

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F1(41)2005-MP/356

19/12/05

Minutes of the 5th meeting of the Technical Committee for the year 2005
held on 16.11.2005.

The list of the participants is enclosed at Annexure 1.

Item No. 33/2005

Sub: Proposed temporary alternative Bus Terminal site in the East of
GT Karnal Road (NH-1)
F3(7)2001-MP

The proposal was presented by Director (Narela Project). The representative of Transport Department, GNCTD requested for a permanent site as the Terminal is proposed to be developed on BOT basis.. The Technical Committee deliberated at length about the two alternative sites. The proposed alternative site 3 (a) falls on the unacquired land, which will take a considerable time to complete the formalities. The other proposed site as referred at 3 (b) in the agenda is part of land already allotted to DAMB, for which the representative of DAMB did not agree, stating that the area with DAMB is already short.

After detailed discussion Technical Committee decided to retain the earlier site (8 ha.) land of which has already been acquired, and approved. This site will be at the transport hub of Narela, as a Metropolitan Passenger Terminal, MRTS Terminal and Urban Extension Road (II) are proposed to be developed in the vicinity. From planning point of view this site is more suitable and will avoid creating congestion on NH- 1.

Action : Addl. Commr. III / Director (NP)

Item No. 34/2005

Sub: Norms / Regulations for Building Activities in the Villages
F3(29)94/MP/Pt.III

The proposal was presented by Jt. Director (DC). Draft regulations were discussed at length. It was informed that the Draft Regulations were earlier forwarded to the MCD, CFO and other concerned department for comments. No comments have been received so far. The representative of MCD informed that the Draft Regulations are being considered by the Standing committee of MCD and assured sending the comments as early as possible. Technical Committee desired that the draft Regulations may also be sent to L&B Department, GNCTD, Revenue Department, GNCTD, TCPO and CFO (reminder) for their comments within 2 weeks.

It was desired that the matter may be put up again after receiving the comments from the various organizations.

Action : Director (DC)

mafew
Completed
del

Item No. 35/2005

Sub: Regulations for allowing ATM
F3(31)2005-MP

The Technical Committee desired that the provision of ATM may be examined as part of draft MPD 2021 which is under finalisation. .

Action : Addl. Commr. (MPPR)

Item No. 36/2005

Sub: Stage II report on preparation of Integrated Development Plans of
Village Bharthal & Dhul Siras .
F1(1)89/Plg.DWK/Pt X

The proposals with respect to draft development plans of Village Bharthal and Dhul Siras were presented by Director (Plg.) Dwk and the Consultants. The Technical Committee noted the progress and desired that during the next stage, the development plans may be finalized keeping in view the following observations:

- i) The draft development plans may be discussed with the representatives of the villages' / elected representatives, so that their priorities and needs are taken into consideration. The feasibility of removal of encroachments and proposed widening of roads may also be kept in view.
- ii) The village plans may be in conformity with the landuse and sector plans.
- iii) The issues regarding development control regulations / building bye laws, policy of allowing sub division and amalgamation of plots and compensatory plots are to be dealt separately.
- iv) Record of titles may be considered as an input in the preparation of Development Plan.
- v) Conservation of water bodies and rain water harvesting should be emphasized together with the augmentation of utilities and services.

Action : Concerned Addl. Commr. / Director (Plg)/ Consultants

mafer

Completed
duf

Item No. 37/2005

Sub: Proposal of Guru Teg Bahadur Memorial at Singhu Border in the East of
G T Karnal Road (NH - 1)
F3(52)2004-MP

The proposal was introduced by Director (Narela Project) and further presented by the Consultant. The Technical Committee approved the proposal as a landscape proposal, subject to condition that there shall be no further addition of FAR as proposed in the agenda. All statutory clearances including NHAI, AAI etc. shall be obtained before execution of the project.

Action Addl. Commr. III / Director (NP)

Item No. 38/2005

Sub: Proposed Multi level parking for Delhi High Court (Sub Zone D-8.)
F3(109)05-MP

The proposal was presented by Jt. Director (Mont). In view of the observation that the site is part of the LBZ and the Central Vista and M. P. level Green, the Technical Committee desired that the matter should be referred to Central Vista Committee for their comments and also to L&DO for comments with respect to terms & conditions of the allotment.

Action : Addl. Commr. III Director (DC)

Item No. 39/2005

Sub: Grade separator at Mangolpuri Intersection.
F5(8)05-MP

The proposal was presented by Jt. Director (TT). and explained in detail by the Consultant. The Technical Committee approved the proposal contained in the agenda.

Action : Addl. Commr. III / Director (TT)

Item No. 40/2005

Sub: Planning and Design of grade separator across Ring Road - Loha Mandi
Road Intersection (Naraina Intersection)
F5(7)2001-MP

The proposal was introduced by the Jt. Dir (TT) and explained in detail by the Consultant. The Technical Committee approved the proposal contained in the agenda

Action : Addl. Commr. III / Director (TT)

makin *congrat*
df

Item No. 41/2005

Sub: Provision of underpass of Shastri park Crossing of Eastern approach road
of ISBT bridge and Marginal Bandh Road.
F5(16)2004-MP

The proposal was introduced by J D (TT) and explained in detail by the Consultant. The Consultant / PWD confirmed the feasibility of the proposal and stated that it does not involve any tree cutting. The Technical Committee approved the proposal subject to feasibility report to be given by PWD, GNCTD.

Action: Addl. Commr. III

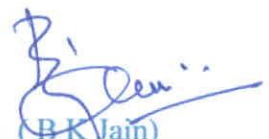
Item No. 42/2005

Sub: Proposed Modification / Readjustment in the draft Zonal Plan of Narela
Sub city.
F4(3)98/MP/Vol.II

The proposal was presented by Director (Narela Project) and Jt. Dir. (NP). The Technical Committee recommended its further processing and desired that the same may be referred to the Ministry of Urban Development, GOI. It was further desired that simultaneously the proposal may also be put up before the Authority, with policy guidelines for development of proposed green belt.

Action Addl. Commr. III / Director (NP)

The meeting ended with the vote of thanks to the Chair.


(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.

Copy also forwarded to :
Director (Plg.) TT, DDA
Director (Plg.) NP, DDA
Director (Plg.) DC, DDA
Director (Plg.) Dwarka, DDA


Jt. Director (MP)




dp

List of participants of Vth meeting for the year 2005 of Technical committee held on 16.11.2005.

Delhi Development Authority:

S/Shri

Dinesh Rai, Vice Chairman,

In chair

R C Kingar, E M

A K Jain, Commr. (Plg.)

V D Diwan, Chief Architect

H B Jha, Chief Engineer (Elect)

Arvind Gupta, Addl. Commr. (Plg.) II

Prakash Narian, addl. Commr. (Plg.) III

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

Delhi Police:

H P S Virk, DCP / Traffic

TCPO:

R Srinivasa, Associate TCP

MCD:

Shamsher Singh, Sr. Town Planner

DMRC:

S D Sharma, Chief Engineer (Plg.)

Special Invitee:

Krishan Kumar, Jt. Commr. (Tpt)

O P Srivastav, DGM, NHAI

Anil Prakash, C E II MCD

D Panwar, SE Circle VII PWD

Dinesh Kumar, SE PWD I

S P Ashta, SE II, DAMB

Jose Kurian Chief Engineer DTTDC

Prof. S V Thakur, CES Nehru Place

R K Gupta, Chief Engineer, DSIDC

D K Saluja, Director (NP) DDA

SP Bansal, Director (Plg.) DWK DDA.

*Completed
dyl*

F-1(3) 2003/nd

45/c

dvj54

The 1st Tech. Committee meeting for the year 2003 was held on 11.3.2003. The draft minutes of the earlier Tech. Committee meeting held on 28.11.2002 (page no.7/c) were confirmed excepting for the item no. 29/2002 for which AC III has suggested some minor modification. The suggested modification of item no. 29/2002 of the earlier meeting is reproduced below from the draft handed over by AC III on 31.3.2003 which is placed at page no.63/c.

"The proposed scheme was discussed.

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

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

The draft minutes for all the items of the Technical Committee meeting held on 11.3.2003 along with modified minutes for item no. 29/2002 of the Techn. Committee meeting held on 28.11.2002 are put up at page no.64-65/c for approval please.

In weekly meeting of the L.G with the officer of the DDA on 12.3.2003, Hon'ble L.G. has desired that the draft minutes relating to road alignment plan, flyover etc. be shown to him before issuance of the final minutes (Page. 3/c). Therefore, it is requested that minutes for the item no. 1/2003, 3/2003 & 5/2003 may be forwarded to L G for his perusal.

JT. DIR. (MP)
DIRECTOR (DC)
COMMR. (PLG)

The minutes could be submitted to L.G. as there are three items relating to Traffic & Transportation.

Assistant Director (MP)
1/4/03

As desired by LG minutes be sent to LG for his perusal for items discussed.

May kindly see. I was not present.

1/4/03

866-F
16.4.03
153
14/4/03

F-712
1/4/03

4270 POC
3/4/03
20/4/03

VC
VC

See. 1/4/03
21.4.03

Dr. D. K. 24.4.03 T. D. H. 25/4/03 A. 1/5/03

F-1(12)/2003/100

44/C

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

The 4th Technical Committee meeting for the year 2003 - 2004 was held on 30.9.2003. The minutes of the earlier Technical Committee meeting held on 10.7.2003 which was circulated vide this office letter no. F1(11)2003-MP/319 dated 1.8.2003 (page 53/c) were confirmed. The draft minutes for all the item of the Technical Committee held on 30.9.2003 are put up at page no. 54/c to 56/c for kind approval please.

In the weekly meeting of the L.G. with the officers of the DDA on 12.3.2003 Hon'ble L.G. has desired that the draft minutes relating to Road Alignment plan / fly over etc. be shown to him before issuance of the final minutes (page 1 to 3/C) Therefore it is requested that minutes for the item no. 31/2003 & 33/2003 may be forwarded to L.G. for his perusal please.

M. K. Choudhary
07/10/03
Assistant Director (MP)

Joint Director (MP)
Director (DC)
Commissioner (Plg.)

Alm
7/10

u u
7/10

Draft minutes 2
To be sent on 30.9.03
for L.G. M.

May kly see before 8.10.03
issue C in view of item no 33/2003

JK
10/10/03

L.G.

Neto
20.10.03

ve

al
21/10

Comm Plg

DCS and

23.10.03

The minutes of T.C. meeting held on 30.9.03, approved in S.C. meeting held on 29.10.04 vide File No. F1(1)04/MP. The same placed opposite for signature pl.

J.D.(MP)

Alm
4/3

4/3/04
(*C. S. Choudhary*)
F.I.

D.D. DC

J.D.(MP)

4/3/04
(*B.K. Jain*)

12/10/03
1/10/03

12/10/03
1/10/03

The 1st Technical Committee meeting for the year 2004 was held on 29.1.2004. The minutes of the earlier Technical Committee meeting held on 30.9.2003 which was circulated vide this office letter no. F1(12)2003-MP/432 dated 29.10.2003 (page 94/c) were confirmed. The draft minutes for all the items of the Technical Committee held on 29.1.2004 are put up at page no... 7.5. (a... T.O. 9.9) c for kind approval please.

In the weekly meeting of the Lt. Governor with the officers of DDA on 12.3.2003 Hon'ble L.G. has desired that the draft minutes relating to Road Alignment plan / flyover etc. be shown to him before issuance of the final minutes (page 1 to 3/c). Therefore it is requested that minutes for the item no. 2/04 and 7/04 may kindly be forwarded to L.G. for his perusal please.

M. K. Saw
04/2/04
Assistant Director (MP)

Jt. Dir. (MP)

Dir. (DC)

Commr. (Plg.)

Vice-Chairman.

af
5/2/04

L.G.

Item No. 5/2004 was discussed by L.G. with Commissioner (Planning) today. LG has desired that the proposed width of a 100 metre road (with right of way) should be reconsidered by the Technical Committee. It was also felt that there is little justification to have it executed on BOT basis and that PWD/DDA should have it constructed as a "plan" road.

Item No. 14/2004 concerning the proposal of MCD on parking-cum-commercial complex was also discussed. L.G. desired that clear cut norms on the pattern of Nehru Place parking should be formulated and sent to MCD. For any land use change pertaining to Shastri Park, DDA should infer that it would get the needful done after following due procedure.

M. B. Prasad
(Smt. B. Prasad)

Secretary to Lt. Governor
17 February 04

V.C., DDA

Comr. Planning
19/2/2004

Disputed - Further in his letter
taken in his letter of

RAJ NIWAS, Delhi
Diary No 234-F
Dated 06/02/04

5-258
20-2-04

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F1(41)2005-MP

Minutes of the 5th meeting of the Technical Committee for the year 2005 held on 16.11.2005.

The list of the participants is enclosed at Annexure 1.

Item No. 33/2005

Sub: Proposed temporary alternative Bus Terminal site in the East of GT Karnal Road (NH-1)
F3(7)2001-MP

The proposal was presented by Director (Narela Project). The representative of Transport Department, GNCTD requested for a permanent site as the Terminal is ~~is~~ proposed to be developed on BOT basis.. The Technical Committee deliberated at length about the two alternative sites. The proposed alternative site ~~X~~ 3 (a) falls on the unacquired land, which will take a considerable time to complete the formalities. The other proposed site as referred at 3 (b) in the agenda is part of land already allotted to DAMB, for which the representative of DAMB did not agree, stating that the area with DAMB is already short.

After detailed discussion Technical Committee decided to retain the earlier site (8 ha.) land of which has already been acquired, and approved. This site will be at the transport hub of Narela, as a Metropolitan Passenger Terminal, MRTS Terminal and Urban Extension Road (II) are proposed to be developed in the vicinity. From planning point of view this site is more suitable and will avoid creating congestion on NH- 1.

Action : Addl. Commr. III / Director (NP)

Item No. 34/2005

Sub: Norms / Regulations for Building Activities in the Villages
F3(29)94/MP/Pt.III

The proposal was presented by Jt. Director (DC). Draft regulations were discussed at length. It was informed that the Draft Regulations were earlier forwarded to the MCD, CFO and other concerned department for comments. No comments have been received so far. The representative of MCD informed that the Draft Regulations are being considered by the Standing committee of MCD and assured sending the comments as early as possible. Technical Committee desired that the draft Regulations may also be sent to L&B Department, GNCTD, Revenue Department, GNCTD, TCPO and CFO (reminder) for their comments within 2 weeks.

If was defined
The matter may be put up again after receiving the comments from the various organizations.

Action : Director (DC)

makew

41/C

Item No. 35/2005

Sub: Regulations for allowing ATM
F3(31)2005-MP

The Technical Committee desired that the provision of ATM may be examined as part of draft MPD 2021 which is under finalisation. .

Action : Addl. Commr. (MPPR)

Item No. 36/2005

Sub: Stage II report on preparation of Integrated Development Plans of
Village Bharthal & Dhul Siras .
F1(1)89/Plg.DWK/Pt X

The proposals with respect to draft development plans of Village Bharthal and Dhool Siras were presented by Director (Plg.) Dwk and the Consultants. The Technical Committee noted the progress and desired that during the next stage, the development plans may be finalized keeping in view the following observations:

- i) The draft development plans may be discussed with the representatives of the villages^{are} and elected representatives, so that their priorities and needs^{are} taken into consideration. The feasibility of removal of encroachments and proposed widening of roads may also be kept in view.
- ii) The village plans may be in conformity with the land use and sector plans.
- iii) The issues regarding development control regulations / building bye laws, policy of allowing sub division and amalgamation of plots and compensatory plots are to be dealt separately.
- iv) Record of titles may be considered as an input in the preparation of Development Plan.
- v) Conservation of water bodies and rain water harvesting should be emphasized together with the augmentation of utilities and services.

Action : Concerned Addl. Commr. / Director (Plg)/ Consultants

Mafu

40/C

Item No. 37/2005

Sub: Proposal of Guru Teg Bahadur Memorial at Singhu Border in the East of
G T Karnal Road (NH - 1)
F3(52)2004-MP

The proposal was introduced by Director (Narela Project) and further presented by the Consultant. The Technical Committee approved the proposal as a landscape proposal, subject to condition that there shall be no further addition of FAR as proposed in the agenda. All statutory clearances including NHAI, AAI etc. shall be obtained before execution of the project.

Action Addl. Commr. III / Director (NP)

Item No. 38/2005

Sub: Proposed Multi level parking for Delhi High Court (Sub Zone D-8.)
F3(109)05-MP

The proposal was presented by Jt. Director (Mont). In view of the observation that the site is part of the Central Vista and M. P. level Green, the Technical Committee desired that the matter should be referred to Central Vista Committee for their comments and also to L&DO for comments with respect to terms & conditions of the allotment.

Action : Addl. Commr. III Director (DC)

Item No. 39/2005

Sub: Grade separator at Mangolpuri Intersection.
F5(8)05-MP

The proposal was presented by Jt. Director (TT). and explained in detail by the Consultant. The Technical Committee approved the proposal contained in the agenda.

Action : Addl. Commr. III / Director (TT)

Item No. 40/2005

Sub: Planning and Design of grade separator across Ring Road - Loha Mandi
Road Intersection (Naraina Intersection)
F5(7)2001-MP

The proposal was introduced by the Jt. Dir (TT) and explained in detail by the Consultant. The Technical Committee approved the proposal contained in the agenda



Action : Addl. Commr. III / Director (TT)

Item No. 41/2005

Sub: Provision of underpass of Shastri park Crossing of Eastern approach road of ISBT bridge and Marginal Bandh Road.
F5(16)2004-MP

The proposal was introduced by J D (TI) and explained in detail by the Consultant. The Consultant / PWD confirmed the feasibility of the proposal and stated that it does not involve any tree cutting. The Technical Committee approved the proposal subject to feasibility report to be given by PWD, GNCTD.

Action: Addl. Commr. III

Item No. 42/2005

Sub: Proposed Modification / Readjustment in the draft Zonal Plan of Narela Sub city.
F4(3)98/MP/Vol.II

The proposal was presented by Director (Narela Project) and Jt. Dir. (NP). The Technical Committee recommended its further processing and desired that the same may be referred to the Ministry of Urban Development, GOI. It was further desired that simultaneously the proposal may also be put up before the Authority, with policy guidelines for development of proposed green belt.

Action Addl. Commr. III / Director (NP)

The meeting ended with the vote of thanks to the Chair.

(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.

mukherjee

38/c

Land & Development Officer, (L&DO)
Sr. Architect, (H&TP) CPWD.
Jt. Commr. of Police (Traffic) Delhi.
Director (Landscape) DDA.

Copy also forwarded to :
Director (Plg.) TT, DDA
Director (Plg.) NP, DDA
Director (Plg.) DC, DDA
Director (Plg.) Dwarka, DDA

Jt. Director (MP)

mafin

List of participants of Vth meeting for the year 2005 of Technical committee held on 16.11.2005.

Delhi Development Authority:

S/Shri
Dinesh Rai, Vice Chairman, In chair
R C Kingar, E M
A K Jain, Commr. (Plg.)
V D Diwan, Chief Architect
H B Jha, Chief Engineer (Elect)
Arvind Gupta, Addl. Commr. (Plg.) II
Prakash Narian, addl. Commr. (Plg.) III
Ashok Kumar, Addl. Commr. (Plg.) MPPR

Delhi Police:

H P S Virk, DCP / Traffic

TCPO:

R Srinivasa, Associate TCP

MCD:

Shamsher Singh, Sr. Town Planner

DMRC:

S D Sharma, Chief Engineer (Plg.)

Special Invitee:

Krishan Kumar, Jt. Commr. (Tpt)
O P Srivastav, DGM, NHAI
Anil Prakash, C E II MCD
D Panwar, SE Circle VII PWD
Dinesh Kumar, SE PWD I
S P Ashta, SE II, DAMB
Jose Kurian Chief Engineer DTTDC
Prof. S V Thakur, CES Nehru Place
R K Gupta, Chief Engineer, DSIDC
D K Saluja, Director (NP) DDA
SP Bansal, Director (Plg.) DWK DDA.

mafu



सत्यमेव जयते

36-C
36/c

Please find enclosed a copy of minutes of the weekly meeting of
L.G. 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, 87/1693-1701

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

20/3/03
Callan
24.10.03
R. Suresh

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

Aganwal
26/3/03

For detail compliance of SMO
pls put up in 1/2 hr
M. M. 21/3

Singh

1000
1000
1000

1000-438
1000-438

668
1/3/03
1/3/03

35/c
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 12.3.2001:

I. Minutes of Technical Committee :

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

II. Industrial Plots :

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

III. Re-modeling of roads :

Comm.(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.

64/c
34/c
V. Dwarka :

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

— 33/c —

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(41)2005-MP / 327

Date: 9-11-05

The 5th meeting of Technical Committee of the DDA for the year 2005 under the chairmanship of VC, DDA will be held on 16.11.2005 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 :	For Item Nos
Commissioner (Transport), GNCTD	33/2005
Chief General manager (North) NHAI	33/2005
Engineer in Chief, MCD	33/2005 & 37/2005
Chief Engineer, PWD	33/2005
Secretary, DUAC	33/2005
VC, DAMB	33/2005
Chief Engineer, DTTDC	33/2005 & 37/2005
Commr. (LM), DDA	33/2005
Commr. (LD) DDA	33/2005 & 35/2005
Commr. MCD	35/2005
Prof. Thakur, CES, Nehru Place	36/2005
Chief Engineer (Dwarka) DDA	36/2005
Chief Engineer (DSIDC)	36/2005
Chief General Manager, NHAI	37/2005

31/c

vb123

INDEX

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
1.	33/05	Proposed temporary alternative Bus Terminal Site in the East of GT Karnal Road (NH-1) F.no. F3(7)2001-MP	1-2
2.	34/05	Norms / Regulations for Building Activities in the village F3(29)94/MP/Pt.III	3-6
3.	35/05	Regulations for allowing ATM F3(31)2005-MP	7-9
4.	36/05	Stage II report on preparation of Integrated Development Plan of Villae Bharthal & Dhul Siras Submitted by the consultants. F1(1)89/Plg./DWK/Pt X	10-13
5.	37/05	Proposal of Guru Teg Bahadur memorial at Singhu Border in the East of G T Karnal Road (NH - 1) F3(52)2004-MP	14-17
6.	38/05	Proposed multi level parking for Delhi High Court Sub Zone D - 8 F3(109)05-MP	18
7.	39/05 laid on table	Grade Separator at Mangolpur Intersection File No. F-5(8)/05/ml	
8.	40/05 laid on table	Planning and Design of grade Separator across Ring-Road - to be Mandi Road Intersection (Nasains Intersection) File No. - F-5(7)/2001/ml.	
9.	41/05 laid on table	Provision of underpass at Shastri Park crossing of Eastern approach road of JBT bridge and Marginal Bendh Road. File No. F-5(16)/2004/ml	
10.	42/05 laid on table	Proposed modification/Readjustment in the draft Zonal plan of Narela Sub-city. File No. F-4(3)/98/ml/Vol. - II	

Agenda for Technical Committee

Sub: Proposed temporary alternative Bus Terminal Site in the East of G.T.Karnal Road (NH-1)

F.3(7)2001-MP

1. Background

From the action points arising from the weekly meeting held under L.G. on 29.9.05. para no. (ii) is regarding the identification of land for ISBT on GT Karnal road in compliance of Hon'ble High Court orders. The orders of Hon'ble High Court on the said subject have not been received from CLA. However, the matter has been examined and brief of the case is as under:

2. Examination

As per MPD-2001 provisions, 4 directional terminals are proposed which shall consist of Metropolitan Passenger Terminal, Freight Terminal and ISBT. In the North Delhi, this directional terminal is proposed at Holambi Kalan in Narela subcity project.

The concept was to develop an Integrated Terminal Complex which will be a nodal point for intercity, intracity, road/rail based passenger traffic with all transit and interchange facilities. Integrated terminal shall have all intracity public transport system including MRTS system linkages to facilitate long distance travelers with multimodal choices.

A site of 8 ha. has been earmarked for ISBT which was approved by the Competent Authority and was sent to the Transport Deptt. LM branch DDA for acquisition.

Later on, the Transport Deptt., GNCTD has been of the view that the proposed ISBT site was about 4 km inside the subcity project from the main GT Karnal road and since the development of metropolitan passenger terminal, freight terminal, etc. are long term proposals, it may not be desirable to have ISBT operational at a distance of 4km from GT Karnal road at present. Thereafter further requests have been received from the Transport Deptt., GNCTD for locating a temporary alternative terminal abutting GT Karnal road to cater to the immediate needs of the north bound intercity buses. Earlier in compliance of the Hon'ble Supreme Court orders, the 8 ha. site for ISBT already stands approved for Transport Deptt., GNCTD at Holambi Kalan which is in conformity with MPD-2001 provisions.

3. Proposals

Following are the options for temporary alternative terminal in the east of G.T. Karnal road (NH-1):

- a. A joint site inspection for temporary alternative terminal along G.T.Karnal road was held with Director, Transport Deptt., GNCTD, Dir. (NP), Jt. Dir. (NP). During site inspection it was agreed that a site abutting G.T.Karnal Road on the eastern side around the DAMB site in Khampur village may be explored. This area falls in zone P-II as per draft MPD-2021 and is proposed for urbanisation. A draft plan showing the proposed temporary alternative terminal site adjacent to the existing

400 KV H.T. line and the trunk storm drain is laid on table. The site is yet to be acquired. Presently, the land is under agriculture use. About 4 ha. site (outside the 50mt green belt), and the existing orchard is proposed for temporary alternative terminal for ISBT. The land shall be acquired by DDA/GNCTD on a priority.

- b. There is 70.62 acres (28 ha) land with Delhi Agriculture Marketing Board (DAMB) GNCTD for development of wholesale fruit market in the east of GT Karnal Road. Considering the urgency of the matter, part of this land is proposed to be utilised by the Transport Deptt. for temporary alternative terminal for ISBT as shown in the plan laid on table. However, it is clarified that the proposal regarding change of landuse of 70.62 acres site is already under process in the MPD-2021 plan. DAMB has appointed a consultant for studying the transport circulation options as a follow up to the Technical Committee/Authority decisions.

4. Recommendations

Options for temporary alternative terminal as explained above are put up to TC for consideration. It is clarified that this terminal shall be a temporary arrangement until the development of metropolitan passenger terminal & freight terminal in Narela subcity. Finally the ISBT may be developed on the 8 ha. site already approved by DDA adjoining the freight terminal.


(Ashok Bhattacharjee)
Jt Director (NP)


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


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

AGENDA FOR TECHNICAL COMMITTEE

Sub: Norms/Regulations for Building Activities in the villages.

F-3(29)94-M.P/Part-III

1.0 BACKGROUND

1.1 As per MPD-2001, there were 106 villages within the urban limits, which increased to 135 villages out of total of about 357 villages, which have already been declared as urban under Section-507(a) of DMC Act 1957.

1.2 During March 1987, Government of Delhi issued an order to transfer all the urban villages from DDA to the MCD

1.3 The issue of unauthorized construction in the villages was discussed in the 79th meeting of the Monitoring Committee held on 12.1.04 under the Chairmanship of Hon'ble L.G. which decided as under.

"The issue of unauthorized construction in the abadi/extended abadi in rural as well as urbanized villages was discussed. It was noted with concern that commercial properties and companies spaces were being unauthorisedly created on the pretext of exemption from the requirement of sanction of building plans in rural abadis. Exemption from sanction of building plans was intended for residents of villages for constructing residences. The building bye laws were nowhere precluded from operation in the rural abadi/extended abadi and constructions violative of building bye-laws were patently unauthorized. If a construction in the rural abadi / extended abadi was not for residential purpose and did not conform to the building bye-laws, it was liable to be sealed/demolished as per law. In abadi/extended abadi of urbanized villages, there was no exemption from any provision of the municipal law. Hence constructions without due sanction or in violation of the building bye-laws were liable to be demolished/sealed as per law. The above position had been recently clarified by the Commissioner, MCD to the municipal officers concerned. The L.G. directed that action should accordingly be taken against unauthorized construction in the abadi/extended abadi of rural and urbanised abadi."

1.4 Delhi High Court in W.P.(C) No. 2710/1998 dt. 23/8/04 held that building bye-laws as per the provision of MCD Act 1957 are applicable in rural abadi and extended abadi.

1.5 Supreme Court in C.W.P. No.4677/1985, MC Mehta Versus Union of India & Others, the Hon'ble Supreme Court in May-2004 directed as follows:

"The Government of NCT Delhi, as well as other governmental authorities in this behalf are directed to inform that why preferential treatment in this behalf is

extended to Lal Dora area. Either the villages are not urbanized or, if they are urbanized, then all the laws applicable in the urban area should apply. enforcement of course, is a different matter."

1.6 Chief Fire Officer issued a Public Notice dt. 20/9/05 in the newspapers for compliance of fire safety measures in the buildings more than 15 m height.

1.7 Commr. MCD issued orders dt. 20/9/04 and 3/9/04 for building activities within Lal-dora of the villages.

1.8 This matter of building activity in Lal-dora was also subject matter of the Judgement of Appellate Tribunal of MCD wherein applicability of section 12 of Delhi Development Act 1957 over the villages was discussed. The matter, thereafter was appealed in the Court of LG.

2.0 ISSUES

Earlier, the re-development plans for several villages were prepared by the DDA but most of which could not be implemented. In absence of Redevelopment Plans, the building plans are usually not entertained, which has created a paradoxical situation when seen in the context of High Court order of 2004 and Supreme Court order (2005). In this situation it is proposed that the building activity may be regulated in the villages as per the Commissioner, MCD order dated 3.9.04 and 20.9.04 for which it is necessary that Unified Building Bye-laws, 1983 are amended for applicability of the Building Bye-laws/City Area Policy for sanction of building activities in the villages.

3.0 PROPOSAL

3.1 In view of the issues mentioned in para-2 above, a meeting was held under the chairmanship of Commissioner(Ptg.) on 20.9.2005 wherein the draft regulations of building activities in villages were discussed and forwarded to MCD, CFO and concerned departments for comments. No comments have been received so far. Based on the discussions, the draft Regulations are put up as given below.

3.1.1 Terms/Regulations for Building Activity in the villages

Definitions:

Urban/Urbanized Village: The villages which fall in the urban area and ceases to be rural vide a notification issued under Section 507-A of DMC Act 1957.

Rural Village : Villages falling in the Rural Use Zone where neither a notification has been issued under Section 507-A of DMC Act nor change of land use has been processed under DD Act 1957.

Lal Dora/Village Abadi : The boundary of village Abadi is certified by revenue officials/Land & Bldg. Deptt. GNCTD/Land's Deptt. DDA/MCD.

Lal-dora will include extended Abadi/Lal-dora duly certified/declared as such.

3.1.2 .a) Building Plans in villages normally be considered only for the plots which form part of Lal-dora/abadi area with the following conditions.

- i) The land use will be residential and the construction shall confine maximum to 3 storeyes with maximum permissible FAR and height as per BBL. Ground coverage/set-backs and control features within the buildings shall not be insisted upon to be as per BBL.
 - ii) Revenue Department of GNCTD to certify that plot forms part of Lal-dora/Abadi Area.
 - iii) No projection outside the plot line, except sunshade projection of 45cm shall be allowed.
- b) The building cases of such plots would be considered only on private lands with proper documentary evidence or a certificate from the GNCTD(Revenue/L& Deptt.) that the land is not under notification for acquisition.
- c) The proposals on the plots which are located in the erstwhile villages/ Notified Area Committees of Mehrauli, Najafgarh and Narela etc. which now have the status of census towns would be considered on the same basis.
- d) For all dead end road or cul-de-sacs upto 150m in length the ROW will be 4.5m and for all other roads dead end lanes above 150m the ROW will be kept 9m except in villages where redevelopment plans have been received.
- e) Development charges will be recovered as decided by the competent authority from time to time.
- f) Conformity with Master Plan/Zonal Plan, with specific attention to Master Plan Roads rights of way and land use.
- g) Amalgamation of plots may be permitted subject to condition that FAR shall be permissible on the basis of amalgamated plot (with height relaxation upto max. 15m). However, group housing shall not be permitted in the villages, including amalgamated plots.
- h) The following guidelines shall be followed:
- i) CFO(DFS) for fire safety.

- ii) Rain water harvesting.
- iii) Structural Safety.

3.1.3 The building activity in all the villages (even those within development Area) be controlled by the MCD, and there will be no need of NOC from the DDA for approval of Building plan..

3.1.4 **Govt. Lands/Gaon Sabha Lands** : Community facilities such as Community Hall/Room, Dispensary, Health Centre, Police Post, Fire Post, School, ESS, Tot lot/open space/Parks shall be permissible in the villages and within 0.5 Km. of the village Lal dora. Except ESS, utilities and park/tot-lot, the building plan sanction shall be subject to min. 9m. road in front and FAR and max. height as per Building bye-laws. Such facilities should either conform to the Redevelopment Plan of the village, or shall be incorporated in the Redevelopment Plan as and when prepared by the concerned Local Body/MCD.

4.0 The Norms/Regulations for Building Activity in the villages contained in proposal para 3.0 above are placed before the Technical Committee for its consideration.

[Signature]
14/10/05

[Signature]
14/10/05

AGENDA FOR THE TECHNICAL COMMITTEE

No:F.3(31)2005-MP/

Sub: Regulations for allowing ATM

1.0 Background

- 1.1 Commissioner, MCD vide his letter dt. 21.2.05 addressed to VC, DDA has requested for setting up of ATM facilities in residential areas. Alongwith the letter, the proposal in this regard approved by the Building Plan Committee of MCD was also forwarded to DDA for approval of the same. A copy of the letter alongwith the proposal for ATM of the Building Plan Committee Item No. 3/2005 is enclosed at Annexure-A.
- 1.2 In the resolution of MCD Building Plan Committee item No. 3/2005 following has been mentioned.
 - ATM facility is also considered to be no-nuisance activity with least disturbance to the neighbourhood and is essentially a service for meeting the needs of the residents.
 - ATM cannot be considered as bank and serves only one specific function of the bank.
 - In mixed-use residential areas certain commercial activities such as Banks, Nursing Home and Guesthouses are permitted; hence ATM facility can also be allowed.
 - The above recommendations are subject to be following conditions:
 - i) The size of room should not be less than 10 ft. X 10 ft.
 - ii) It will not obstruct the smooth flow of traffic both vehicular and pedestrian.
 - iii) It should be located within the sanctioned building envelope.
- 1.3 As per VC's order dated 23.3.05 this matter was discussed in a meeting with Secretary(UD) and it was desired that the draft regulations for ATM may be prepared.

2.0 Examination

As per resolution of MCD Building Plan Committee item No. 3/2005 it has been proposed that the ATM facility in residential premises may be permitted (details given in para 1.2 above).

In MPD-2001 ATM has not been envisaged as a separate entity as at the time of preparation of MPD-2001, the activity of ATM was almost non existent.

3.0 Proposal

In view of the above, draft regulations are proposed as follows:

SHORT TITLE AND COMMENCEMENT

- 3.1 These Regulations shall be called "THE DELHI DEVELOPMENT AUTHORITY [PERMISSION ON LAND & BUILDING FOR USE AS ATM (Automatic Teller Machine)] REGULATIONS, 2005 under Section 57 of Delhi Development Act.
- 3.2 These shall come into force with effect from the date of notification.
- 3.3 All words and expressions used in these Regulations, but not defined shall have the meaning assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act of the Delhi Municipal Corporation Act, 1957 as the case may be.
- 3.4 If any question arises relating to the interpretation of these Regulations, it shall be decided by the Government.

3.5 DEFINITIONS

In these Regulations unless there is any thing repugnant in the subject or context:-

- a. 'ACT' means the Delhi Development Act, 1957 as amended from time to time.
- b. 'ATM' means Automatic Teller Machine.
- c. 'AUTHORITY' means the Delhi Development Authority constituted under section 3 of the Act.
- d. 'MASTER PLAN' means the Master Plan for Delhi in force.
- e. 'CHAIRMAN' means the Chairman of the Delhi Development Authority.
- f. 'VICE CHAIRMAN' means the Vice Chairman of Delhi Development Authority.
- g. 'PERMISSION FEE' means the fee payable for permitting the user of the land and building for ATM.
- h. 'SPECIAL AREA' means the area as delineated in the Master Plan in force.

3.6 THE MANNER TO ALLOW PERMISSION:

3.6.1 The permission shall not be general to the land and buildings but shall be case specific. The following shall be the terms and conditions to allow permission for operation of the ATM in Residential, Public-Semi Public facilities, Industrial, Fuel Stations, Clubs.

- a) The size of ATM room shall be 9 sqm. minimum and 15sqm maximum irrespective of size of the plot/flat. It shall face the road of minimum width of 13.5 mtrs R/W. (9 mtrs R/W in Special Area/Rehabilitation Colonies).
- b) ATM shall be allowed only on Ground Floor, within the buildings, plan of which stand approved by the local body.
- c) For parking, Front set back of plot, shall be kept free from any construction, boundary wall or gate.

3.7 COMPETENT AUTHORITY

In Delhi Development Authority, Vice Chairman, DDA or any other officer nominated by him shall be the competent authority for grant of permission. For other local bodies, Competent Authority would be as notified by the concerned local body.

3.8 APPLICATION

3.8.1 Application for the permission shall be made in the specific format as may be prescribed by the Authority along with the location plan and the documents of ownership/title.

3.8.2 The application in the prescribed format shall be submitted to the Vice-Chairman, DDA or any other officer nominated by him or designated competent authority and shall be entered in a register kept for that purpose. For other local bodies, Competent Authority would be as designated by the concerned local body.

3.9 PERMISSION FEE.

3.9.1 The permission shall be granted by the competent authority only on payment of permission fee.

3.9.2 Where premises are already being put to non-conforming use, the same shall be permitted on the payment of permission fee.

3.9.3 Such conversion charges/permission fee shall be applicable as per the approval/revision from time to time by the Competent Authority/Ministry of Urban Development.

3.9.4 Permission fee so collected would be put in an escrow account to be utilized by respective local bodies for upgradation of infrastructure and services in the residential areas.

22/6-50 9

3.9.5 Revision of such Permission fee applicable may be approved from time to time.

3.10 PENAL ACTION

In case of violation of the above said provisions, action shall be taken under the relevant provisions of the Act.

4.0 The proposal contained in Para '3' above, is placed before the Technical Committee for consideration and approval..

 
17/11/05

**DELHI DEVELOPMENT AUTHORITY
DWARKA PROJECT**

Sub: Stage-II report on preparation of Integrated Development Plan of village Bharthal & Dhul Siras submitted by the consultants.
File No.F.1(1)89/Plg./Dwk./Part-X.

1.0 BACKGROUND :

With the approval of the competent Authority, two consultants were engaged by the DDA for preparation of Integrated Village Development Plans of Bharthal & Dhul Siras in Dwarka. An agreement was signed between DDA & M/s Consulting Engg. Services Pvt. Ltd. on 11.05.2005 for Bharthal village & between DDA & DSIDC on 11.05.2005 for Dhul Siras village. The stage-I report as per the agreement submitted by these consultants containing "Preliminary Study & Proposals" was approved by the Project Committee under Commr.(Plg.) in its meeting held on 20.07.2005.

2.0 OBSERVATIONS :

Both the consultants have submitted the Stage-II reports. As per the agreement clause No.3.5.2, Stage-II report has to contain "Strategically Conceptual Policy Plan" consisting of a report, a concept plan, land utilization plan / implementation strategy & circulation plan/implementation strategy. Technical Committee of DDA is the approving Authority for processing the payment to be released to be consultant for Stage-II.

The report and the Maps supplied by CES in respect of village Bharthal & DSIDC in respect of village Dhul Siras have been examined by Dwarka Planning Office and the observations based on the terms of reference of the study vis-à-vis approved sector plans were discussed during the meeting taken by VC, DDA on the subject on 7.10.05 & later were conveyed to both the consultants vide letter No.F.1(1)89/Plg./Dwk./Part-X/698 & 699 dt. 7.10.05. The gist of observations is as given below:

A. Bharthal Village (Sector-26), Dwarka:

- i) It is noted that the circulation system and the land use provisions as provided in the approved structure plan as well as Sector-26 plan of Dwarka have not been followed in the proposal (plans are laid on table). It is suggested that unless, there are sound planning considerations, approved sectors plans / landuses are required to be followed. However, detailing of permissible activities within the approved landuses can be prescribed as additional planning controls as part of Village Development Plan.
- ii) Chapter-5 of the report contains generalized recommendations. Govt., Gaon Sabha and other vacant lands essentially required for the planned development, need to be clearly shown for utilization, as per the needs of village population.

Contd---

- 20/11
2-11
- iii) Internal roads requiring widening may be based on strong planning considerations. Comprehensive strategy to implement such proposal needs the upper most consideration.
 - iv) The concept of retaining a facility/green buffer zone around the village abadi may be examined for feasibility with some adjustments.
 - v) Historical water-body and building of heritage, cultural, sentimental and social significance may need to be identified for protection with implementable strategy.
 - vi) Proposed building bye-laws and development control must be based on practical considerations, keeping in view the prevailing policy regulations.

B. Dhul Siras Village (Sector - 24), Dwarka:

- i) As per the terms of reference, the consultant (DSIDC) has not submitted a separate land utilization plan/implementation strategy and also separate circulation plan/implementation strategy. Although, some of these aspects have been clubbed with the conceptual plan.
- ii) It is desirable that the proposed dairy zone and re-location of primary school is suggested towards the south of the village instead of at the north; as a golf course is proposed between the 100 Mtr arterial road and village abadi.
- iii) The proposed planned commercial development near sector roads is not desirable, as it may create traffic congestion.
- iv) The triangular recreational/area pockets between the sector roads may be mostly dedicated to accommodate needs of the village population, whereas the other recreational area may be utilized for district park/golf course at sub-city level.
- v) The road R/W need to be modified, as per the approved structure plan / sector plans.
- vi) Historical water-body and building of heritage, cultural, sentimental and social significance may need to be identified for protection with implementable strategy.

3.0 FOLLOW UP ACTION:

The Consulting Engineering Services (India) Pvt. Ltd. vide letter No.2005009/UP/376 dt. 10.10.2005 & INTACH on behalf of DSIDC vide letter dated 17.10.2005 have indicated that the observations of Dwarka Planning office have been duly incorporated. Copy the letters are annexed.

4.0 PROPOSAL:

The revised stage-II report alongwith plans for village Bharthal & Dhulsiras shall be laid on table by the consultants for consideration of the Technical Committee.

20/11/05
AD(P&D) Dw
AD(P&D) Dw

Indian
National Trust
for Art and
Cultural Heritage

71, Lodhi Estate, New Delhi-110 003
Phone : 2463 1818, 2463 2267, 2463 2269
2469 2774, 2464 1304, 2464 5482
Fax : 91-11-2461 1290
E-mail : intach@del3.vsnl.net.in
Website : www.intach.org

To
Dr. S. P. Bansal
Director [Planning]
Dwarka Projects
Delhi Development Authority
Mangla Puri
Palam, New Delhi

17th October, 2005

Re.: Integrated Development Plan of Dhulsiras

Dear Sir

This is with reference to your letter no I(I)89/Plg/Dwk/Part-X/698 dated 7th October, 2005 giving observation on the Stage II report addressed to our senior consortium partners DSIDC. We have been asked to submit the response to the same:

- i. Please find enclosed two sets of drawings (x 2 each) showing land utilisation plan and circulation plan on separate sheets.
- ii. Proposed dairy zone and existing Primary School have been located south of village abadi.
- iii. Proposed commercial development on corner of southern leg of phirni has been retained as, in practice, their commercialization will be unavoidable. Instead it is suggested that the sector roads may be somewhat realigned away from these corner to create green buffer.
- iv. Triangular pockets on south and east of abadi will be used for village requirements.
- v. The sector road ROW has been modified (on east of abadi)
- vi. Buildings of low heritage/sentimental significance are to be found in the core abadi. There are basically residences in use. Ground water recharge would be effected through green spaces and relocated poundage. Decentralised wastewater treatment system would be located in triangular space out side abadi (east)
- vii. Gaon Sabha Lands are shown in the Landuse Plan [as obtained from Revenue Dept.]
- viii. Proposed Building Byelaws are given in the report and further detailed on attached sheets

Thanking You

Yours Sincerely

Manu Bhatnagar

Manu Bhatnagar
Addl. Ch. Program Dir.
NH Division

SUB: PROPOSAL OF GURU TEGH BAHADUR MEMORIAL AT SINGHU BORDER IN THE EAST OF G.T.KARNAL ROAD (NII-1) FILE NO. F3(52) 2004 MP

1. Background

Ex, Engineer, DTTDC vide letter no. DTTDC/Engg/I(1190)1001 dt. 05.10.05 has submitted a proposal for the construction of a memorial of Guru Tegh Bahadur Samarak at Singhu Border in zone 'P'. The site is proposed in the east of GT Karnal Road. The land falls in the rural zone as per MPD-2001. This is not the Development Area of DDA. The foundation stone of the project was laid on 18.2.04. Initially this project was proposed on a plot measuring 3.30 acres near Singhu Border in the east of GT Karnal road which is now increased to 4.67 Ha by acquiring land in the adjacent area

2. MPD Provisions

Landuse Status

The Land use of the site as per MPD-2001 is 'Rural'. As per draft MPD-2021 this area is proposed as green belt. The area would fall in the one revenue village depth to be left as green buffer along the NCT border. The activities permitted in MPD-2001/draft MPD-2021 are as follows.

MPD2001 (rural)

Rural Centre, public & Semi-public facilities within 0.5km of the settlement (as per TC decision dt. 11.3.03 this is to be addressed as part of MPD-2021), orchard, plant nursery, wireless and transmission, forest and extractive industry in zone (divisions) L, N & P. the extraction shall be to the maximum extent of 1.2m depth.

Draft MPD-2021 (green belt)

Forest, Agriculture use, Vegetation belt, Dairy Farms, Wild life sanctuary, Bird sanctuary, Park for e.g. Biodiversity Park), Smritee Van, Plant Nursery, Orchard, Area for water harvesting, Floriculture, farm, open playground, Agro forestry, Amenity structures. Any structure in this zone shall be of temporary nature.

3. Examination & Approval

The project has been conceived on the additional land being got acquired by GNCTD near Singhu Border. The DTTDC consultant in his report has stated that as per Delhi's historical background the entry points to Delhi are based on certain important eras of Delhi's history. The first such entry point has been envisaged on this historical Sher Shah Suri Marg now known as National Highway No.1 connecting Punjab and Delhi is proposed to be designated to the memory of Guru Tegh Bahadur, the ninth Guru of the Sikhs. Accordingly, the site is proposed on the entry point of Singhu Border in the east of G.T. Karnal road.

14c — 15 — 78

DTTDC has proposed an elliptical shaped landscaped bowl sweeping upto 7.5 metres in height. The design includes 6m high earth mounds around the centre. Area details are as follows:

Area Statement

Total area of the plot

Phase-I 34694 sqm. } 46784 sqm.

Phase-II 12090 sqm.

896 sqm.

Proposed built up area on Lower ground floor

About 2.5 on plot area of 34694 sqm

FAR achieved

No. of car parking bays proposed

about 300 nos.

No. of peak gatherings envisaged in a year

4 to 5 nos.

Transportation Aspects

OFFSITE CIRCULATION

Maintaining of 100m R/W of GT Karnal road (NH-1)

The proposal is envisaged with a R/W of 60m road. 20 - 48m wide strip are proposed on either side of 60m R/W.

As per the Urban Extension proposal, of 100 m R/W of this road with 50mt. wide green belts are proposed on either sides.

Integration with existing Toll Plaza of MCD

The existing MCD Toll Plaza is offsetted on the eastern side of carriageway of GT Karnal road. The Guru Tegh Bahadur memorial layout is overlapping the MCDs Toll Plaza. The ingress and egress to the memorial site is proposed from the service lane of NH-1. One trumpet is proposed across the GT Karnal road for right turning traffic to the memorial site. The layout has been prepared considering the 24 lanes toll plaza proposal of NHAI inside Haryana.

Integration with proposed Toll Plaza proposal of NHAI

The proposed Toll Plaza as per the final phase development on GT Karnal road (NH-1) is located in the north side of Haryana on the main carriageways of the road. A total of 24 lanes are proposed in the Toll Plaza in the final phase. Separate lane is proposed for entry/exit to the memorial site from Haryana side.

ONSITE CIRCULATION

Total peak parking requirement in the memorial complex is proposed for 275 cars & 30 buses. Parking provision is made on the surface level. Perpendicular parking is proposed as shown in the plan. The entry/exit to the parking area is proposed from the service lane of the GT Karnal road. (NH-1) The entry to the memorial site from Delhi side is proposed through the reverse rotary trumpet with a 10.5 mt wide lane for two way movement. A 5 mt clear headroom is proposed in the underpass below the beams. The NH-1 is proposed to be raised above the underpass.

Bus stops are proposed on either side of the memorial & are to be linked by an underpass.

Observations

- i) R/W of GT Karnal Road is proposed as 100m with 50m green belt on either side as per Urban Extn. Plan/MPD-2001 as against 60m R/W with 20-48m wide green strips proposed on either side.
- ii) A clear height of 5m be maintained in the Subway as per IRC norms
- iii) NOC from NHAI may be obtained for raising the carriageway of GT Karnal Road above the subway.
- iv) MCD's existing Toll Plaza under the proposed scheme shall require to be shifted.

Ex. Engineer, DTTDC vide letter dt. 26.10.05 has given parawise clarifications to the three observations (Annexure-I) concerned with them as follows:

- i) No construction is proposed upto 100m R/W of GT Karnal road (NH-1) in the proposal.
- ii) Technically there is no problem with maintaining 5m clear height in the subway. DTTDC is executing two such underpasses at Mool Chand & Prem Bari Pul successfully.
- iii) Currently NHAI has no proposal to provide a Toll Plaza in this area. NHAI has informed that in future whenever they provide a toll plaza, the current truck registration plaza of MCD will be integrated with the same. NHAI has also informed that Plaza could be located anywhere along the NH-1. Under the circumstances, we will require the underpass only after NHAI comes up with a toll plaza.

During the meeting of Chief Secy., NHAI requested DTTDC to indicate the situation in case a toll plaza is provided at the border itself. Based on the document/drawings supplied by NHAI, the architect has just indicated a tentative proposal which has been submitted to NHAI (vide letter dtd. 19.04.05) for which no response has so far been received formally. What we have indicated through the scheme is only the viability of an underpass for entry and exit to the Memorial for vehicles approaching from Delhi side. Under the circumstances it is felt that at the moment it may not be necessary to raise the issue with NHAI and whenever required, the same will be executed by NHAI themselves or under their technical supervision. Since there is no scheme of NHAI at the moment, it will be extremely difficult for NHAI to give any such NOC at this stage.

- iv) Vide para 3 of the minutes of meeting of Chief Secy., Govt. of Delhi held on 30.3.05 at GTB Memorial site placed at pages 70/72 cor in the file, it is stated that the MCD Plaza in its present form does not have NHAI approval and its present layout is only a temporary one. Also, it is mentioned that MCD will have to ultimately use the NHAI toll plaza when it is constructed. NHAI letters addressed to MCD dt. 8.2.05 and 9.3.05 placed at pages 67-69 cor 'in file' indicate the position and no consent of MCD is required at this stage.

The memorial is predominantly a landscape proposal at the entry corridor of Delhi. This shall enhance the aesthetics of the entrance to the city from NH-1 and also accommodate a memorial designated to the memory of Guru Tegh Bahadur.

4. Recommendation

The memorial is being developed predominantly as a landscape project as explained above. The landuse of the proposal subject to the clearance of NHAI & MCD is put up to TC for consideration.



(Ashok Bhattacharjee)
Jt Director (NP)



(Rajesh Kr. Jain)
Asstt Director (NP)-I



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

15m No. 58/05

18 ————— 13/c —————

DELHI DEVELOPMENT AUTHORITY

Agenda for Technical Committee

Sub:- Proposed Multi-level Parking for Delhi High Court Sub Zone-D-8).
File No. F.3(109)05-MP.

1. **BACKGROUND:**

Sr. Architect, PWD vide his letter dated 30.8.2005 has informed that a plot of land measuring 2.59 Acres across Sher Shah Suri Marg opposite Delhi High Court has been allotted by L&DO to Delhi High Court for parking purpose. This plot is very close to the ruins of Sher Shah Suri monument and initially 15 mt. height clearance was given by Archaeological Survey of India as per the letter of Sr. Architect, PWD. According to Sr. Architect, PWD, this was taken up by BC&MC (Delhi High Court) with ASI and they were asked to increase the permissible height from 15 mt. to 30 mt. ASI has given clearance for a height of 28.50 mt. PWD has proposed ground plus 7 storeyed structure having a height of 28.50 mt. with 2 basements where 1300 cars can be parked. A Ground coverage of 55% and FAR of 400 proposed as per the letter from Sr. Architect, PWD.

2. **EXAMINATION**

- (I) The proposed site, as per MPD-2001 & approved Zonal Plan of Zone-'D' (sub zone- D-8) falls in 'Recreational' Landuse & forms part of National Stadium.
- (II) There is no approved layout plan according to which L&DO has earmarked this plot for multi-level parking and in absence of which the proposal of PWD cannot be examined.
- (III) This is the most prime area of Lutyen's Delhi and falls within the boundaries of LBZ as well as Central Vista, which is the most prestigious one in the country.
- (IV) According to the original plan prepared by Sir Edwin Lutyens this area forms part of recreational node which was proposed to link the Central Vista and the canals with the historical monuments (Purana Quila) as well as river Yamuna. Any structure in this area will vitiate the basic concept and spirit of the plan, adversely affecting the visual link between Purana Quila and President's House.
- (V) According to EKS (Event Knowledge Service) Report (2005) the land in the vicinity of National Stadium is proposed to be developed for sports infrastructure for Commonwealth Games. As such, no commitment and allotment should be done at this stage.
- (VI) In view of above, it is necessary that PWD examines, whether additional parking and basements can be created within the High Court complex to meet parking demand.
- (VII) It may also be kept in view that the Delhi High Court has taken up a proposal for decentralization of District Courts. This will relieve the pressure on Delhi High Court, which appears to be functioning beyond its carrying and parking capacity. This has direct impact on the carrying and parking capacity of the Delhi High Court premises.

3. The matter is placed before the Technical Committee for consideration.

S. Agarwal
(S. Agarwal)

Anil Das
(Anil Das)

B. K. Jain
(B. K. Jain)
Dir(DC)

— 12/c — Laid on table 39/05

AGENDA FOR TECHNICAL COMMITTEE

Sub: Grade Separator at Mangolpuri Intersection.

File No.F5 (08) 05/MP

Date:

I. Background/Introduction

The proposal regarding "Grade Separator at Mangolpuri Intersection." was forwarded by superintendent Engineer, P.W.D circle-II, vide letter No.23 (260)/PWD C-11/D-X/559 dated 2.7.05. The matter was put up in the Sub-Committee held on 7.9.05 wherein certain observations were made which are as follows:

1. *All the openings at the intersection to be closed towards the Mangolpuri residential scheme side. The diverted traffic is to be shifted at the intersection of road coming from Kali Mandir side with the road having ROW 45 M and going towards Mangol Puri Industrial Area, Phase-I.*
2. *With reference to (1), it should be justified that the internal network is able to carry the diverted traffic in terms of its capacity and width availability.*
3. *Provision for bus stops/pedestrian footpath /cycle track needs to be incorporated in the proposal.*
4. *The volume of the straight moving traffic on the Outer Ring Road needs to be justified in terms of the proposed width of the flyover.*

Subsequently, a modified proposal was submitted by superintendent Engineer, P.W.D circle-II vide letter No. 23 (299)/PWD C-11/D-X/756 dated 30/09/05.

II. Details/Examination

a. Proposal

The consultant has prepared two—Alternative out of which Alternative-II is the preferred one. The proposal consist of a six-lane flyover, three lane in each direction along the Outer Ring Road with a carriageway width of 9mts(each direction) and having a gradient of 1:30. The width of the road at ground level is 9mts and service lane of width ranging from 6-7 mts has been provided on either side of the flyover. The intersection below the flyover is signalized to facilitate the right and straight movement of traffic.

Existing pedestrian subway across the outer ring road near the intersection will have to be remodeled to fit into the revised cross-section of outer ring road.

11/c

b. Traffic Characteristics

24 hrs traffic volume survey at the intersection indicates that it carries a peak hourly vehicular traffic volume (total incoming) of 14,795 PCUs during morning peak hour and 15,851 PCU during evening peak it can be seen that the evening peak is more critical at the intersection.

In terms of directional movement it is observed that about 72% of the traffic approaching the intersection is from Rohini and Piragarhi side. While 52% of this traffic plies straight on the outer ring road

Traffic composition at the intersections indicates that the percentage share Car/Jeep/Van is the highest i.e. 27% followed by cycle which have a share of 14%.(slow moving traffic have a significant share in the total traffic.)

c. Traffic growth rate and Projected Traffic.

Growth rate of 3.5% (simple) has been used in projecting the traffic for the design year 2027.

The details of the projected peak hour traffic at the intersection in subsequent year are given below in the table:

Year	Projected peak hour traffic at Mangolpuri Intersection.
2007	16,961 PCU/Hr
2012	19,734 PCU/Hr
2017	22,508 PCU/Hr
2022	25,282 PCU/Hr
2027	28,056 PCU/Hr

The table shows that in the design year the intersection will cater to traffic of the tune of 28,056 PCU/Hr.

III. Planning observation

- The point four of the Sub-Committee minutes which states that *"The volume of the straight moving traffic on the Outer Ring Road needs to be justified in terms of the proposed width of the flyover"* the reply to this minutes given by the Superintendent Engineer, P.W.D circle-II, states that at presently the ROB towards Peeragarhi side is 8-lane wide and the traffic using the Mangolpuri grade separator will have to move through this ROB and the level of service will be dictated by the ROB itself. Presently the straight moving traffic along outer ring road during peak hour is 8000 PCUs (which require a Grade Separator having a width of more than 6-lanes). This will escalate to 13,00PCUs in the design year (2027), the widening of the ROB is essential if the flyover width is to be increased beyond six lanes only widening of flyover will severely jeopardize safety along this corridor.

— 10/c —

103/c

- b. 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.
- c. The necessary details including seismic and structural safety, geometric, turning radii, super elevations, lightning, services and other, engineering details to be taken care of by the engineering wing of P.W.D.
- d. Traffic management plan upto 1km length on either side be prepared and got approved from the Traffic Police.
- e. Landscape plan shall be prepared as part of the proposal.
- f. All land issues i.e. acquisition, shifting, compensation, Legal shall vest with the executing agency to deal with.

IV. Recommendation for consideration.

The proposal in para II and the planning observation in para III are placed before the Technical Committee for its consideration

J.D. T.T.
J.D. T.T.

14/11/05
AD (TT)

— 9/c — Laid on table 40/05

AGENDA FOR TECHNICAL COMMITTEE

Sub: Planning and Design of grade separator across Ring Road – Loha Mandi Road Intersection. (Naraina intersection)

File No.F5 (7) 2001/MP

Date:

I. Background/Introduction

The proposal regarding "Corridor Improvement" for a stretch of Ring Road between Dhaula Kuan and Naraina Intersection", was initially forwarded by Suptdg. Engineer (P&A) vide letter No.23 (75)/SE (P&A) I/1379 dated 10.4.01. The matter was put up in the Sub-Committee held on 1.12.01 wherein certain observations were made which are as follows:

I. Due to the nature of land use on both sides there will be cross movement on the Ring road for the goods vehicle and pedestrians.

II. There will also be parking of goods vehicles and private vehicles thereby hindering the traffic along ring road. To ease out traffic flow service roads on both sides are the solution. However, it is felt that in the given 110' space additional two service roads may not be feasible to provide. Therefore, the following decisions were agreed:

1. A minimum of 45 mtrs.(150') wide space along the ring road is to be made available. PWD will submit plan accordingly showing further affected structures and their status and details. Within this 45 mtrs. wide space service roads on both sides with level segregation could be provided in the proposal.
2. In case 45 mtrs. wide space is not available then the present two level flyover proposal should be proposed keeping in view the cross movement and other activities at the surface level. The objective of the proposal is to provide total access control on the Ring Road.
3. A Link Road connecting the ring road near Kendriya Vidyalaya and Naraina Road along the nallah parallel to the railway line may also be explored to facilitate the Naraina Road Traffic.

Subsequently, the modified proposal was again submitted by the Project Manager,(DS&CM) vide letter No. 23(102)/PM(DS&CM)/2005/239 dated 1.3.05.

The proposal was again discussed in the Sub-Committee held on 6.4.05 wherein certain observations were made which are as follows:

- (a) The R/W of Ring Road as per MPD-2001 is 61 mts (210'). However keeping in view encroachments/existing temples, in the first phase, 45 mts R/W may be achieved to provide minimum 3 lane carriage way plus service roads on either side(at ground level)
- (b) As this area is surrounded by industries and residential developments, a detailed circulation plan upto about 1 km on both the sides of Ring Road needs to be prepared in order to segregate local level traffic and through traffic on the Ring Road.

— 8/c —

- (c) *The existing Sub-Way on the ring road needs to be treated and incorporated in the final proposal.*
- (d) *The MRTS corridor proposed along Ring Road, is to be integrated. It was also decided that representatives of DMRC may also be invited in the next sub-committee meetings.*
- (e) *In order to provide proper movement and connectivity ground level, a "U" turn under the existing ROB at existing railway line be provided.*
- (f) *Location of Bus Stops, pedestrians and slow moving vehicles be integrated with the above examination and modifications the proposal may be submitted for consideration of the Technical Committee.*

The matter was discussed in the meeting held on 25.4.05 under the chairmanship of Hon'ble Lt.Governor, Delhi regarding construction of new flyovers. The minutes of the meeting states that :

"it was intimated that due to constant persuasion by Hon'ble L.G and Hon'ble C.M and Hon'ble ministers in Naraina Village only 110 feet wide land could be made available after a massive demolition on 30.1.05. Since there is hardly any possibility of getting full width of ROW (210') in Naraina the elevated road has been proposed in continuity of flyover at Naraina T-point. It was further informed that Technical Committee DDA is insisting on acquisition of atleast 45mts(150') ROW in the narrow stretch of Naraina Village. After discussion Hon'ble L.G opined that there is no possibility of getting extra land width in Naraina Village due to existing multistoreyed buildings on both sides of ring road. Therefore a technical solution should be found within the available land width of 110 feet. The matter has to be discussed and decided in a separate meeting with DDA, PWD and other concerned departments."

The proposal was again discussed in the Sub-Committee held on 12.8.05 when it was observed that:

- I. *R.O.W of ring road should be uniformly indicated as 64 mts in the proposal.*
- II. *Adequate provision should be made for integrating the local level traffic on both sides of the Ring Road.*
- III. *The proposal should include all the detailed existing structures/road network up to a distance of 500mts on both the sides, with limited road connections of the local roads on the Ring Road.*
- IV. *As MRTS corridor is proposed along ring road in the third phase, a copy of the plan be sent to the DMRC for its integration.*

The modified proposal was submitted to DDA - by Executive Engineer (DS&CM), Project Divn., PWD, vide letter No.22/20/EE/DS&CM/PWD760 dated 7.9.05.

II. Details/Examination

a. Proposal

A six lane flyover of 9m wide carriage way in each direction along the Ring Road has been proposed. The flyover takes off from ROB towards Mayapuri side and touches the Ring Road at a distance of 900 mts. away immediately after the crossing of intersection.

The T- Junction below the flyover is signalized to facilitate the straight and right turning traffic at ground level.

Due to the site constraints the ROW available in some stretch are 33.54 m and 43.29 m. The carriage way width at ground level varies from 9m in the 33.54 mts. ROW stretch to 11 mts. in the remaining stretch. Where the ROW is 43.29 mtrs service lane have been provided on one side (i.e. on the Naraina side.)

Bus stops have been provided on the flyover which are integrated with FOB in order to enable the passenger to ply on the buses that will use the flyover.

b. Traffic Characteristics

The Naraina intersection carry a peak hourly vehicular traffic volume (total incoming) of 11,197 PCU during morning peak hour (11AM) and 13,400 PCU during evening peak (7PM to 8PM).

In terms of directional movement it is observed that 19.8% of total traffic at the intersection plies straight on the ring road while 27.18 % of traffic takes right turn towards Loha Mandi and 30% takes left turn from Loha Mandi.

Peak hour traffic composition at the intersections show that the Car/Jeep/Van constitute the highest share of 42% followed by two wheeler, which consist of 33%.of the total traffic.

c. Traffic growth rate and Projected Traffic.

A simple growth rate of 3.5% has been used in projecting the traffic for the design year which has been derived from time series data base. The details of the traffic at the intersection in subsequent year are given below:

Year	Projected peak hour traffic at Ring Road-Loha Mandi Road Intersection.
2010	15,745 PCU/Hr
2015	18,090 PCU/Hr
2020	20,435 PCU/Hr
2025	22,780 PCU/Hr

The table shows that in the design year the intersection will cater to traffic of the tune of 22,780 PCU/Hr

III. Planning observation

- a. As already mentioned in the minutes of the Sub-Committee held on 12/8/05 point four that the MRTS corridor is proposed along the Ring Road in the third phase, a copy of plan be sent to DMRC for integration. The point three of the sub-committee related to Naraina grade separator has not been complied with which states that *"The proposal should include all the detailed existing, structures/road*

u/c - 6/c - laid on table 4/1/05

AGENDA FOR TECHNICAL COMMITTEE

Sub: Provision of Underpass at Shastri Park crossing of Eastern Approach road of ISBT bridge and Marginal Bund Road.

File No.F5 (16) 2004/MP

Date:

I. Background/Introduction

The proposal regarding "Provision of Underpass at Shastri Park crossing of Eastern Approach road of ISBT bridge and Marginal Bund Road." was forwarded by Executive Engineer.P.W.D vide letter No.20 (6) PWD29/AE(P)/706 dated 20.11.04. The matter was put up in the Sub-Committee held on 8.12.04 wherein certain observations were made which are as follows:

*"The traffic management plan indicating bus stops, pedestrians movement shall be prepared at least upto next Master plan roads intersection.
It was decided that the R/W of the roads needs to be as per MPD-2001 and the revised /modified proposal may be placed before the Technical Committee."
Subsequently, a modified proposal was again submitted by Executive Engineer.P.W.D vide letter No.20 (6) PWD Div29/AE(P)/125 DATED 13/4/05.and again on 9/8/05 by Park Consultancy .*

II. Details/Examination

a. Proposal

Proposal consist of 8-lane flyover for the straight movement of traffic aong G.T road, with a slope of 1:40. At ground level 10.5 mts wide carriage way on either side has been provided. The formation level of intersection is at a lower level therefore all the approach roads at ground level are sloping and having a slope of 1:50 except the portion of the G.T road towards ISBT site which have a slope of 1:40.

b. Traffic Characteristics

The intersection carries a peak hourly vehicular traffic volume (total incoming) of 11,496 PCU during morning peak hour and 17,048 PCU during evening peak

The total daily traffic composition at the intersections indicates that the share of fast moving vehicle(Car/Jeep/Van, 2-wheeler, auto, bus) constitute the highest share of 66% followed by slow moving vehicles, which consist of 28%.

c. Traffic growth rate and Projected Traffic.

A growth rate of 5% has been used in projecting the traffic for the design year 2023. The total daily traffic in the horizon year 2023 will be of the order of nearly 274,170 PUCs and the peak hour traffic will be of the order of 34,096 PCUs.

5/c

III. Planning observation

- a. Feasibility report w.r.t existing structures, services has not been sent by the P.W.D.
- b. 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.
- c. The necessary details including seismic and structural safety, geometric, turning radii, super elevations, lightning, services and other, engineering details to be taken care of by the engineering wing of P.W.D.
- d. Traffic management plan upto 1km length on either side be prepared and got approved from the traffic police.
- e. Landscape plan shall be prepared as part of the proposal.
- f. All land issues i.e acquisition, shifting, compensation, Legal shall vest with the executing agency to deal with.

IV. Recommendation for consideration.

The proposal in para II and the planning observation in para III are placed before the Technical Committee for its consideration

H.A. Trillon
JE Dir T.T

14/11/05

AD(T.T.)

in37

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F1(41)2005-MP/356

19/12/05

Minutes of the 5th meeting of the Technical Committee for the year 2005 held on 16.11.2005.

The list of the participants is enclosed at Annexure I.

Item No. 33/2005

Sub: Proposed temporary alternative Bus Terminal site in the East of GT Karnal Road (NH-1)
F3(7)2001-MP

The proposal was presented by Director (Narela Project). The representative of Transport Department, GNCTD requested for a permanent site as the Terminal is proposed to be developed on BOT basis. The Technical Committee deliberated at length about the two alternative sites. The proposed alternative site 3 (a) falls on the unacquired land, which will take a considerable time to complete the formalities. The other proposed site as referred at 3 (b) in the agenda is part of land already allotted to DAMB, for which the representative of DAMB did not agree, stating that the area with DAMB is already short.

After detailed discussion Technical Committee decided to retain the earlier site (8 ha.) land of which has already been acquired, and approved. This site will be at the transport hub of Narela, as a Metropolitan Passenger Terminal, MRTS Terminal and Urban Extension Road (II) are proposed to be developed in the vicinity. From planning point of view this site is more suitable and will avoid creating congestion on NH-1.

Action : Addl. Commr. III / Director (NP)

Item No. 34/2005

Sub: Norms / Regulations for Building Activities in the Villages
F3(29)94/MP/Pt.III

The proposal was presented by Jt. Director (DC). Draft regulations were discussed at length. It was informed that the Draft Regulations were earlier forwarded to the MCD, CFO and other concerned department for comments. No comments have been received so far. The representative of MCD informed that the Draft Regulations are being considered by the Standing committee of MCD and assured sending the comments as early as possible. Technical Committee desired that the draft Regulations may also be sent to L&B Department, GNCTD, Revenue Department, GNCTD, TCPO and CFO (reminder) for their comments within 2 weeks.

It was desired that the matter may be put up again after receiving the comments from the various organizations.

Action : Director (DC)

mafev

Completed def

Item No. 35/2005

Sub: Regulations for allowing ATM
F3(31)2005-MP

The Technical Committee desired that the provision of ATM may be examined as part of draft MPD 2021 which is under finalisation.

Action : Addl. Commr. (MPPR)

Item No. 36/2005

Sub: Stage II report on preparation of Integrated Development Plans of
Village Bharthal & Dhul Siras .
F1(1)89/Plg.DWK/Pt X

The proposals with respect to draft development plans of Village Bharthal and Dhul Siras were presented by Director (Plg.) Dwk and the Consultants. The Technical Committee noted the progress and desired that during the next stage, the development plans may be finalized keeping in view the following observations:

- i) The draft development plans may be discussed with the representatives of the villages / elected representatives, so that their priorities and needs are taken into consideration. The feasibility of removal of encroachments and proposed widening of roads may also be kept in view.
- ii) The village plans may be in conformity with the landuse and sector plans.
- iii) The issues regarding development control regulations / building bye laws, policy of allowing sub division and amalgamation of plots and compensatory plots are to be dealt separately.
- iv) Record of titles may be considered as an input in the preparation of Development Plan.
- v) Conservation of water bodies and rain water harvesting should be emphasized together with the augmentation of utilities and services.

Action : Concerned Addl. Commr. / Director (Plg)/ Consultants

malan
Completed
df

Item No. 37/2005

Sub: Proposal of Guru Teg Bahadur Memorial at Singhu Border in the East of
G T Karnal Road (NH - 1)
F3(52)2004-MP

The proposal was introduced by Director (Narela Project) and further presented by the Consultant. The Technical Committee approved the proposal as a landscape proposal, subject to condition that there shall be no further addition of FAR as proposed in the agenda. All statutory clearances including NHAI, AAI etc. shall be obtained before execution of the project.

Action Addl. Commr. III / Director (NP)

Item No. 38/2005

Sub: Proposed Multi level parking for Delhi High Court (Sub Zone D-8.)
F3(109)05-MP

The proposal was presented by Jt. Director (Mont). In view of the observation that the site is part of the LBZ and the Central Vista and M. P. level Green, the Technical Committee desired that the matter should be referred to Central Vista Committee for their comments and also to L&DO for comments with respect to terms & conditions of the allotment.

Action : Addl. Commr. III Director (DC)

Item No. 39/2005

Sub: Grade separator at Mangolpuri Intersection.
F5(8)05-MP

The proposal was presented by Jt. Director (TT) and explained in detail by the Consultant. The Technical Committee approved the proposal contained in the agenda.

Action : Addl. Commr. III / Director (TT)

Item No. 40/2005

Sub: Planning and Design of grade separator across Ring Road - Loha Mandi
Road Intersection (Naraina Intersection)
F5(7)2001-MP

The proposal was introduced by the Jt. Dir (TT) and explained in detail by the Consultant. The Technical Committee approved the proposal contained in the agenda

Action : Addl. Commr. III / Director (TT)

makur *congrat*
dp

Item No. 41/2005

Sub: Provision of underpass of Shastri park Crossing of Eastern approach road of ISBT bridge and Marginal Bandh Road.
F5(16)2004-MP

The proposal was introduced by JD (TT) and explained in detail by the Consultant. The Consultant / PWD confirmed the feasibility of the proposal and stated that it does not involve any tree cutting. The Technical Committee approved the proposal subject to feasibility report to be given by PWD, GNCTD.

Item No. 42/2005

Action: Addl. Commr. III

Sub: Proposed Modification / Readjustment in the draft Zonal Plan of Narela Sub city.
F4(3)98/MP/Vol.II

The proposal was presented by Director (Narela Project) and Jt. Dir. (NP). The Technical Committee recommended its further processing and desired that the same may be referred to the Ministry of Urban Development, GOI. It was further desired that simultaneously the proposal may also be put up before the Authority, with policy guidelines for development of proposed green belt.

Action Addl. Commr. III / Director (NP)

The meeting ended with the vote of thanks to the Chair.


(B.K. Jain)
(Director (NC))

Vice Chairman, DDA. L. ③ 14/12/05
Engineer Member, DDA. L. 20-12-05
Commissioner (Plg.) DDA. ④ 20/12/05
Commissioner (LM) DDA. L.
Commissioner (LD) DDA. L. ③ 14/12/05
Town Planner, MCD. L.
Chief Town Planner, TCPO. L.
Chief Architect, NDMC. L. ① 14/12/05
Chief Architect, HUPW, DDA. L. 20-12-05
Chief Engineer / Planning, DMRC L. ② 14/12/05
Chief Engg. (Elect), DDA. L. L. ② 20/12/05
Additional Commissioner (Plg.) II, DDA. L. 20/12/05
Additional Commissioner (Plg.) III, DDA. L. 20/12/05
Additional Commissioner (MPPR), DDA. L. 20/12/05
Secretary, DUAC. L. ⑧ 14/12/05

mapur

comptroller
dip

Land & Development Officer, (L&DO) L

Sr. Architect, (H&TP) CPWD. L

Jt. Commr. of Police (Traffic) Delhi *20-12-05*

Director (Landscape) DDA. *20-12-05*

Copy also forwarded to :

Director (Plg.) TT, DDA

Director (Plg.) NP, DDA *20-12-05*

Director (Plg.) DC, DDA

Director (Plg.) Dwarka, DDA L *20-12-05*

20-12-05
Jt. Director (MP)

20-12-05
Mafin

20-12-05
carpent
dp

List of participants of Vth meeting for the year 2005 of Technical committee held on 16.11.2005.

Delhi Development Authority:

S/Shri

Dinesh Rai, Vice Chairman,

R C Kingar, E M

A K Jain, Commr. (Plg.)

V D Diwan, Chief Architect

H B Jha, Chief Engineer (Elect)

Arvind Gupta, Addl. Commr. (Plg.) II

Prakash Narian, addl. Commr. (Plg.) III

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

In chair

Delhi Police:

H P S Virk, DCP / Traffic

TCPO:

R Srinivasa, Associate TCP

MCD:

Shamsher Singh, Sr. Town Planner

DMRC:

S D Sharma, Chief Engineer (Plg.)

Special Invitee:

Krishan Kumar, Jt. Commr. (Tpt)

O P Srivastav, DGM, NHAI

Anil Prakash, C E II MCD

D Panwar, SE Circle VII PWD

Dinesh Kumar, SE PWD I

S P Ashta, SE II, DAMB

Jose Kurian Chief Engineer DTTDC

Prof. S V Thakur, CES Nehru Place

R K Gupta, Chief Engineer, DSIDC

D K Saluja, Director (NP) DDA

SP Bansal, Director (Plg.) DWK DDA.

Completed
df

SUB: PROPOSED MODIFICATION/READJUSTMENT IN THE DRAFT ZONAL PLAN OF NARELA SUBCITY. F-4(3)/98/m8/vol-II

1. Background

The proposed modifications in the zonal development plan of Narela subcity was put up to Technical Committee meeting held on 22.7.05 (Agenda enclosed). The decision of the Technical Committee is as follows:

"The proposal was explained by Director (NP) stating that as decided in the meeting held on 16.2.05 under the chairmanship of Secy.(UD) the draft zonal dev. 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, whereas annexure IV reflects reduction of 247 ha. of recreational area, the landuse breakup 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 subcity may be rationalized and reduced from 60m to 30m. It was also desired by VC that the approach for development/conservation of green belt should be spelted out. The landuse under AIR needs to be examined vis-à-vis existing condition and keeping in view the plans of the AIR for its development. The location of the jail may also be finalised and indicated on the zonal plan."

2. Follow up Action

i. Reconciliation of recreational area statement

The earlier difference was due to the fact that the inclusion of 80% of the land under AIR proposed for the 'Recreational' landuse was not reflected in the detail pocketwise landuse change statement though the same was mentioned in the agenda. However, the same has been rectified and it is proposed to maintain the quantum of land under each category of landuse, same except the landuse interchange between 'Commercial' and 'Manufacturing' caused by the fact that the 175 Hact of land of commercial (WD) was converted earlier to 'Manufacturing' use. Change of landuse of the same stands notified by the Ministry.

ii. Reduction of width of road between Green belt and Narela Subcity for 60 mt R/W road to 30 mt R/W road

As the above decision of TC dt. 22.7.05, the area under circulation (zonal plan roads) has been reduced by 6 hact. This reduces the area under 'circulation' from 1079 hact (14.7%) to 1073 (14.65%)

iii. Landuse under AIR to be examined

A meeting was held with the AIR officials to decide the total area under AIR and proposal for earmarking 'PSP/ and 'recreational' area as discussed in the Screening Committee. As per the information given by them, about 303.52 hact of land is under 2 AIR pockets. 20 % is proposed for 'PSP' and 80% for recreational which will include the existing Transmission Towers/ lines.

Details are given below:

a. AIR land (Pkt-I) Khampur	
Area	255 Hact.
Proposed PSP area	51 Hact. 20%
Proposed Green area	204 Hact. 80%

- 3/- -547-
- b. AIR land (Ph-II) Nangli Puna Area 48.12 Hact. (120 acres)
 Proposed PSP area 9.72 Hact. 20%
 Proposed Green area 38.40 Hact. 80%

iv. Regarding Development/ Conservation of Green belt

Green belt along the NCTD border shall act as a buffer between the two states & shall be used mainly agriculture purpose. The green belts along the roads shall be developed with proper landscaping.

v. Location of the Jail

Location of the alternative site of the jail adjacent to the AIR site has been finalised and agreed by the jail officials in a joint site inspection with DDA Planning, Lands and revenue officials of Delhi Govt.. The same site of 16 Hact. stands approved by the T/C meeting dt. 24.8.2005. The site is shown on the modified zonal plan.

3. Proposal

It has been proposed to keep the landuse distribution same as far as possible with the exception of Commercial/ Manufacturing use (explained at 2(i) para above) and Circulation/ Residential uses(explained at 2(ii)para above). Apart from the above it is proposed only to make interchanges/ adjustments to incorporate seminar recommendation and subsequent planning strategies to strengthen the landuse along major arterial/ urban extension roads.

Landuse Break up

Landuse	As per the draft Zonal Plan submitted to MOUD Area in ha. (%)	As per Modifications/re-adjustments in plan Area in ha. (%)	Remarks
Residential	3165 (42.9)	3171 (43.05)	Includes 6 Hact from circulation (Reduction of Road width)
Commercial	566 (7.7)	391 (5.3)	175 hact land has been changed to Manufacturing use
Public & Semi-Public facility	875 (11.9)	875 (11.9)	
Govt. Offices	16 (0.2)	16 (0.2)	
Utilities	327 (4.5)	327 (4.5)	
Manufacturing	308 (4.1)	483 (6.56)	Includes 175 hact land changed to manufacturing
Recreational	1029 (14.0)	1029 (14.0)	
Circulation	1079 (14.7)	1073 (14.57)	6 Hact changed to Residential use after reducing the Road width
Total	7365 (100.0)	7365 (100.0)	

Note

- i) Area under recreational use includes 242.4 Hact area. This is about 80% of the total area of AIR land (AIR Khampur + AIR Signals) for which Director (Engg.) (Coordination) vide his letter dt. 28.9.05 has sent his consent. (Annexure-'A')

-846-

2/c

- ii) Pocket wise details for change of landuse is given at Annexure 'B'.

4. Recommendations

The proposal as contained in para '3' is put up to the Technical Committee for consideration and approval.



(Ashok Bhattacharjee)
Jt Director (NP)



(Rajesh Kr. Jain)
Asstt Director (NP)-I



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

— 1/c —

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(41)2005-MP | 327

Date: 9-11-05

The 5th meeting of Technical Committee of the DDA for the year 2005 under the chairmanship of VC, DDA will be held on 16.11.2005 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 :	For Item Nos
Commissioner (Transport), GNCTD	33/2005
Chief General manager (North) NHAI	33/2005
Engineer in Chief, MCD	33/2005 & 37/2005
Chief Engineer, PWD	33/2005
Secretary, DUAC	33/2005
VC, DAMB	33/2005
Chief Engineer, DTTDC	33/2005 & 37/2005
Commr. (LM), DDA	33/2005
Commr. (LD) DDA	33/2005 & 35/2005
Commr. MCD	35/2005
Prof. Thakur, CES, Nehru Place	36/2005
Chief Engineer (Dwarka) DDA	36/2005
Chief Engineer (DSIDC)	36/2005
Chief General Manager, NHAI	37/2005

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(41)2005-MP

Date:

The 5th meeting of Technical Committee of the DDA for the year 2005 under the chairmanship of VC, DDA will be held on 16.11.2005 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 :	For Item Nos
Commissioner (Transport), GNCTD	33/2005
Chief General manager (North) NHAI	33/2005
Engineer in Chief, MCD	33/2005 & 37/2005
Chief Engineer, PWD	33/2005
Secretary, DUAC	33/2005
VC, DAMB	33/2005
Chief Engineer, DTTDC	33/2005 & 37/2005
Commr. (LM), DDA	33/2005
Commr. (LD) DDA	33/2005 & 35/2005
Commr. MCD	35/2005
Prof. Thakur, CES, Nehru Place	36/2005
Chief Engineer (Dwarka) DDA	36/2005
Chief Engineer (DSIDC)	36/2005
Chief General Manager, NHAI	37/2005