line of 60 mt R/W road. Earlier this was a rural road under the control of MCD with an existing R/W of 20-22m.

C Proposal

Three alternative alignment proposals have been worked out from Singhu Border upto 20m + 20m road from where onwards the planned development has been implemented on the southern side. The feasibility of the three alternative proposals has been checked by SE/CC-7, details are as follows:

Alternative I

In this alternative, the R/W line of 60mt road is taken as edge boundary wall of Mamurpur forest and entire widening is proposed on the northern side where the land use is agriculture green as per the zonal plan as per Screening Committee proposal. On the western side this road meets the existing 60 mt. r/W road in a smooth curve. In this proposal following plots/structures shall be affected:

Number of vacant plots under 20 point programme affected

214

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Number of built up plots under 20 point programme	136
Pucca Structures	1 no.s at border
Semi pucca/Misc. structures	31 nos.
No. of trees & their species (approx.)	Kikar (old) 125 no.s
	Safeda 55
	Misc. 5

Alternative II

In this alternative, proposed widening is taken equally on both sides from the centre line of the existing road. However, this road meets the GT Karnal Road in east in a smooth curve taking the edge of Mamurpur forest boundary wall as the R/w line. In the west the road meets 20 mt. + 20 mt. road in a smooth curve. In this proposal, the following plots/structures shall be affected:

Number of vacant plots under 20 point programme affected	146
Number of built up plots under 20 point programme	90
Pucca Structures	2 no.s at the border
Semi pucca/Misc. structures	26
No. of trees & their species (approx.)	Kikar 200
	Safeda 60
	Misc. 23

about

A strip of land of 20 mt. width of sector A-1 to A-4 shall be affected.

Alternative III

In this alternative, the widening of the road is proposed considering the edge of the 20 point programme plots on the north with a curve in the road as the R/W line and the widening is proposed on the southern side. The details of the plots/structures affected in this proposal are as follows:

No. of vacant plots under 20 point programme affected	10 nos.
No. of built up plots under 20 point programme	20 nos.
Land of Radha Swami Satsang with plot area about 5000 sqm. with a hall of ACC sheet roofing are affected	
Land and structures of Krishna Nagar unauthorised colony	4 nos. & 1 temple
Pucca Structures	2 nos.
Semi pucca /Misc. Structures	5 Nos.
No. of trees & their species (approx.)	Kikar 25 nos.
	Safeda 60 nos.
	Jamun 25 nos.

about 45 mt

A strip of land of 20 mt. width of sector A-1 to A-4 shall be affected.

D Recommendations:

The alternative proposals explained under para 3 are put up for consideration of Technical Committee.

(Ashok Bhattacharjee)
Jt. Dir. (NP)

(D.K. Saluja)
Director (NP)

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

DELHI DEVELOPMENT AUTHORITY

Sub: Proposed 22 mtr. wide road under via-duct in sector-16(b), Dwarka, Ph-II.
File No. F.4(16)/95/Plg./Dwk./Part-IV.

1.0 Background :

Chief Project Manager, DMRC vide letter dt. 16.6.05, addressed to Chief Engineer((Dwk.) have requested DDA to take up construction of 22 mtr. wide road under the via duct in sector-16(b), Dwarka Ph-II for improved connectivity of proposed Dwarka Main Metro Station. This was further discussed during the meeting taken by CE(Dwk.) on 14.6.05 & EM, DDA on 30.6.05.

2.0 Salient Features of the proposal & observations :

(i) As per the approved Dwarka Sub-City plan, a metro corridor is proposed between Nazafgarh Road, directional metropolitan rail terminal in sector-21. About 30 mtr. wide corridor is accordingly provided in different sector plans to accommodate the metro line. The proposal of DMRC is to take up construction of a 22 mtr. wide road under via duct in a stretch of about 750 mtrs. between sector-14 to sector-16(a), as shown in the plan laid on table.

(ii) **Observations :**

a) The metro corridor in this stretch is elevated, & according to the site feasibility, the land for the proposed road is available with DDA, free from encroachment.

b) Provision of the proposed road under via duct, from planning point of view is recommended, as it is likely to improve connectivity of sector-14 & 17 with sector-16(a). In fact, the proposed 60 mtr. loop road between sector-15 & 14 is held up due to encroachment. The area in sector -16(a) and sector-15 is mostly unauthorisely built-up and providing any alternate connectivity other than the proposed road appears to be difficult, as it would involve demolition action.

c) As decided in the meeting taken by E.M. on 30.6.05, the engineering details from the proposed road can be worked out by Dwarka Engineering Wing, in consultation with the DMRC. The construction of this road along with improvement of intersections on both ends in a time bound manner along with commissioning of the metro corridor may be desirable.

d) As per the approved sector plans of 16(b), most of the stretch of the proposed road, has recreational area (district park) on either side.

3.0 Recommendation :

The proposed road, as shown in the plan, laid on the table is to be put up for consideration of the Technical Committee.



S.R. BANSAL





Agenda for Technical Committee Meeting

Subject: Proposed utilization of land in Buland Masjid Area (Shastri Park Extn) in River Yamuna bed. Zone "O" for Primary School and Graveyard.

F.9(10)99-MP

Background:

The Municipal Corporation of Delhi and the Public Representative of the area had made requests to the lands department for allotment of land for provision of a Primary School, Park and a Graveyard (Kabristan) in the vacant land of DDA in Zone "O". The land is located on the western side of the bund road, adjacent to colony named Shastri Park Extension.

2.0 Technical Committee:

- 2.1 The proposal was considered by the Technical Committee in its meeting held on 22.8.2000 vide item No.38/2000, wherein, it was decided that the joint inspection be organized in the first instance with the office of Irrigation and Flood Department, Traffic Police and Yamuna Action committee.

In compliance, joint inspection was organized on 27.9.2000 with Chief Engineer and Supt. Engineer (I&F) and DDA officers. It was observed that the site was protected by bunds on all sides. DMRC has constructed a two level culvert for railway tracks, which may act as an inlet point for flood waters. It was felt that this aspect might be technically rechecked by the Chief Engineer (I&F) GNCTD.

- 2.2 This matter was also discussed with the Honble Minister for Health and Urban Development, subsequent to which the Chief Engineer (I&F) vide his letter dt. 29.10.2001 has conveyed that this area is liable to get flooded in the event of high floods in the river Yamuna. In case any development works, such as construction of school or Kabristan is taken up in this area, the level of the ground shall have to be raised sufficiently above the flood levels likely to be attained in the river in case of occurrence of floods of 1 to 100 years frequency. It has also been stated that before taking up the issue of change of land use the, clearance from the Yamuna Standing Committee needs to be obtained.

- 2.3 The above proposal was again considered by the Technical Committee in its meeting held on 29.1.2002. The Technical Committee did not agree with the proposal of temporary permission/change of land use for the primary school and grave yard in river Yamuna area without the clearance of Yamuna Standing Committee and Central Water Commission and other agencies.

3.0 Existing Situation:

- 3.1 The land is surrounded by bunds on all sides and located in the west of existing DMRC Depot & IT Park.
- 3.2 The land is with DDA & is prone to encroachment.
- 3.3 As per MPD-2001 the land use is 'Agriculture & Water body'.
- 3.4 Change of land use of adjoining area i.e 51.9 ha land from 'River bed/Green' to 'Transportation' & 6.0 ha land from 'Agriculture & Water body' to 'Commercial (IT Park)' has been notified vide notification No.SO(1273)E dt.5.11.2003 & SO(573)E dt.25.4.2005 respectively.

4.0 Proposal

- 4.1 Keeping in view the above facts, a Layout Plan has been prepared for the area details of which are given below.

Total area of the scheme	3.74ha
a) Area under grave yard	0.4ha
b) Area under Primary School	0.4ha
c) Area under PSP uses	0.9ha
d) Area under Park	1.36ha
e) Area under circulation	0.66ha

TOTAL 3.74 ha

- 4.2 The proposed uses in the scheme are Public & Semi-public and Recreational. It will require change of land use from 'Agriculture & Water body' to 'Public & Semi-public' and 'Recreational'.

In view of the facts explained at Para 3 & 4 above, the case is placed before Technical Committee for consideration.



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.

Vice President, NOIDA Toll Bridge Co. Ltd vide letter dated 24-6-03 addressed to VC, DDA has requested for NOC for Petrol Pump on the land leased to them for construction of DND Flyway.

2.0 The case was discussed in the Technical Committee meeting held on 29.01.04 vide item no 9/2004(Annexure-A). The Technical Committee noted the contents of the Agenda Annexure-'A' for the necessary action:-

- (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 lease documents as indicated in para 3 (iv)

3.0 The case of setting up of petrol pump along DND Flyway was considered in the Yamuna Standing Committee in its 67th meeting held on 27.09.04(Annexure-B). The committee accorded clearance to the revised proposal of Noida Toll Bridge for setting up petrol pump on 1500 sq.m area in which 1000sqm area would be on piers and 500 sqm area would be filled up for locating fuel tanks etc. Copy of the minutes of Yamuna Standing Committee is placed as Annexure'B'.

4.0 EXAMINATION

In pursuance to the decision made in the Technical Committee meeting and recommendations of Lands department, the following observations are made.

4.1 Lands Department has intimated that 138.2 acres of surplus land with NTBCL which was given on lease for 31 years by L& B Deptt., GNCTD. Therefore, the change in lease terms and conditions pertains to Delhi Govt.

12/c

- 4.2 Dy Secy (LA) land & Bldg Department, GNCTD vide letter no F8 (10)/96 L. & B/LA dtd 10.6.2004 (Annexure-C) to Chief Executive Officer, NOIDA conveyed seven conditions in which condition (ii) stipulates as under:-

"All unused land presently available with NTBCL will be returned to GNCTD/DDA and the cost of the land used for the construction of the flyway settled".

- 4.3 (i) As per MPD-2001 provision, the maximum size of petrol pump (Filling cum service station) is 45mX 33m., whereas the proposal of NTBCL is for 45m X 30m.
- (ii) Petrol pumps are permitted in Residential, Commercial, industrial use zones. The proposed area falls in the Landuse category "**River & Water Body (A-4)**" and petrol pump is not permitted in this Use Zone. Further, the area under reference is earmarked for 'Recreational/Parking Use' in the plan of Football and Cricket Stadia Complex where the site for petrol pump is proposed. As such, the proposal will involve change of land use under Section 11-A of Delhi Development Act, 1957.

RECOMMENDATIONS: -

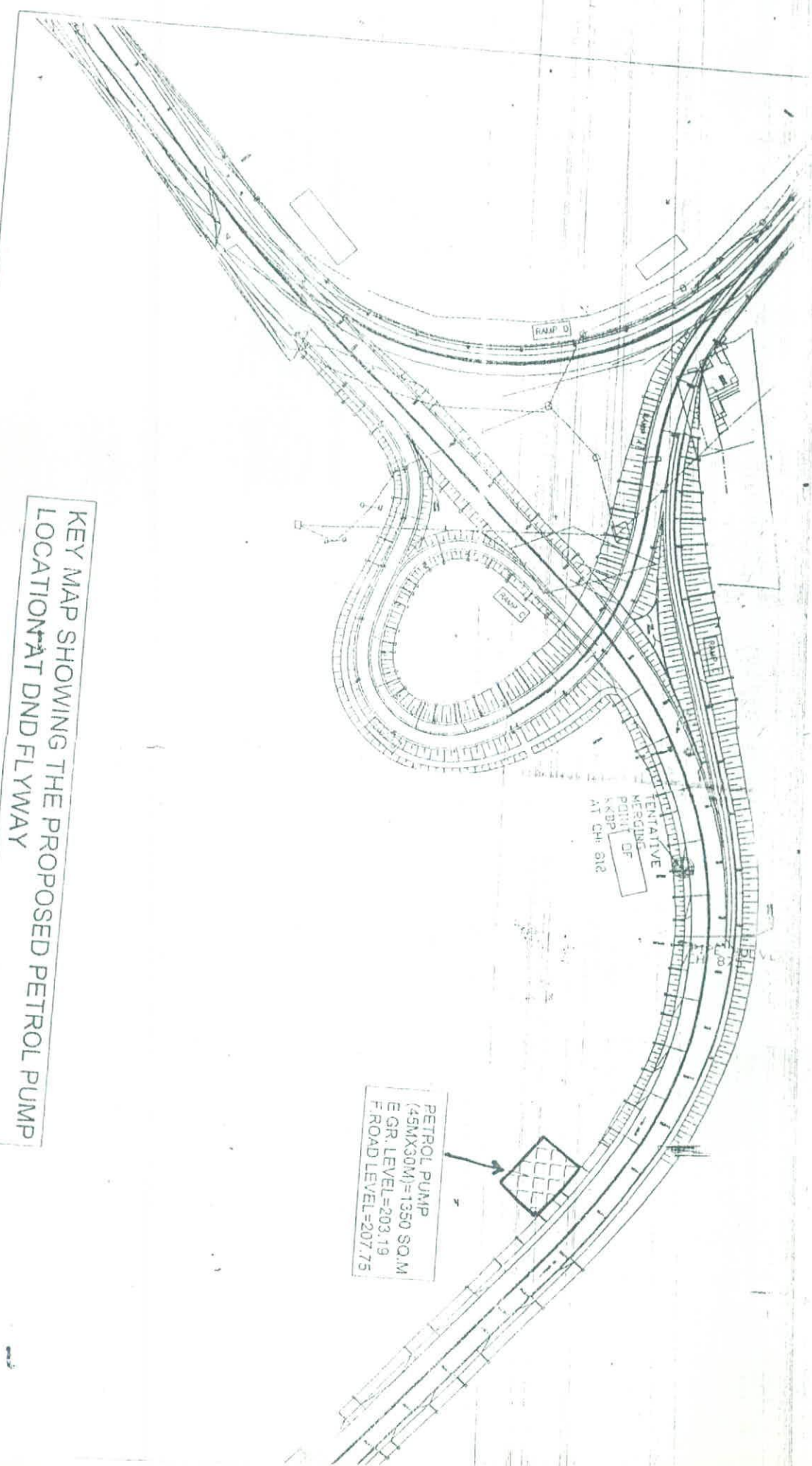
As given above, the proposal is submitted before Technical Committee for consideration.

[Signature]

AD (Reg).

[Signature]
14/7/2007

11/c



KEY MAP SHOWING THE PROPOSED PETROL PUMP LOCATION AT DND FLYWAY

PETROL PUMP
(45M X 30M) = 1350 SQ.M
E.G.R. LEVEL = 203.19
F. ROAD LEVEL = 207.75

TENTATIVE
MEETING
POINT OF
KADR
AT CH. 612

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.

42 317 a/c

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 Bussiness),

C2 (wholesale & ware house),

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.

ii) 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, GOI in the 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 -B).

iii) The site proposed for NTBC 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.

- 43 — 8/c — 492
- (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.

44 - 7/c
4.0

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 3.1(a). The size of the petrol pump will also require modification in the Master Plan, as indicated in para 3.1(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 3 (iv).

5

RECOMMENDATIONS:

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

Item No. 2001

Subj: Proposal of petrol pump on the DND Flyway by NOIDA Toll Bridge Co. Ltd. (NUTRC)
ET(19)2003/MP

The Technical Committee noted the contents of para 4 of the report & further necessary action.

Ed. 1/10

45-

11/15/04

Annexure-B

संयोजक, जल व पर्यावरण
केंद्रीय नदी आयोग
संयोजक, जल व पर्यावरण

संयोजक, जल व पर्यावरण
आर.न.पु.न. नई दिल्ली-110001

दिनांक 27/11 अक्टूबर 2004

सेवा में

1. महोदय, निदेशक, सड़क,
जलधन व परिवहन मंत्रालय,
ट्रांसपोर्ट भवन, संसद मार्ग,
नई दिल्ली - 110001

3. मुख्य अभियन्ता, जल ससाधन
कार्यालय, प्रमुख अभियन्ता
उत्तर प्रदेश सिंचाई विभाग,
कोन्हा रोड लखनऊ, यू.पी.

5. सारस, योजना,
संगा बाढ़ नियंत्रण आयोग,
तीसरा तल, सिंचाई भवन,
पटना-800015

7. निदेशक, जल भिज्ञान निदेशालय, उत्तर, केंद्रीय जल
आयोग, सेवा भवन, रामाकृष्ण पुरम,
नई दिल्ली-110066.

2. मुख्य अभियन्ता,
यमुना जल संघ,
हजियाणा सिंचाई विभाग सिंचाई भवन
समस्तर-5, पंचकला, हरियाणा, राज. राज.

4. मुख्य पुल अभियन्ता,
उत्तर रेलवे, बलौदा हाउस
नई दिल्ली 110001

6. मुख्य अभियन्ता,
सिंचाई व बाढ़,
दिल्ली राज्य सरकार,
अंतराजिय बस अड्डा भवन,
चौथा तल, कश्मीरी गेट,
दिल्ली - 110007

विषय यमुना समिति की 67वीं बैठक के मसौदा कार्यवृत्त ।

महोदय, यमुना समिति की 67वीं बैठक जो कि दिनांक 27 सितम्बर, 2004 को सुबह 11.00 बजे केंद्रीय
जल आयोग के समिति कक्ष कमरा सं 307, दक्षिण, सेवा भवन, रामाकृष्ण पुरम, नई दिल्ली - 110066
में हुई थी के मसौदा कार्यवृत्त अंतिम कार्यवाही हेतु संलग्न है ।

संलग्न उपरोक्तानुसार

भवदीय,

संयोजक

संयोजक

निदेशक, सारस समिति यमुना समिति
दुर्याम - 26100457

48-
5/c
Item No.67.2.2

Setting up of Petrol Pump on the Delhi Noida Toll Bridge Project.

The proposal for setting up of petrol pump on the DND flyway had been received from the Noida Toll Bridge Co.Ltd. for obtaining "No Objection Certificate" from the YSC. The report of the CWPRS, Pune on the proposal was enclosed herewith. The CWPRS, Pune had suggested that the entire petrol pump area be filled up to the existing level of adjoining DND road and the site being behind the right approach bund of Delhi-Noida Bridge and away from the main Yamuna river course would not pose any problem hydraulically.

The proposal was discussed in the 66th meeting. The Chairman of the Committee enquired whether it was possible to build the facility on piers to facilitate the flow of water underneath and to utilize only the sloping portion of the road embankment for construction of fuel tank etc. The Noida representative said that they would need to examine the cost implications of the proposal. The Chairman of the Committee decided that these details may be worked out by the Noida Toll Bridge Company and a decision on this can be taken in the next meeting after obtaining clarifications from the representative of CWPRS, Pune.

In the 67th meeting, the representative of Noida Toll Bridge Authority presented the revised proposal for setting up of the Petrol Pump as advised in the last meeting of the Yamuna Standing Committee. He mentioned that in this proposal an area of 1,000 Sq.m. area would be on piers and only 500 Sq.m. area would be filled up for locating fuel tank etc. The Committee accorded clearance to this revised proposal of Noida Toll Bridge Authority.

49- $\frac{u}{c}$ Tc

TC Item No. 28/2005

File no. PA/Dir.(Plg.) AP 1/05/D-150

F 20(13) 2005-mp

19/7/05

Point -

Laid on Table

Item No. 29

14

3/c

Item No.

Technical Committee No.

File No.

SA/SZ/HUPW/DDA/F. /SCM/2005

Project Name/Title of Agenda:

Upgradation of public spaces and traffic circulation facilities at Basant Lok Community Centre, Basant Lok, New Delhi.

Synopsis:

Basant Lok Community Centre Welfare Association (Regd.) has forwarded a proposal drawn by M/s Aakar Design Consultant Architect and Urban Design for upgradation of facilities in Community Centre Basant Lok. A similar proposal for Community Centre Saket was put up in 238th S.C., however, it was deferred and desired that the proposal should be laid in the Technical Committee Meeting as the interest of various stake holders namely MCD, PWD, are involved.

1.0 Background:

Located in the Posh South West Delhi Basant Lok Complex houses the Trendy Cinema Hall - PVR Priya, Hotel Basant Continental and office shopping and entertainment options in single vicinity serving as the most popular evening hangout for Delhi's crowd. Over the years this Community Centre underwent a lot of abuse and unhelpful minor uplifts having resulted in the present chaotic states of the complex, which is at present in an urgent need of revitalization. The Association intends to build, operate & maintain the up gradation of facilities in the Community Centre.

2.0 Examination:

The complex is facing traffic congestion insufficient parking due to chaotic traffic circulation. Pedestrian entry points are narrow, dark, dingy public spaces, cluttered with A.Cs & Generator Sets, making them totally insecure in the evening. The piazzas are littered with kiosks, stalls & vendors. Anti socio elements and drug edicts hang around the piazzas in the shady corners. Strong identity of the complex in spite of having prestigious showrooms and hotel is missing. Landscaping and Horticulture work is in a state of neglect because of water shortage in this area.

3.0 Proposal:

The proposal as forwarded by their Consultant is for approval of the following revisions in the layout plan.

- 2/c - 13
- A 20mx20m - pattern grid is superimposed on the existing complex scheme which interweaves the old built form, textures and generates a new consistent contemporary vista towards the community centre.
 - Also, the redundant and underused pockets in the present scenario are, henceforth, tied by the proposed grid in an identifiable pattern.
 - Entry nodes to be highlighted by means of Landscape, Signages and lighting.
 - Uniform Visual aesthetic for enhancement of ambience at entry nodes and provision of handicap ramps at the entry and exit point of the complex.
 - Reorganisation of the scattered stalls as a stable cohesive kiosk area has been proposed, thereby obstructing any future amoebic growth of these stalls.
 - A contemporary approach of Two Tier parking which can suffice the present congested parking scenario.
 - Organized parking spaces, de-marked by curbstones, patterns in flooring and planters have been planned.
 - Piazza levels are rejuvenated by the reorganization of kiosks and the pedestrian movement patterns so as to refresh the activities within.
 - A consistent palette of street furniture, planting, paving, lighting and other elements along the length of the whole complex will contribute to its uniform and strong identity.

Parking:

- | | |
|---|---------------------|
| • General Parking as existing and as per layout | 385 ECS |
| • Proposed parking without multi level parking | 500 ECS (400+260/3) |
| • Proposed parking with multi level parking | 940 ECS (800+520/3) |

4.0 Financial Liability & Social Gain:

Actual user of the Community Centre, Basant Lok Community Centre Welfare Association (Regd.) as a part of their endeavor to make the complex a model Community Centre to carry out the redevelopment of public spaces with their own finances. They shall also carry out the maintenance of the same, as it is an important and integral part of the development. DDA on their part seems to be getting a rejuvenated Community Centre without any financial liability will put up bright civic future for the end user.


5.0 Follow up Action:

After the approval of the Technical Committee:

1/c -

12

- Necessary NOCs from concerned civic agency/authority like PWD, Flood Deptt., MCD, Land owing Agency etc. wherever be obtained by the execution agency before start of the work.
- The technical inputs of various disciplines will be sought as per the design.
- Feasibility report will be formulated.
- A bid document will be prepared.
- Contract will be floated and awarded.
- Supervision of the Project to ensure completion of the Project within stipulated period shall be ensured.


(Ashok S. Ghodeshwar)
Architect (SZ)

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(14)2005-MP / 215

Date: 20/7/05

The 4th meeting of Technical Committee of the DDA for the year 2005 under the chairmanship of VC, DDA will be held on 22.7.2005 at 10.30 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)

- ✓ Vice Chairman, DDA.
✓ Engineer Member, DDA.
✓ Commissioner (Plg.) DDA.
✓ Commissioner (LM) DDA.
✓ Commissioner (LD) DDA.
✓ Town Planner, MCD. 239667889
✓ Chief Town Planner, TCPO. 21010101
✓ Chief Architect, NDMC. 20/7/05
✓ Chief Architect, HUPW, DDA. 20/7/05
✓ Chief Engineer / Planning, DMRC. 24525202
✓ Chief Engg. (Elect), DDA. K
✓ Additional Commissioner (Plg.) II, DDA. K
✓ Additional Commissioner (Plg.) III, DDA. K
○ Additional Commissioner (MPPR), DDA. 20/7/05
Secretary, DUAC. 24611948
• Land & Development Officer. (L&DO)
• Sr. Architect, (H&TP) CPWD.
Jt. Commr. of Police (Traffic) Delhi.
✓ Director (Landscape) DDA. 20/7/05
- Special Invitees :
✓ Director (NP) DDA. 20/7/05
CE (AIR & Doordarshan) 20/7/05
✓ CE (NZ) DDA. 20/7
C (LM), DDA. 20/7
• IG (Prison) Delhi Police 16/2005
CE (DSIDC) 16/2005
Director (Rohini) DDA 17/2005
Director in Chief CSE Deptt. MCD 18/2005
Addl. Commr. TPT (Plg.) 18/2005
- For Item Nos
16/2005, 17/2005, 19/2005, 22/2005, 24/2005
16/2005
16/2005
16/2005
16/2005
16/2005
17/2005
18/2005
18/2005

- ✓ AE Maintenance 20/7/05
✓ Security Officer 20/7/05
✓ AE (Electrical) 20/7/05

328	CE (SEZ) DDA	18/2005
328	Sr. Architect (SZ) DDA	18/2005
327	Dy. Commr. of Police MSQ Bldg.	18/2005
	Pr. Secretary. PWD →	18/2005
327	Town Planner Slum & JJ MCD	19/2005
327	EE (WBPC) DJB	20/2005
	Director (RYP) →	21/2005, 26/2005, 27/2005
	CE (DSIDC) with his consultant	22/2005
	CE II PWD →	23/2005
20/7/05	Director (TT) →	23/2005, 24/2005
	CE (DMRC)	25/2005
	Director (Dwarka) DDA	19.2005, 25/2005
	CE (I&F) GNCTD	26/2005
	Dv. Secretary (LAL)	27/2005
	L & B Bldg. GNCTD →	
	Director (AP) DDA	28/2005

23392295
5th floor

20/7/05

DELHI DEVELOPMENT AUTHORITY

डाक पत्र

TRANSIT CHALLAN

पुस्तक संख्या

BOOK :

क्रमांक
SERIAL N^o 018454 Main 1994दिनांक
DATE

20-7-05

Tara Chamol

प्रेषक	सदन/मीनार/कुटीर/ भवन एन्नेक्सी/इ.गा. स्टेडियम	से	सदन/मीनार/कुटीर/ भवन एन्नेक्सी/इ.गा. स्टेडियम
FROM	Sadan/Minar/Kuteer/ Bhavan annexe/I.G. Stadium	TO :	Sadan/Minar/Kuteer/ Bhavan annexe/I.G. Stadium

कमाक संख्या	मिसिल विवरण/संदर्भ	गन्तव्य स्थान (कार्यालय/अधिकारी)	प्राप्त करने वाले के हस्ताक्षर दिनांक	टिप्पणी
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Sl. No.	Particulars of file/ Reference	Destination (Office/Officer)	सहित Signature in full of the recipient with date	Remarks
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1. FI (14) 05/MP/215 - M. Notice - Town planner/MCD/Migam Bhawan

2. FI (14) 05/MP/215 - M. Notice - CE (I & F)/GNCTD/ K. Gode
23864919

3. FI (14) 05/MP/215 - M. Notice - Dir (plg) Rohini

4. FI (14) 05/MP/215 - M. Notice - Adl. Commr (TPT) plg)
SG Under Hill Road Delhi

23930740

20/7/05

SERIA. IN: 000121

दिनांक
DATE: 20/7/05

Sl. No.	Particulars of file/ Reference	Destination (Office/Officer)	Signature in full of the recipient with date	Remarks
FROM	सदन/मीनार/कुटीर/ मदन एनेक्सी/इंग्गा० स्टेडियम Sadan/Minar/Kuteer/ Bhavan annexe/I.G. Stadium	से TO :	सदन/मीनार/कुटीर/ मदन एनेक्सी/इंग्गा० स्टेडियम Sadan/Minar/Kuteer/ Bhavan annexe/I.G. Stadium	
क्रमांक संख्या	मिसिल नंबर/संदर्भ	गंतव्य स्थान (कार्यालय/अधिकारी)	प्राप्त करने वाले के हस्ताक्षर दिनांक	टिप्पणी
1	File PD/R(1003)16/2003			for (Rtg) Rohini
2	File 3(72)2005/MP			do
3	File F(14)05/MP/215 (Meeting Notice)			do
4	Dy. No. 1069/JD(M) 22-7-05			do
5	853, 852, 824 / Accd-III			do
6	File (1) 04/CE (178)			do
7	File (LS) 2005/1086			for (LS) Rohini
8	ACA-I / HUPW / 0000 (2005/600) 20/7/05			SECHQ, Rohini
9	PP/R/103/CS+OCF / PH-III / 4-79			EE/RPD-I
			At 3.30 PM	EE/RPD-7

पत्र

FROM :	न/मीनार/कुटीर/ वन एनेक्सी/इ०गा० स्टेडियम Sadar/Minar/Kuteer/ Bhavan annexe/I. G. Stadium	से Sachin TO:	सदन/मीनार/कुटीर/ मवन एनेक्सी/ इ०गा० स्टेडियम Sadar/Minar/Kuteer/ Bhavan annexe/I. G. Stadium
क्रमांक संख्या	मिहिल विवरण/संदर्भ	गन्तव्य स्थान (कार्यालय/अधिकारी)	प्राप्त करने वाले के हस्ताक्षर दिनांक सहित Signature in full of the receipt with date
Sl No	Particulars of file/ Reference	Destination (Office/Officer)	Remarks

1	PA/3D (PL) mon/4-13/PT/154-55		Dy Dir (P-2)
2	ACA II/HUPW/2005/2005/27		Comm (LM)
3	ACA II/HUPW/2005/2005/27		PS for LM
4	ACA II/HUPW/2005/2005/27		Dy Dir CR cell
5	D No 7/12		Dy Dir (P-2)
6	L-1576/ACA II + c.c.		LM DDA -
7	PA/3DAP/2005/2005/61		Dir (PL/2)
8	M-701 - Dir (PL/2) 14/10/05		Comm (LM)
9	FI(14) - 5/MP/215. meeting Notice		VC / DDA
10	do - 215 meeting Notice		E-M / DDA
11	do - 215 meeting Notice		Comm (LD) DDA
12	do - 215 meeting Notice		Dir (PL)
13	F 15 (214) 2005 - NP/B 131		sr lower officer (LM)
14	F 25 (118) 2005/7C/L/PT/859-60		Dy Dir (P) II
15	Sr/L.O Planning D No 979		SLO (LM)
16	Dy No 944/SLO (PL)		AD (Legal cell)
17	Sr/L.O (Planning) D No 938		Dy Dir (OSB)
18	F3(10) 2002/MP/D-54		

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DM :

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भवन एनेक्सी/इ. गा. स्टेडियम
Sadan/Minar/Kuteer/
Bhavan annexe/I. G. Stadium

से
Sadan
TO:

सदन/मीनार/कुटेर/
भवन एनेक्सी/ इ. गा. स्टेडियम
Sadan/Minar/Kuteer/
Bhavan annexe/I. G. Stadium

क संख्या

मिस्त्र विवरण/संदर्भ

गन्तव्य स्थान
(कार्यालय/अधिकारी)

प्राप्त करने वाले
के हस्ताक्षर दिनांक
सहित

टिप्पणी

No

Particulars of file/
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F3(1803)MP/P7/54

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D. N. 905

OS to KC
Common (P)
Dir (Bldg)
DLM (HQ)
D. L. M.
AD (H. A. C. C. I.)
25 471 5221 1000
21/8/05

20-7-05

FROM	सदन/मीनार/कुटीर/ सदन एनेक्सी/इ.गा. स्टेडियम Sadar/Minar/Kuteer/ Bhavan annexe/I. G. Stadium	से TO:	सदन/मीनार/कुटीर/ सदन एनेक्सी/ इ.गा. स्टेडियम Sadar/Minar/Kuteer/ Bhavan annexe/I. G. Stadium
क्रमांक संख्या	मिनिम विवरण/संयोजन	संलग्न स्थान (कार्यालय/अधिकारी)	प्राप्त करने वाले के हस्ताक्षर दिनांक
Sl No.	Particulars of file/ Reference	Destination (Office/Officer)	Signature in full of the recipient with date
			टिप्पणी Remarks

- Letter: 1. 1(14)05/MP/215 - meeting - Add. com
MPPR
2. 1(14)05/MP/215 - meeting - CE (E) Vasantika
- 26421724
3. 1(14)05/MP/215 - meeting - CE (SEJ) Agrew
26497420, 26499466
4. 1(14)05/MP/215 - meeting - EE (WBDC)
DJB, Saddi
Nagar
5. 1(14)05/MP/215 - meeting - Sr. Architect.
(HETD)
Nirmam Bhawan
6. 1(14)05/MP/215 - Land & Dev. officer.
Nirmam Bhawan.
- ✓ (P) 20/7/05 23022/74/2440

क्रमांक
SERIAL

Nº 124175

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DATE

20-7-05

प्रपत्र

सदन/मीनार/कुटीर/
भवन एनेक्सी/इ.गा. स्टेडियम
FROM : Sadar/Minar/Kuteer/
Bhavan annexe/I. G. Stadium

से

TO:

सदन/मीनारकु/कुटीर/
भवन एनेक्सी/ इ.गा. स्टेडियम
Sadan/Minar/Kuteer/
Bhavan annexe/I. G. Stadium

क्रमांक सख्या

मिहिज विवरण/संबंध

गन्तव्य स्थान
(कार्यालय/अधिकारी)

प्राप्त करने वाले

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Destination
(Office/Officer)

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of the recipient
with date

Remarks

7. 1(14)05/imp/215
चे पत्र मिहज के meeting.
अचानक दिनांक है

At Com of Police (T. & D. Sec)
Saddique Nagark.

8. 1(14)05/imp/215 - meeting. - I.G. (Bilal)

20/07/05
1700 hrs.

2555897

Delhi Police
T. & D. Sec



55/c

INDEX

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
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3.	17/2005	Alignment plan of 80 m R/W UER III from G T Karnal Road (NH-1) Western Yamuna Canal. F15(192)92-NP	13-17 <u>Dir (NP)</u> 09-8-05
4.	18/2005	Re-Development of Public Spaces and and Traffic Circulation in Community Centre Saket. F-SA/SZ/HUPW/DIDA/51/SLM/2001	18-19 <u>Sr. Asst. (SZ)</u> 9/8/05
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54/c

10.	24/2005	Alignment Plan of proposed 60 m R/W road from GT Karnal Road (NH - I) Singhu Border to Narela Town F15(11)2004-MP	33-34	Dir. (NP) 09/08/05
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13.	27/2005	Proposal for setting up a petrol pump along DND flyway by Noida toll Bridge Co. Ltd. (NTBC) F7(19)2003-MP	38-46	Jt. Dir. (RYP) 09/08/05
14.	28/2005	CLU of site measuring 3923 sqm from 'Recreational' (Distt Park) to 'PSP facilities' (Burial ground) Badarpur F20(13)2005-MP	47	Dir. (AP) - I 09/08/05
15.	29/2005 (laid out table)	Upgradation of public spaces and traffic circulation facilities at Basant Lok Community Centre, Basant Lok, N. Delhi E - SA/SZ/HUPD/DDA/F/SCM/2005		ACA - II 09/08/05

**DELHI DEVELOPMENT AUTHORITY
NARELA PROJECT UNIT**

F.15(192)2003/NP/ 187

Dated: 04.10.05

17.10.05

Sub: Follow up to the minutes of the meeting held under Addl. Commr. (Plg.) III on 08.09.05 regarding the alignment of the 80m R/W UER-III

Under para 4 of the minutes of the said meeting, following has been desired:

Para:4 The case is under consideration for some time. No. of meetings and site inspections were taken place. Director (NP) will also prepare a summary of decisions taken during these inspections & discussions for consideration in next meeting.

Action: Dir.(NP)

Follow up action is as follows:

A site inspection was held under EM, DDA on 17.7.04 in which the following decision was taken: (Copy enclosed)

"Director (Plg.) Rohini presented the plan of the facilities complex integrating this 80 mt. R/W road on Rohini side as per the approved plan. This would necessitate the readjustment of the boundaries of certain facilities and no major change is involved in the planning of the area.

E.M. desired that since the alignment on Narela side is to be finalized and land has also not been acquired, alternative alignment proposals be worked out on Narela side to check if the road on Rohini side could be adjusted with the existing "S" curve plan on the Rohini side.

Director (NP) shall prepare alternative alignment on Narela side. The feasibility will be checked by SE- CC 7 as per the existing physical features and put up for approval in the Technical Committee within a month. The proposal also be shown to E.M. by CE- (NZ) and Director (NP)."

Action -CE(Rohini), Director (NP)/SE-CC 7

Based on the PT survey supplied by Se/CC-7 alternative alignment proposals were prepared & discussed in a meeting under EM, DDA on 27.5.05. In this meeting, it was emphasized that in order to avoid infructuous expenditure Alt.II was better & may be put up to TC with other alternatives. Minutes of this meeting were not issued & the case with alternative proposals was referred to TC. Site inspections were held with CE(NZ) & SE/CC-7 to consider alternative proposals & it was felt that Alt. IV was advisable solution. The main problem has been that alternative proposals from Rohini side were never attempted on the plan that all adjustment be considered on Narela side since the detailed adjustment was not finalised & no infructuous expenditure on shifting of road/services is incurred from Rohini side".

5 alternative alignment proposals were discussed in the TC meeting held on 22.7.05 Amongst these alternatives, proposal discussed under EM on 27.5.05 was also included as alternative II. Alternative II & IV were discussed in detail in T.C. on 22.07.05 with regard to their merits and demerits. After discussion, it was clear that alternative IV was more acceptable considering that only about 200mt of the road/underground services laid on Rohini side would be affected which could be accommodated by providing green belt without affecting the underground services already laid at site. VC, DDA was of the opinion that this alternative IV was better than alternative II which would require laying of additional 300mt road length involving much more expenditure for the road/services to be borne by DDA. Director (RP) informed that

alternative IV would affect the proposed site for 220 KV substation on Rohini side. Accordingly, TC decided as follows: (copy enclosed)

"To resolve the issue, Technical Committee desired that a committee comprising of Chief Engineer (Rohini. Narela/ Elect.), AC (Plg.) III (convener) and Director (Narela & Rohini) will examine the matter and submit its report within 3 weeks to EM, DDA."

Above is submitted for kind information of Addl. Commr. (Plg.) III.

Jt. Director (N.P.) *[Signature]* 14/10/05
DIRECTOR NP
Addl. Commr. (Plg.)-III

[Signature]
14/10/05
(Rajesh Kr. Jain)
Asstt. Director (NP)-II

In pursuance to TC meeting decision, a meeting was held under AC (Plg.) III on 08/09/05 for which the minutes have already been circulated.

[Signature]
17/8/05

AC (Plg.) III

If see if any think
is to decided from
decisions already taken
on the issue

Dr (NP)

For dir

Dr. Shrivastava

[Signature]
20-10-2005

The above note of Director (Plg.) III has been examined and approved by the following:-

1. HAI visited already constituted (DR-II) on Rohini side near Western Yamuna Canal on 17/10/05. The undersigned explained the PWD III diagram in the drawing. It was further stated that the land towards Narela side beyond Western Yamuna Canal is yet to be acquired.



OCT05

The EM decided that since the land is yet to be acquired for UER-III beyond Western Yamuna Canal on Narela side, therefore, Director(Plg)Narela may integrate the existing executed alignment of UER-III of Rohini side with their alignment on Narela side.

These minutes were not forwarded to Rohini Project Planning Office. Therefore, EM's decision need to be correctly recorded.

The decision of the Technical Committee dt.27.5.05 has also not been correctly recorded. No decision was taken in the said meeting, however, it was decided that AC(P)III may call a meeting of Director(Plg)R as well as Director(Plg)Narela and concerned SE's for taking further decision in the matter and putting the case before the Technical Committee.

Submitted please.

Anil Barai
(ANIL BARAI)

DIRECTOR(PLG)ROHINI

27.10.2005

Office of the Director

Rohini Project Plg.

D.D.A. 1377

Dairy No.

Date 27/10/05

A.C.(PL)III

28/10

Reedon

Dr(NP)

Copy to Dr(DC) for A also.

31/10/05

1550b

7/11/05

JD(MP)

8/11

8/11

AD(MP)

J.D. (MP)'s Office

Diary No. 1697

Date 8-11-05

दिल्ली विकास प्राधिकरण

Minutes of E.M. 135-4
at 17.7.04
I.C. on 12.05.04 was shown to E.M. at site and was found to be in order. It was observed that the other school i.e. Govt. Sarvodya school near village Sanothi* could not be adjusted in the alignment as the same was falling in the middle of the road after taking the boundary of the land of CRPF, DVB, DJB as the edge of the alignment of 80 mt. R/W. This was found to be in order and noted. Action need to be initiated for acquisition/transfer of school building & reconstruction at alternative location.

Action Director (NP)

6. Integration of the Alignment of 100 mt. UER II on either sides of Western Yamuna Canal.

The road/R/W of proposed road was demarcated on either sides of Western Yamuna Canal. Director (Plg) Rohini showed the draft alignment plan prepared by them for this road. This was co-related with the alignment on the Narela side. It was seen that some adjustments are needed on either sides for proper integration of the alignment with respect to:

- i) The land allotted to Delhi Jal Board at Iradat Nagar.
- ii) Existing towers of Delhi Transco and the proposed towers to be adjusted for crossing the 100 mt. R/W on Narela side.

SE-CC12 shall provide P.T. survey of Narela side to Dir (NP) for incorporating the existing wall constructed by DJB and the foundations of pillars excavated by Delhi Transco.

Director (NP) in consultation with Delhi Transco and SE- CC 12 shall put up the plan a week's time for consideration of E.M.

24/07
Action C.E. (NZ) , Director (NP), Dir(Plg) (Rohini)

7. Integration of 80 mt. R/W UER III on either sides of Western Yamuna Canal in Rohini and Narela Projects.

In Rohini conditions of UER III in Rohini Zone was not found satisfactory. E.M. expressed his displeasure and asked C.E. (RZ) to get the road inspected in a week's time. He also desired CE may check the quality of work and if necessary third party quality assurance may be got done to verify the overall quality of road work.

From the embankment of Western Yamuna Canal, E.M. DDA was shown two "S" curves in the alignment under implementation on Rohini side. CE(Rohini) informed that sewerage and water supply lines in the said stretch under two S curves had already been laid. It was informed by him that any modification in the alignment would involve infructuous expenditure for shifting of the said services.

Director (Plg) Rohini presented the plan of the facilities complex integrating this 80 mt. R/W road on Rohini side as per the approved plan. This would necessitate the readjustment of the boundaries of certain facilities and no major change is involved in the planning of the area.

E.M. desired that since the alignment on Narela side is to be finalized and land has also not been acquired, alternative alignment proposals be worked out on Narela side to check if the road on Rohini side could be adjusted with the existing "S" curve plan on the Rohini side.

Director (NP) shall prepare alternative alignment on Narela side. The feasibility will be checked by SE- CC 7 as per the existing physical features and put up for approval in the Technical Committee within a month. The proposal also be shown to E.M. by CE- (NZ) and Director (NP).

Action -CE(Rohini), Director (NP)/SE-CC 7

The inspection ended with thanks to E.M., DDA

(Signature)
28/07/04
(D.K. Saluja)
Director (NP)

CE(NZ)

EM, DDA

Copy to:

- E.M., DDA
- Commr. (Plg)
- A.C. (Plg) III
- C.E. (NZ)
- C. E. (Rohini)
- Director (Plg) NP
- Director (Plg) Rohini
- SE, CC-12
- SE CC-7
- SE CC-11
- JD(NP)
- J.D. (Plg) Rohini
- OSD to V.C. for kind information.

233

78/c

Item No. 17/2005

**Sub: Alignment Plan of 80 m R/W UER - III from G T Karnal Road
(NH - 1) to Western Yamuna Canal.
F15(192)03-MP**

To resolve the issue, Technical Committee desired that a committee comprising of Chief Engineer (Rohini/Narela/Elect.), AC(Plg.)III (convener) and Director (Narela and Rohini) will examine the matter and submit its report within 3 weeks to EM,DDA.

Item No. 18/2005

**Sub: Re-development of Public Spaces and Traffic Circulation in
Community Centre, Saket.
F.SA/SZ/HUPW/DDA/F-51/SCM/2004**

The representative of the PWD, GNCTD mentioned that the scheme may be considered in a larger context. It was mentioned that for improving the circulation of the over all area, DMRC has been asked by Transport Department, GNCTD to prepare a scheme for covering of the Nalla. It was explained that the present scheme pertains to the redevelopment and maintenance of the existing Community Centre, Saket and the proposed covering Nalla is for parking which can be later dovetailed with the plans to be finalized by Transport Department/DMRC, if necessary. Accordingly a copy of the redevelopment plan may be sent to Transport Department /GNCTD and DMRC. The plan was approved in principle by the Technical Committee.

Item No. 19/2005

**Sub: Regarding adjustment / change of landuse in re-settlement scheme
at Hastsal for a Govt. Hospital.
F20(12)2005-MP**

The Technical Committee recommended that in view of the fact that there is no existing hospital in the area, the proposal for readjustment of the land use for public and semi public facilities (Govt. Hospital) -1.5 Ha and commercial use(0.52 Ha) be approved under clause 8(ii) A, whereby hospital (up to 200 bedded) is permissible in residential and commercial use zones, as a part of approval of the lay out plan or as a case of Special Permission from the Authority. It was further decided that commercial use may be developed basically for low turnover shops so as to serve the needs of the local population.

makini

79/c
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let 10

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F.1(14)2005-MP | 229.

Date: 5.5.05

Minutes of 4th meeting of the Technical Committee for the year 2005 held on 22.7.2005.

The list of the participants is enclosed at Annexure I.

Item No. 15/2005

Sub: **Confirmation of minutes of Technical Committee meeting held on 20.5.2005**
F1(8)2005-MP

The draft minutes of the 3rd Technical Committee meeting held on 20.5.2005 circulated vide this office letter no F1(8)2005-MP dated 9.6.2005 were confirmed, with the following general observations:

(i) In order to curtail delay in issuing the approved minutes of the Technical Committee, henceforth after approval of the draft minutes by VC,DDA, these would be issued as final minutes for necessary action. In case of any deviation / change which may be found necessary at the stage of confirmation of the minutes, necessary corrigendum can be issued.

(ii) VC,DDA also desired that Technical Committee meeting be organized regularly, at least once in a month.

(iii) Action taken reports on the minutes may also be brought before the Technical Committee.

Item No. 16/2005

Sub: **Proposed modification / adjustment in the draft Zonal Plan of Narela Sub City (Zone P - 1)**
F.4(3) 98-MP

The proposal was explained by Director (Narela) stating that, as decided in the meeting held on 16.02.2005 under the chairmanship of secretary (UD), the Draft Zonal Plan of Narela has been reviewed. The salient features of the Zonal Plan were explained. Director (LS) pointed out that there is a need to review the area under the recreational use zone, whereas annexure IV reflects reduction of 247 Ha. of recreational area, the land use break-up table (page 4 of the agenda) reflects only 46 Ha reduction. This needs to be reconciled. After discussion, it was also felt that the width of the proposed road between green belt and Narela sub-city may be rationalized and reduced from 60 mt. to 30 mt. It was also desired by V.C., that the approach for development / conservation of green belt should be spelled out.

The land use under AIR needs to be examined vis-à-vis existing conditions and keeping in view the plans of the AIR for its development. The location of the jail may also be finalized and indicated on the zonal plan.

-prafur