

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

No. F1(32)2007-MP/213

Date: 29/11/07

Minutes of the 7th Technical Committee meeting held on 6.11.2007.
List of the participants is annexed.

Item No. 102/2007 (Laid on table)

Sub: Proposed RUB on existing railway level crossing on road connecting Gulabi Bagh & Roshnara Road passing through the existing Road from Subzi Mandi Railway Station.

F.5.(2)2007-MP

The proposal was presented by the consultant M/s Parks Project Consultancy Pvt. Ltd. After detailed discussion, the agenda item was approved by the Technical Committee, with the following observations / conditions.

- a) NOC for the RUB shall be obtained from Railway Department.
- b) All other clearances from various agencies / authorities shall be taken by the executing agency.
- c) All the 'S' curves, super elevation etc. shall conform to IRC guidelines and shall be checked by the Engineers before executing the same.
- d) 10 times no. of trees shall be planted against the no. of trees proposed to be cut after obtaining approval of the Competent Authority.

Action: AC III / Director (Plg) TT

Item No. 103/2007 (Laid on table)

Sub: Draft Zonal Development Plan of Zone 'N'
F4(5)2007-MP

The Draft Zonal Plan was presented by Director (Plg) Rohini. It was mentioned that the Zonal Plan has been made in accordance with the MPD-

mufaw

2021. After detailed deliberations, the Technical Committee recommended that the draft zonal plan be put up for consideration of the Authority with the following observations / incorporation in the draft Zonal Plan.

1. The proposed percentages of area under Transportation use and Recreational use are on the lower side, which may be increased at least by 3% each.
2. The proposed Recreational / green area may to be distributed evenly all over the zone. Possibilities may be explored to provide more green area in the Built up / Residential land use.
3. Peripheral road network around industrial area and the built up areas should be properly worked out. A separate road network plan may be prepared.
4. Built up / redevelopment areas should be identified.
5. The land uses in the proposed Facility corridors should be uniform / identical in all the Zonal Plans.
6. Zonal Plan and report are to be bilingual (Hindi & English) before its publication.

Action: AC-I / Director (Plg.) Rohini

Item No. 104/2007 (Laid on table)

Sub: Regarding DMRC's proposal of property Development in Sector-21, Dwarka.

F1(279)2007/Plg/Dwk/Pt.IV

The revised / re-circulated agenda was presented by Director (Plg.) Dwarka. It was informed that the Northern Railways have also worked out a proposal which conflicts with the DMRC proposal for property development. After detailed deliberations, the Technical Committee in principle agreed for 3 ha of area for property development alongwith metro station by the DMRC, subject to condition that it does not affect the operational / circulation proposal of the Northern Railways for MPT, Dwarka.

Action: AC III / Director (Plg.) Dwarka

Item No. 105/2007 (Laid on table)

Sub: Regarding DMRC's proposal at 8, Jantar Mantar Road.

F3(51)2006-MP

The proposal was presented by the Jt. Dir. (Plg. C&D) and the agenda item were deliberated upon. In the deliberation, Chief Architect, NDMC pointed out the following:

- a) The land in question was initially acquired by DMRC for Traffic Integration (i.e. Public purpose). Now the same land is no more required for the said purpose and is surplus.

majaw

- b) The land is not the composite part of the nearest Metro station (Patel Chowk Metro Station) which is underground along with tracks. Further the land is very close to ASI Protected Monument i.e. Jantar Mantar.
It is also not clear whether the provision of 2021 will be applicable for a situation where the Metro station is underground and is located within LBZ area whereas the land for development is overground located outside LBZ area.
- c) The land use of the land is residential and DMRC proposal as such requires change of land use.

Senior Town Planner, MCD pointed out the following:

- a) The agenda proposal envisages for consideration of hotel by DMRC. The property development max. upto 3 ha is permitted under the provision of MPD 2021, plan for which together with the station area has to be in a composite manner. However, no such the plan was placed before the Technical Committee.
- b) In the instant case, since the site is the residential plot, it would require the change of land use, if it is taken in isolation of the Metro station. The concurrence of land owning agency i.e. L&DO was also required.

After detailed deliberations, the Technical Committee requested CA, NDMC & Senior Town Planner, MCD to send their views in writing so that the matter can be further examined / referred to MOUD.

Action: NDMC/MCD/OSD (Plg)

Item No. 106/2007 (Laid on table)

**Sub: Draft Zonal Development Plan of Zone K-1.
F4(14)2007-MP**

The proposal was presented by Director (Plg.) Dwarka. It was mentioned that the Zonal Plan has been made in accordance with the MPD 2021. After detailed deliberation, the Technical Committee recommended that the draft zonal plan be put up for consideration of the Authority with the following observations / incorporation in the Zonal Plan.

1. Road network should be strengthened by providing connectivity across the Najafgarh Drain in appropriate locations. The possibility

majur

may be explored to provide relief roads / elevated road in the heavily built up area between Najafgarh Road & Najafgarh Drain.

2. Facility corridor be provided on both sides of the major roads and proposed Green areas be reorganized for uniform distribution and to meet the Master Plan norms. It was suggested to enhance the circulation and Recreational / Green area by reducing the proposed Residential Use.
3. In the Draft Zonal Plan all the proposals for change of land use, which are in variance with MPD-2021 be listed giving the details and reasons for appropriate consideration of the Authority and for processing those under Section 11 A of D.D. Act. This should be uniformly followed in all the Zonal Plans.
4. Zonal Plan and Report should be bilingual (Hindi & English) before its publication.

Action: Director (Plg) Dwarka

Item No. 107/2007 (Laid on table)

Sub: Change of land use in respect of 2 acres of land of Pocket 9, Rouse Avenue, DDU Marg, New Delhi from Govt. Office to Public & Semi-Public Facilities.

F.20(7)2007-MP

The proposal was presented by Jt. Dir. (C&D). The objection / suggestion received was deliberated by the Technical Committee and it was observed that the processing of change of land use / modification of Master Plan / Zonal Plans is carried out under section 11 A of the DD Act, which has been followed in this case.

The Technical Committee recommended that the proposal be further processed for consideration of the Authority.

Action : OSD (Plg.)



Item No. 108/2007 (Laid on table)

**Sub: Proposal for RUB at level Crossing near Lajpat Nagar – I
F5(12)2006-MP**

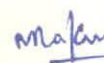
The proposal was presented by the SE (Flyover Project), DDA and the Consultant M/s Parks Projects Consultancy Pvt. Ltd. It was informed that the above mentioned proposal was earlier approved by the Technical Committee in its meeting held on 1.2.2007. As the Railway Authorities did not agree to provide land for the RUB, the proposal has been modified. After detailed deliberations the agenda item for the modified proposal was approved by the Technical Committee with the following observations/conditions:

- a) For the shops affected by the proposal, action may be taken as per the policy and keeping in view the lease conditions by the CL Branch and Project Manager (Flyover), DDA.
- b) NOC for the RUB shall be obtained from Railways Department.
- c) All other clearance from various agencies / authorities shall be taken by the executing agency.
- d) All the 'S' curves, super elevation etc. shall conform to IRC guidelines and shall be checked by the Engineers before executing the same.
- e) 10 times no. of trees shall be planted against the no. of trees proposed to be cut after obtaining approval of the Competent Authority.

Action: Project Manager (Flyover Project)/Director (CL)

The Meeting ended with thanks to the chair.


(B.K. Jain)
OSD(Planning)



1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(Plg. & System) DDA
5. Commissioner(LM), DDA
6. Commissioner(LD), DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
9. Chief Architect, NDMC
10. Chief Architect, HUPW, DDA
11. Chief Engineer/Planning, DMRC
12. Chief Engineer(Elect.), DDA
13. Additional Commissioner(Plg.)-I, DDA
14. Additional Commissioner(Plg.)-II, DDA
15. Additional Commissioner(Plg.)-III, DDA
16. Secretary, DUAC

17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

Copy also forwarded to :-

1. All Directors(Planning) for necessary action at Para 3 of Item No.106/07.

ma/aw

List of participants of 7th meeting for the year 2007 of Technical Committee held on 6.11.2007

Delhi Development Authority

S/Sh.
Dinesh Rai, Vice Chairman,
A K Sarin, Engineer member
A K Jain, Commissioner (Plg.)
V D Risbud, Commissioner (Plg. & System)
Ashok Kumar, Addl. Commissioner (Plg.) I
A K Gupta, Addl. Commr. (Plg.) II
S P Bansal, Addl. Commr. (Plg.) III
V. D Dewan , Chief Architect, HUPW
B K Jain, OSD (Plg)
Ms. Savita Bhandari, Director (LS)

Delhi Police (Traffic)

Sawtanter Kumar , ACP Traffic

MCD

Shamsher Singh, Senior Town Planner.

L&DO

Sita Ram, Engineer Officer

DMRC

R N Verma, Chief Engineer (Plg.)

NDMC:

Sanjib Sengupta, Chief Architect / Secretary DUAC

TCPO

Pawan Kumar, Assistant, TCPO

Special Invitees

J P Agarwal, Director (Land) DDA
R N Mehrotra, P M (Flyover) DDA
S S Malik, SE (Flyover Project)
R K Jain, Director (Plg.), Dwarka
Anil Barai, Director (Plg) Rohini D.D.A.
Vinod Sakle, Jt. Director (C&D) DDA
H S Dhillon Jt. Director (TT) DDA
C P Sharma, Jt. Director (Survey) Dwarka

mnapur

Item No. 108/2007 (Laid on table)


Sub: Proposal for RUB at level Crossing near Lajpat Nagar-I
F5(12)2006-MP

The proposal was presented by the SE (Flyover Project), DDA and the Consultant M/s Parks Projects Consultancy Pvt. Ltd. It was informed that the above mentioned proposal was earlier approved by the Technical Committee in its meeting held on 1.2.2007. As the Railway Authorities did not agree to provide land for the RUB, the proposal has been modified. After detailed deliberations the agenda item for the modified proposal was approved by the Technical Committee with the following observations/conditions:

- For the shops affected by the proposal, action may be taken as per the policy and keeping in view the lease conditions by the CL Branch and Project Manager (Flyover), DDA.
- NOC for the RUB shall be obtained from Railways Department.
- All other clearance from various agencies/authorities shall be taken by the executing agency.
- All the 'S' curves, super elevation etc. shall conform to IRC guidelines and shall be checked by the Engineers before executing the same.
- 10 times no. of trees shall be planted against the no of trees proposed to be cut after obtaining approval of the Competent Authority.

Action: Project Manager (Flyover Project)/Director (CL)

The Meeting ended with thanks to the chair.


(B.K. Jain)
OSD (Planning)

F1(32) 2007/MP/213 dt 29/11/07

- Vice Chairman, DDA
- Engineer Member, DDA
- Commissioner (Plg.), DDA — By Hand
- Commissioner (Plg. & System) DDA
- Commissioner (LM), DDA
- Commissioner (LD), DDA
- Town Planner, MCD
- Chief Town Planner, TCTO
- Chief Architect, NDMC
- Chief Architect, HUPW, DDA
- Chief Engineer/Planning, DMRC
- Chief Engineer (Elect.), DDA
- Additional Commissioner (Plg.) I, DDA
- Additional Commissioner (Plg.) II, DDA
- Additional Commissioner (Plg.) III, DDA
- Secretary, DIAC

22/01/07
30-11-07

30/11/07

- Dir. (Plg) NP
- Dir. (Plg) RYP
- Dir. (Plg) UC
- Dir. (Plg) TYA
- Dir. (Plg) AP-I
- Dir. (Plg) AP-II
- Dir. (Plg) T.T.C.

- Land & Development Officer, (L & D)
- Sr. Architect (H&TP), CPWD
- Dy. Commissioner of Police (Traffic), Delhi
- Director (Landscape), DDA

Copy also forwarded to :-

- All Directors (Planning) for necessary action at Para 3 of Item No. 106/07.

Item No. 108/2007 (Laid on table)

Sub: Proposal for RUB at level Crossing near Lajpat Nagar - I
F5(12)2006-MP

The proposal was presented by the SE (Flyover Project), DDA and the Consultant M/s Parks Projects Consultancy Pvt. Ltd. It was informed that the above mentioned proposal was earlier approved by the Technical Committee in its meeting held on 1.2.2007. As the Railway Authorities did not agree to provide land for the RUB, the proposal has been modified. After detailed deliberations the agenda item for the modified proposal was approved by the Technical Committee with the following observations/conditions:

- For the shops affected by the proposal, action may be taken as per the policy and keeping in view the lease conditions by the CL Branch and Project Manager (Flyover), DDA.
- NOC for the RUB shall be obtained from Railways Department.
- All other clearance from various agencies/authorities shall be taken by the executing agency.
- All the 'S' curves, super elevation etc. shall conform to IRC guidelines and shall be checked by the Engineers before executing the same.
- 10 times no. of trees shall be planted against the no. of trees proposed to be cut after obtaining approval of the Competent Authority.

Action: Project Manager (Flyover Project)/Director (CL)

The Meeting ended with thanks to the chair.

F1(B2) 2007/MP/213 dt. 28/11/07


(B.K. Jain)
OSD(Planning)

- ✓ 1 Vice Chairman, DDA ✓
- ✓ 2 Engineer Member, DDA ✓
- ✗ 3 Commissioner (Plg.), DDA ✗
- ✓ 4 Commissioner (Plg. & System) DDA ✓
- ✓ 5 Commissioner (I.M.), DDA ✓
- ✓ 6 Commissioner (I.D.), DDA ✓
- ✓ 7 Town Planner, MCD ✓
- ✓ 8 Chief Town Planner, TCPO ✗
- ✓ 9 Chief Architect, NDMC ✓
- 10 Chief Architect, HUPW, DDA ✗
- ✓ 11 Chief Engineer/Planning, DMRC ✓
- ✓ 12 Chief Engineer (Fleet), DDA ✓
- ✓ 13 Additional Commissioner (Plg.) - I, DDA ✓
- 14 Additional Commissioner (Plg.) - II, DDA ✗
- 15 Additional Commissioner (Plg.) - III, DDA ✗
- ✓ 16 Secretary, DUAC ✓

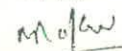
- ✓ 22. Dir (MPPR) ✓
- ✓ 23. Dir (Plg) Dwarka ✓
- ✓ 24. Dir (Plg) Rohini ✓

(18) 28/11/07 at 530

- ✓ 17 Land & Development Officer, (L & D) ✓
- ✓ 18 Sr. Architect (IL & TP), (PWD) ✓
- ✓ 19 Dy. Commissioner of Police (Traffic), Delhi ✓
- 20 Director (Landscape), DDA ✗
21. asy. Dir (Plg) U.C. office ✓

Copy also forwarded to :-

All Directors (Planning) for necessary action at Para 3 of Item No. 106/07.



-44-
DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F1(32)2007-MP

Date:

Minutes of the 7th Technical Committee meeting held on 6.11.2007.
List of the participants is annexed.

Item No. 102/2007 (Laid on table)

Sub: Proposed RUB on existing railway level crossing on road connecting
Gulabi Bagh & Roshnara Road passing through the existing Road
from Subzi Mandi Railway Station.
F.5.(2)2007-MP

The proposal was presented by the consultant M/s Parks Project
Consultancy Pvt. Ltd. After detailed discussion, the agenda item was approved by
the Technical Committee, with the following observations / condition.

- a) NOC for the RUB shall be obtained from Railway Department
- b) All other clearance from various agencies / authorities shall be taken by the executing agency.
- c) All the 'S' curves, super elevation etc. shall conform to IRC guidelines and shall be checked by the Engineers before executing the same.
- d) 10 times no. of trees shall be planted against the no. of trees proposed to be cut after obtaining approval of the Competent Authority.

Action: AC III / Director (Plg) TT

Item No. 103/2007 (Laid on table)

Sub: Draft Zonal Development Plan of Zone 'N'
F4(5)2007-MP

The Draft Zonal Plan was presented by Director (Plg) Rohini It was mentioned that the Zonal Plan has been made in accordance with the MPD

mm/cw

2021. After detailed deliberations, the Technical Committee recommended that the draft zonal plan be put up for consideration of the Authority with the following observations / incorporation in the draft Zonal Plan.

1. The proposed percentages of area under Transportation use and Recreational use are on the lower side, which may be increased at least by 3% each.
2. The proposed Recreational / green area may to be distributed evenly all over the zone. Possibilities may be explored to provide more green area in the Built up / Residential land use.
3. Peripheral road network around industrial area and the built up areas should be properly worked out. A separate road network plan may be prepared.
4. Built up / redevelopment areas should be identified.
5. The land uses in the proposed Facility corridors should be uniform / identical in all the Zonal Plans.
6. Zonal Plan and report are to be bilingual (Hindi & English) before its publication.

Action: AC-I / Director (Plg.) Rohini

Item No. 104/2007 (Laid on table)

Sub: Regarding DMRC's proposal of property Development in Sector 21, Dwarka.

F1(279)2007/Plg/Dwk/Pt.IV

The revised / re-circulated agenda was presented by Director (Plg.) Dwarka. It was informed that the Northern Railways have also worked out a proposal which conflicts with the DMRC proposal for property development. After detailed deliberations, the Technical Committee in principle agreed for 3 ha of area for property development alongwith metro station by the DMRC, subject to condition that it does not affect the operational / circulation proposal of the Northern Railways for MPT, Dwarka. .

Action: AC III / Director (Plg.) Dwarka

Item No. 105/2007 (Laid on table)

Sub: Regarding DMRC's proposal at 8, Jantar Mantar Road.

F3(51)2006-MP

The proposal was presented by the Jt. Dir. (Plg. C&D) and the agenda item were deliberated upon. In the deliberation, Chief Architect, NDMC pointed out the following:

- a) The land in question was initially acquired by DMRC for Traffic Integration (i.e. Public purpose). Now the same land is no more required for the said purpose and is surplus.

mra/kw

- 42 -

b) The land is not the composite part of the nearest Metro station (Patel Chowk Metro Station) which is underground alongwith tracks. Further the land is very close to ASI Protected Monument i.e Jantar Mantar.

It is also not clear whether the provision of 2021 will be applicable for a situation where the Metro station is underground and is located within LBZ area whereas the land for development is overground located outside LBZ area.

c) The land use of the land is residential and DMRC proposal as such requires change of land use.

Senior Town Planner, MCD pointed out the following:

a) The agenda proposal envisages for consideration of hotel by DMRC. The property development max. upto 3 ha⁶ is permitted under the provision of MPD 2021, plan for which together with the station area has to be in a composite manner. However, no such the plan was placed before the Technical Committee.

b) In the instant case since the site is the residential plot, it would require the change of land use, if it is taken in isolation of the Metro station. The concurrence of land owning agency i.e. L&DO was also required.

After detailed deliberations the Technical Committee requested CA NDMC & Senior Town Planner, MCD to send their views in writing so that the matter can be further examined / referred to MOUD.

Action: NDMC/MCD/OSD (Plg)

Item No. 106/2007 (Laid on table)

Sub: Draft Zonal Development Plan of Zone K-1.
F4(14)2007-MP

The proposal was presented by Director (Plg.) Dwarka. It was mentioned that the Zonal Plan has been made in accordance with the MPD 2021. After detailed deliberation, the Technical Committee recommended that the draft zonal plan be put up for consideration of the Authority with the following observations / incorporation in the Zonal Plan.

1. Road network should be strengthened by providing connectivity across the Najafgarh drain in appropriate locations. The possibility

msh

may be explored to provide relief roads / elevated road in the heavily built up area between Najafgarh Road & Najafgarh Drain.

2. Facility corridor be provided on both sides of the major roads and proposed Green areas be reorganized for uniform distribution and to meet the Master Plan norms. It was suggested to enhance the circulation and Recreational / Green area by reducing the proposed Residential Use.

3. In the Draft Zonal Plan all the proposals for change of land use, which are in variance with MPD-2021 be listed giving the details and reasons for appropriate consideration of the Authority and for processing those under Section 11 A of D.D. Act. This should be uniformly followed in all the Zonal Plans.

4. Zonal Plan and Report should be bilingual (Hindi & English) before its publication.

Action: Director (Plg) Dwarka

Item No. 107/2007 (Laid on table)

Sub: Change of land use in respect of 2 acres of land of pocket 9, Rouse Avenue, DDU Marg, New Delhi from Govt. Office to Public semi Public Facilities.
F20(7)2007-MP

The proposal was presented by Jt. Dir. (C&D). The objection / suggestion received was deliberated by the Technical Committee and it was observed that the processing of change of land use / modification of Master Plan / Zonal Plans is carried out under section 11 A of the DD Act, which has been followed in this case..

The Technical Committee recommended that the proposal be further processed for consideration of the Authority.

Action : OSD (Plg.)

magan

Item No. 108/2007 (Laid on table)

Sub: Proposal for RUB at level Crossing near Lajpat Nagar - I
F5(12)2006-MP

The proposal was presented by the SE (Flyover Project) DDA and the Consultant M/s Parks Projects Consultancy Pvt. Ltd. It was informed that the above mentioned proposal was earlier approved by the Technical Committee in its meeting held on 1.2.2007 As the Railway Authorities did not agree to provide land for the RUB, the proposal has been modified. After detailed deliberations the agenda item for the modified proposal was approved by the Technical Committee with the following observations/conditions:

- a) For the shops affected by the proposal, action may be taken as per the policy and keeping in view the lease conditions by the CL Branch and project Manager (Flyover) DDA.
- b) NOC for the RUB shall be obtained from Railways Department
- c) All other clearance from various agencies / authorities shall be taken by the executing agency.
- d) All the 'S' curves, super elevation etc. shall conform to IRC guidelines and shall be checked by the Engineers before executing the same.
- e) 10 times no. of trees shall be planted against the no. of trees proposed to be cut after obtaining approval of the Competent Authority

Action: Project Manager (Flyover Project)/ Director (CL)

The Meeting ended with thanks to the chair.

(B.K. Jain)
OSD(Planning)



SENDING REPORT

Nov. 05 2007 04:02PM

32-

NO.	OTHER FACSIMILE	START TIME	USAGE TIME	MODE	PAGES	RESULT
01	91+11+6125473	Nov. 05 04:00PM	01'30	SND	02	OK

TO TURN OFF REPORT, PRESS MENU #04 SET.
THEN SELECT OFF BY USING EASY DIAL.

FAX NO. 26124876

Kind attention AC-I MPPR

P. 1

mtg1

DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)
6th floor, Vikas Minar, I.P. Estate New Delhi-110002.
Tel.: 23370507

No.F.1(32)2007-MP / 183

Date: 5.11.2007

MEETING NOTICE

The 7th meeting of the Technical Committee of the DDA for the year 2007 under the Chairmanship of the Vice Chairman, DDA will be held on 6.11.2007 at 9.30 A.M in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi. A list of items to be discussed is enclosed.

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


(B.K. Jain)
OSD(Planning)

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(Plg. & System) DDA
5. Commissioner(LM), DDA
6. Commissioner(LD), DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
9. Chief Architect, NDMC
10. Chief Architect, HUPW, DDA
11. Chief Engineer/Planning, DMRC
12. Chief Engineer(Elect.), DDA
13. Additional Commissioner(Plg.)-I, DDA
14. Additional Commissioner(Plg.)-II, DDA
15. Additional Commissioner(Plg.)-III, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

SPECIAL INVITEES

For Item No.

Director CRR	102/07
Director (TT)	102/07
Director (Rohini)	103/07
Director (Dwarka)	104/07 & 106/07
Jt. Director (C&D)	105/07

37

P-2

I N D E X

Sl. No.	Item No.	Subject	Page No.
1.	102/07	Proposed RUB on existing railway level crossing on road connecting Gulabi Bagh & Roshnara Road passing thorough the existing Road from Subzi Mandi Railway Station. F5(02)07-MP	Agenda will be circulated at the time of meeting.
2.	103/07	Draft Zonal Development Plan of Zone 'N' F.4(5)2007-MP	-do-
3.	104/07	Regarding DMRC's proposal of property Development in sector 21, Dwarka. F1(279)2007/Plg./Dwk.Pt.IV	-do-
4.	105/07	Regarding DMRC's proposal at 8, Jantar Mantar Road F3(51)2006-MP	-do-
5.	106/07	Draft Zonal Development Plan of Zone 'K-I' F4(14)2007-MP	-do-

SENDING REPORT

Nov. 05 2007 03:54PM

NO.	OTHER FACSIMILE	START TIME	USAGE TIME	MODE	PAGES	RESULT
01	26899742	Nov. 05 03:52PM	01'31	SND	02	OK

TO TURN OFF REPORT, PRESS MENU #04 SET.
THEN SELECT OFF BY USING EASY DIAL.

FAY No. 2689.9742

35-
Kind Attention C.E. (ELECT.)

P.1

mtg1

DELHI DEVELOPMENT AUTHORITY

(Master Plan Section)

6th floor, Vikas Minar, I.P. Estate New Delhi-110002.

Tel.: 23370507

No.F.1(32)2007-MP-1183

Date: 5.11.2007

MEETING NOTICE

The 8th meeting of the Technical Committee of the DDA for the year 2007 under the Chairmanship of the Vice Chairman, DDA will be held on 6.11.2007 at 9.30 A.M in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi. A list of items to be discussed is enclosed.

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


(B.K. Jain)
OSD(Planning)

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(Plg. & System) DDA
5. Commissioner(LM), DDA
6. Commissioner(LD), DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
9. Chief Architect, NDMC
10. Chief Architect, HUPW, DDA
11. Chief Engineer/Planning, DMRC
12. Chief Engineer(Elect.), DDA
13. Additional Commissioner(Plg.)-I, DDA
14. Additional Commissioner(Plg.)-II, DDA
15. Additional Commissioner(Plg.)-III, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr. Architect(H&TP), CPWD
19. Dy. Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

SPECIAL INVITEES

For Item No.

Director CRR	102/07
Director (TT)	102/07
Director (Rohini)	103/07
Director (Dwarka)	104/07 & 106/07
Jt. Director (C&D)	105/07

INDEX

Sl. No.	Item No.	Subject	Page No.
1.	102/07	Proposed RUB on existing railway level crossing on road connecting Gulabi Bagh & Roshnara Road passing thorough the existing Road from Subzi Mandi Railway Station. F5(02)07-MP	Agenda will be circulated at the time of meeting.
2.	103/07	Draft Zonal Development Plan of Zone 'N' F.4(5)2007-MP	-do-
3.	104/07	Regarding DMRC's proposal of property Development in sector 21, Dwarka. F1(279)2007/Plg./Dwk.Pt.IV	-do-
4.	105/07	Regarding DMRC's proposal at 8, Jantar Mantar Road F3(51)2006-MP	-do-
5.	106/07	Draft Zonal Development Plan of Zone 'K-I' F4(14)2007-MP	-do-
6.	107/07	Change of land in respect of 2 acres of land of pocket-9 Rouse Avenue, DDU Marg New Delhi from Govt. Office to 'Institutional' File No - F20(7)2007/MF	-do-

✓ 33

6th floor, Vikas Minar, I.P.Estate New Delhi-110002.
Tel.: 23370507

Date: 5.11.2007

1183

The 3rd meeting of the Technical Committee of the DDA for the year 2007 under the Chairmanship of the Vice Chairman, DDA will be held on 6.11.2007 at 9.30 A.M in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi. A list of items to be discussed is enclosed.

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

(B.K. Jain)
OSD(Planning)

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(Plg.& System) DDA
5. Commissioner(LM), DDA
6. Commissioner(LD), DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
9. Chief Architect, NDMC
10. Chief Architect, HUPW, DDA
11. Chief Engineer/Planning, DMRC
12. Chief Engineer(Elect.), DDA
13. Additional Commissioner(Plg.)-I, DDA
14. Additional Commissioner(Plg.)-II, DDA
15. Additional Commissioner(Plg.)-III, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

SPECIAL INVITEES

Director CRR	102/07
Director (TT)	102/07
Director (Rohini)	103/07
Director (Dwarka)	104/07 & 106/07
Jt. Director (C&D)	105/07

Jt. Director (C&D) 105/07
 W. J. Dir (Reg) v.c. - J. H. - B. H. H. H.

32

DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)
6th floor, Vikas Minar, I.P. Estate New Delhi-110002.
Tel.: 23370507

No.F.1(32)2007-MP / 183

Date: 5.11.2007

MEETING NOTICE

The 7th meeting of the Technical Committee of the DDA for the year 2007 under the Chairmanship of the Vice Chairman, DDA will be held on 6.11.2007 at 9.30 A.M in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi. A list of items to be discussed is enclosed.

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


 (B.K. Jain)
 OSD(Planning)

- ✓ 1. Vice Chairman, DDA
- ✓ 2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
- ✓ 4. Commissioner(Plg. & System) DDA
- ✓ 5. Commissioner(LM), DDA
- ✓ 6. Commissioner(LD), DDA
- ✓ 7. Town Planner, MCD
8. Chief Town Planner, TCPO
- ✓ 9. Chief Architect, NDMC
10. Chief Architect, HUPW, DDA
- ✓ 11. Chief Engineer/Planning, DMRC
12. Chief Engineer(Elect.), DDA
- ✓ 13. Additional Commissioner(Plg.)-I, DDA
14. Additional Commissioner(Plg.)-II, DDA
15. Additional Commissioner(Plg.)-III, DDA
- ✓ 16. Secretary, DUAC
- ✓ 17. Land & Development Officer, (L&DO)
- ✓ 18. Sr. Architect(H&TP), CPWD
- ✓ 19. Dy. Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

SPECIAL INVITEES

For Item No.

- | | |
|---------------------|-----------------|
| ✓ Director CRR | 102/07 |
| Director (TT) | 102/07 |
| ✓ Director (Robini) | 103/07 |
| ✓ Director (Dwarka) | 104/07 & 106/07 |
| Jt. Director (C&D) | 105/07 |

37

DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)
6th floor, Vikas Minar, I.P.Estate New Delhi-110002.
Tel.: 23370507

No.F.1(32)2007-MP/183

Date: 5.11.2007

MEETING NOTICE

The 3rd meeting of the Technical Committee of the DDA for the year 2007 under the Chairmanship of the Vice Chairman, DDA will be held on 6.11.2007 at 9.30 A.M in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi. A list of items to be discussed is enclosed.

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


(B.K. Jain)
OSD(Planning)

1. Vice Chairman, DDA
2. Engineer Member, DDA
- 5 ✓ 3. Commissioner(Plg.), DDA *5.11.07*
- ✓ 4. Commissioner(Plg. & System) DDA
5. Commissioner(LM), DDA
6. Commissioner(LD), DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
9. Chief Architect, NDMC
- 8 ✓ 10. Chief Architect, HUPW, DDA *5/11/07 at 4.00 PM*
11. Chief Engineer/Planning, DMRC
12. Chief Engineer(Elect.), DDA
13. Additional Commissioner(Plg.)-I, DDA
- 5 ✓ 14. Additional Commissioner(Plg.)-II, DDA *5/11/07 at 4.00 PM*
- 3 ✓ 15. Additional Commissioner(Plg.)-III, DDA *5/11/07 at 4.00 PM*
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi
- ✓ 20. Director(Landscape), DDA *5/11/07*

SPECIAL INVITEES**For Item No.**

- | | | |
|-----|-------------------|-----------------------|
| 6 ✓ | Director CRRI | 102/07 |
| ✓ | Director (TT) | 102/07 |
| | Director (Rohini) | 103/07 |
| | Director (Dwarka) | 104/07 & 106/07 |
| 4 ✓ | Director (C&D) | 105/07 <i>5/11/07</i> |

I ✓ AE (Maintenance) Vikas Minar *5/11*

24 ✓ AE (Elec) Vikas Minar *5/11*

✓ Chief Security Officer *5/11*

mtg1

30

DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)
6th floor, Vikas Minar, I.P.Estate New Delhi-110002.
Tel.: 23370507

No.F.1(32)2007-MP

1183

Date: 5.11.2007

MEETING NOTICE

The 3rd meeting of the Technical Committee of the DDA for the year 2007 under the Chairmanship of the Vice Chairman, DDA will be held on 6.11.2007 at 9.30 A.M in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi. A list of items to be discussed is enclosed.

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


(B.K. Jain)
OSD(Planning)

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(Plg.& System) DDA
5. Commissioner(LM), DDA
6. Commissioner(LD), DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
9. Chief Architect, NDMC
10. Chief Architect, HUPW, DDA
11. Chief Engineer/Planning, DMRC
12. Chief Engineer(Elect.), DDA
13. Additional Commissioner(Plg.)-I, DDA
14. Additional Commissioner(Plg.)-II, DDA
15. Additional Commissioner(Plg.)-III, DDA
16. Secretary, DUAC
17. Land & Development Officer. (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

SPECIAL INVITEES

For Item No.

Director CRR	102/07
Director (TT)	102/07
Director (Rohini)	103/07
Director (Dwarka)	104/07 & 106/07
Jt. Director (C&D)	105/07

29-

A3349
6.11.07

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE PROJECT MANAGER (FLY OVER)
17th FLOOR : VIKAS MINAR : IP ESTATE
NEW DELHI

No PMD(FO) F4(64) 2007/DDA /940

Dated: 06 November, 2007

To

The Director (TT),
DDA, Vikas Minar,
New Delhi.

Copy No. 1538
7/11/07

Sub: Agenda for the Proposal for RUB at Level Crossing near Lajpat Nagar-I.

The above proposal has been transferred to DDA from MCD in the meeting held in the Conference Hall of Hon'ble L.G. on 13.9.2007. This proposal has already been approved by the Technical Committee of DDA in its meeting held on 1.2.2007. M/s. Park Projects Consultancy Pvt. Ltd. are the Consultants for this proposal. The proposal which was approved by the Technical Committee of DDA was sent to Railway Authorities for their approval. They desired some minor modifications in the proposal because one proposed road of 5.5 meter wide was coming in the land belonging to Railway Authorities on account of which the proposal was modified accordingly. The modified plan was also approved by the Railway Authorities. Copy of the proposal already approved by the Technical Committee of DDA on 1.2.2007 and the modified plan at the instance of Railway Authorities is also enclosed. Both the plans were discussed in the Technical Committee held on 6.11.2007 and the Commissioner (Planning), DDA desired the agenda for the same which is enclosed herewith for kind consideration / approval.

Encl: As stated above.

(R.N. MEHROTRA)
PROJECT MANAGER (FLYOVER)GR.I & II

Copy to:

1. Commissioner (Plg)/DDA – for kind information.
2. EE/FOD-8/DDA for information.

This was discussed

in TC on 6.11.07

as a laid on Table item H.

J.D(m6)

[Signature]
PROJECT MANAGER (FLYOVER)GR.I & II

[Signature]
6.11.07

Agenda for the Proposal for RUB at Level Crossing near Lajpat Nagar-I.

The above proposal has been transferred to DDA from MCD in the meeting held in the Conference Hall of Hon'ble L.G. on 13.9.2007. This proposal has already been approved by the Technical Committee of DDA in its meeting held on 1.2.2007. M/s. Park Projects Consultancy Pvt. Ltd. are the Consultants for this proposal. The proposal which was approved by the Technical Committee of DDA was sent to Railway Authorities for their approval. They desired some minor modifications in the proposal as one proposed road of 5.5 meter wide was coming in the land belonging to Railway Authorities. The proposal was modified accordingly and the Railway Authorities approved the plan. The copy of the proposal already approved by the Technical Committee of DDA on 1.2.2007 and the modified proposal on the instance of Railway Authorities is enclosed.



(R.N. MEHROTRA)

PROJECT MANAGER (FLYOVER) GR. I & II

DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)
 6th floor, Vikas Minar, I.P.Estate New Delhi-110002.
 Tel.: 23370507

No.F.1(32)2007-MP /183

Date: 5.11.2007

MEETING NOTICE

The 3rd meeting of the Technical Committee of the DDA for the year 2007 under the Chairmanship of the Vice Chairman, DDA will be held on 6.11.2007 at 9.30 A.M in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi. A list of items to be discussed is enclosed.

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


(B.K. Jain)
OSD(Planning)

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(Plg.& System) DDA
5. Commissioner(LM), DDA
6. Commissioner(LD), DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
9. Chief Architect, NDMC
10. Chief Architect, HUPW, DDA
11. Chief Engineer/Planning, DMRC
12. Chief Engineer(Elect.), DDA
13. Additional Commissioner(Plg.)-I, DDA
14. Additional Commissioner(Plg.)-II, DDA
15. Additional Commissioner(Plg.)-III, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

SPECIAL INVITEES**For Item No.**

Director CRR	102/07
Director (TT)	102/07
Director (Rohini)	103/07
Director (Dwarka)	104/07 & 106/07
Jt. Director (C&D)	105/07

26- 26-

I N D E X

Sl. No.	Item No.	Subject	Page No.
1.	102/07	Proposed RUB on existing railway level crossing on road connecting Gulabi Bagh & Roshnara Road passing thorough the existing Road from Subzi Mandi Railway Station. F5(02)07-MP	Agenda will be circulated at the time of meeting.
2.	103/07	Draft Zonal Development Plan of Zone 'N' F.4(5)2007-MP	-do-
3.	104/07	Regarding DMRC's proposal of property Development in sector 21, Dwarka. F1(279)2007/Plg./Dwk.Pt.IV	-do-
4.	105/07	Regarding DMRC's proposal at 8, Jantar Mantar Road F3(51)2006-MP	-do-
5.	106/07	Draft Zonal Development Plan of Zone 'K-I' F4(14)2007-MP	-do-

25-
diag
Item No 102/07

AGENDA FOR TECHNICAL COMMITTEE

Sub:- Proposed RUB on existing railway level crossing on Road connecting Gulabi Bagh & Roshanara Road passing through the existing road from Sabzi Mandi Railway Station.

No.5 (02)2007/MP

1. INTRODUCTION/BACKGROUND:

A revised proposal of RUB at Roshanara Garden Level X-ing on Delhi-Karnal Railway line was submitted by Executive Engineer (BR.)II, MCD vide letter No.D360/EE(Br.II/2007-08 dated 18.9.07 which has been prepared by the consultant M/s Park Projects Consultancy Pvt. Ltd. This is one of the 31 locations identified by the Northern Railway for closure of railway level crossing, which is existing on Delhi-Karnal railway line. The road on which this level crossing is existing is neither a master plan nor a zonal plan road. This is a local road link between Gulabi Bagh & Roshanara Road. The nearest available RUB in Northern side of the proposed location is at a distance of 780 mtr. i.e. Shakti Nagar RUB and on southern side the available RUB is at a distance of 1.58 Km i.e. Pul Bangash. The location plan is placed as Annexure-I.

2. DETAILS/EXAMINATION

The proposed RUB is planned with four lane divided carriageway with 5.5m wide lanes on either sides of Central Verge. Earlier, the approach from Roshanara Road was proposed through Roshanara Garden, which was not desirable and accordingly the revised proposal is with approach from the existing road from Subzi Mandi Railway Station which is proposed to be widened to 20m R/W. There is a level difference of about 1 to 1.5 mtr. between the Delhi-Karnal railway line and the existing approach roads of level X-ing. It is proposed to have an underpass with 2.5 m height for slow and light vehicles only.

3. TRAFFIC CHARACTERISTICS:

The consultant has submitted the traffic volume data in respect to the average daily traffic and the numbers of trains per day, so as to arrive at the reason for the necessity of the proposed under bridge at this level crossing. Brief of the surveys conducted by the consultant is given as under

Average Daily Traffic	23730 PCUs
Peak Hour Traffic in Both Direction	3289 PCUs
No. of Train Passing Everyday (24 hours)	122
No. of Train Passing Between 8.00 AM to 8.00 PM	68
Train Vehicle unit per day (No. of Trains X Daily Fast Traffic)	122x16664=2033008 (As the product is more than 50,000 therefore grade separation across the line is justified in view of IRC 62, clause 7.7)
Average Time of closure (delay)	15 Min.
No. of Time Level Crossing is closed	35 (8 AM to 8 PM) 42 (8 PM to 8 AM)

4. PROPOSAL:

A 27m R/W road link on Gulabi Bagh Side (In the 27m R/W, R/W for RUB footpath and retaining wall is 20m and balance width at surface level is for approach to the existing properties) & 20.00 m R/W on Roshanara Garden Side is proposed by acquiring a strip of land (approx. 10 m wide) towards Roshanara Garden. In this R/W a 4 lane carriageway underpass with 1.5m wide footpath on either side and retaining wall of 0.25m is proposed. The salient features of the proposal are as under:

Longitudinal features of RUB:

* Approach length on Gulabi Bagh side	-	100 mtr.
* Approach length on Roshanara Garden side	-	150 mtr.
* Length of railway portion/flat portion	-	40 mtr.
* Total length of the RUB	-	290 mtr.
* Longitudinal slope	-	1:25 & 1:30

Cross-sectional features of RUB:

* Total width of road on Gulabi Bagh side	-	27 mtr.
* Total width of road from Subzi Mandi Railway Station	-	19 to 21.5 mtr.
* Underpass Carriageway width	-	7.50 mtr. (on either side)
* Width of Retaining Walls	-	0.50 mtr. (on either side)
* Width of footpath	-	1.50 mtr. (on either side)
* Width of carriageway at surface level on Gulabi Bagh side	-	5.50 mtr. (on one side)

23 3-

5. **FEASIBILITY:**

Area of built-up shops, school, temple etc. on Gulabi Bagh side shall be affected in the road R/W. A part of the land of the Railway & Roshanara Garden shall also be affected. 10 electric poles are affected. Feasibility of the proposal has been submitted by the consultant which is placed at Annexure-II.

6. **REQUIREMENT/OBSERVATIONS.**

- a) NOC for the RUB shall be obtained from Railway Deptt.
- b) All other clearance from various agencies/authorities shall be taken by the executing agency.
- c) All the 'S' curves, super elevation etc. shall conform to IRC guidelines and shall be checked by the Engineers before executing the same.
- d) 10 times no. of trees shall be planted against the no. of trees proposed to be cut after obtaining approval of the Competent Authority.

7. **RECOMMENDATIONS FOR CONSIDERATION:**

The proposal in para-4 and observations in para-6 are placed before the Technical Committee for its consideration.

Chauhan
29/10/07
Sh. Rajesh Kahanna
EE(BR.)II, MCD

H.S. Dhillon
30/10/07
Sh. H.S. Dhillon
Jt. Director, Plg. T.T.

Manjit
30/10/07
Mrs. Manjit Bhalla
Assistant Director T.T.

Saluja
20/11/07
D.K. Saluja
Director T.T.



LOCATION PLAN

-5- 21-
DELHI DEVELOPMENT AUTHORITY
(Traffic and Transportation Unit)

ANNEXURE-II

**Technical Data /Inputs required for Examining ROB/RUB proposals on existing
Railway Level Crossings**

1. Location of the Level Crossing : Near Roshanara Garden
(Alternative-II)
2. Location of the Level Crossing : As per Key Plan
w.r.t. Overall network in the area.
3. Name of road on which Level crossing is proposed: Road Connecting Gulabi
Bagh & Roshanara Road
- Existing Road R/W : 10 to 12 mtr.
- Proposed Road R/W of the new connectivity : 27/20 mtr.
4. Is the ROB/RUB proposal part of Corridor : This is a part of ROB/RUB
Improvement Plan or Traffic Management Plan scheme provided by
Northern Railway

5. Train Vehicle Units (TVU's) data at the Level Crossing :

Name of the Road	Base year traffic Volume Data in PCU's	Projected traffic in Horizon year in PCUs
Existing level crossing near Roshanara Garden	Total Traffic Flow Both Direction = 23730 PCUs	56952
	Peak Traffic Flow = 3286 PCUs	7887

6. No. of trains passing per day (24 hrs) from the Level Crossing : 122
7. Train vehicle Unit per day : 2033008
(Product of ADT (Fast
Vehicles and Nos. of
Trains)
8. No. of times the Level crossing is closed
- 8 AM to 8 PM : 35
- 8PM to 8AM : 42
9. Type of Vehicles using the Level Crossing : Mainly Two wheelers, Cars, Cycles,
Cycles Rickshaws

10. ROB/RUB details:

Particulars	Details	Required as per IRC guideline
No. of Lanes/widths	7.50 m wide on each side of central verge.	7.50 m on either side of the C/V
Slope	1:25/1:30	1:25 (Minimum)
Valley Curve	As per detailed design	As per detailed design
Summit Curve	As per detailed design	As per detailed design
Length of Flat portion	40 M	No. Guidelines
Clear Height	2.50 m	5.50 m (Minimum)

11. Pedestrian movement and pedestrian Facilities have been detailed out:

Provision of walkway will be made in the ROB portion for crossing the Railway track/. The same shall be connected with ramps/staircase on all four sides as per detailed design.

12. Bus stand & recessed Bus-bays have been integrated

Out of reach of the proposed RUB

13. Whether improvement proposals have been submitted upto the next Zonal /Master Plan road Junction/intersection : Yes

NOTES:

1. The details with respect to seismic forces, structures safety, geometric design, turning radius, super elevation, lighting, services and other engineering details shall be taken care of by the Engg. Deptt. Of the Implementing agency.
2. all land issues i.e. acquisition shifting , compensation, legal aspects etc. shall be handled by the implementing agency.

Signature of the
Consultant



Signature of the
Official of the Department

19 - 8

DELHI DEVELOPMENT AUTHORITY
(Traffic & Transportation Unit)

Feasibility Report Proforma for Grade Separator Proposals

Name of Work: - Proposed scheme of RUB at level X-ing near Roshanara Garden. (Alternative II)

Details of affected structure in different stretches: NIL

No. of storeys	Pucca	Semi Pucca	Kutchra
2 & 3	Yes	-----	-----

Details of affected structure in proposed R/W:

Shops = 742 Sqm.
Govt. School = 398 Sqm.
Rly.. Properties - 135 Sqm.
MCD Store = 343 Sqm.
Pucca Houses = 996 Sqm.
Temple = 104 Sqm.

Width of properties affected in proposed ROW

As Per Plan.

Vacant land affected in proposed R/W

Rly. Land = 221 Sqm.
Rly. Stop Yard=1091 Sqm.
Roshnara Garden=4088 Sqm.

Details of services affected in proposed R/W (underground/overhead): Length in mtrs.

Water supply

Details of U/G services not available

Sewerage

-----do-----

S.W. drain

Nil

H.T. Line

No

L.T. Line

Nil

Electric poles

10 No.

18- 8-
Telephone poles

Nil

Gas pipeline

Nil

Details of trees affected in proposed R/W

Type

Nos.

Girth d

34

Width of strip with built
up structure proposed to be acquired
for R/W

As Per Plan

Total area of land with built up structures
proposed to be acquired for R/W

2718 Sqm.

Area of land with encroachments
to be cleared for R/W

Area of vacant land to be acquired for R/W

5400 Sqm.

Notes:

1. The details with respect to seismic forces, structural safety, geometric design, turning radius, super elevation, lighting, services and other engineering details shall be taken care of by the Engg. Deptt. of the implementing agency.
2. All land issues, i.e. acquisition, shifting, compensation, legal aspects etc, shall be handled by the implementing agency.
3. Details of affected structures/services/trees etc. be shown on plan and also submitted in tabular form.
4. The details of Area shown above are tentative.


Signature of the Consultant


Signature of the Official of
the Department



9-17

Item No
103/07

AGENDA

Sub: Draft Zonal Plan of Zone-N, North West Delhi-III.

File No.: F-4(15)/07/ml

1.0 INTROUDCTION

According to Master Plan 2021, the national capital territory of Delhi is divided into 15 zones. Out of these, A to H and P1, M & K1 are in the urban area and zones, J,K2,L,N&P2 falls in the urban extension area. Zone O covers the area of river Yamuna.

According to MPD-2021, zonal plans detail out the policy of Master Plan and act as link between layout plan and Master Plan.

Zone-N forms part of urbanisable area and peripheral green belt along NCT boundary upto the one village depth located in the peripheral. The zone is situated on the north west part of Delhi. The area of this zone is 13975 hacts.

2.0 The detailed report in this regard has already been prepared and salient features of the proposal are as under:

2.1 Area and location:

The total area of zone-N is 13975 hact and is bounded by 220 kv H.T. line on the eastern side, NCT boundary on the western side, western Yamuna canal on the north side and Railway line going towards Rohtak on the southern side.

2.2 The zonal plan has been prepared considering overall gross density of 250-300 persons per hact. The projected population of this zone by 2021 is about 2417500. The anticipated work participation rate is about 39% by 2021 and thereby the workforce in the zone would be about 9,65,250.

2.3 The proposal is based within framework 2021, approved by Govt. on 7.2.07.

-2- 10-
- 16 -

2.4 Facilities:

The public and semi-public facilities have been provided at designated location spreading in the urbanisable area as per MPD-2021. The break up of facilities are given at Annexure-III in the zonal plan text report.

2.5 COMMERCIAL

The required No. of sites for District Centre as well as Community centres has been proposed on the basis of projected population of the zone. The commercial centres have been located alongwith arterial roads in the zone.

2.6 UTILITY & PHYSICAL INFRASTRUCTURE

The provisions for sites required for physical infrastructure i.e. water supply, sewerage system, drainage and electricity have been duly considered as per requirement of population..

2.7 CIRCULATION

The circulation of the zone is based mainly surface transport, however, it will be strengthened by MRTS and monorail as a major public transport alongwith high capacity bus service on major roads.

3.0 Keeping in view the above, the following is land use break-up:

LANDUSE BREAK-UP:

Total area of zone N	13975 hact.
Peripheral Green belt	4305 hact
Urbanized area	9670 hact
(a) Already built up	676 hact.
(b) Remaining area	8994 hact.

15- 14- 8-

Break-up of urbanized '9670 hact' area

Land use	Area in hact	Percentage
Residential	4874.68	50.4
Commercial	455.0	4.71
Industrial	1059.0	10.95
Recreational	1450.50	15.00
PSP	943.32 (732.18+130.6+80.54) PSP Utility Govt.	9.76
Transportation	887.5	9.18
Total	9670.0 ha.	100%

The detailed report on the zonal plan of zone-N alongwith the land use plan are placed for consideration & approval.

Trilochan Singh
(Trilochan Singh)
Dy. Director (Plg) Rohini

Anil Barai
(ANIL BARAI)
DIRECTOR (PLG.) ROHINI

Karmjeet Singh
(Karmjeet Singh)
Asstt. Director (Plg) Rohini

Sub: Property Development in Sector 21, Dwarka by DMRC.

No. F.1(279)/2007/Plg.Dwk/Pt.IV/Part File.

1.0 Background:

In Dwarka Sub-city, Metro Corridor has been constructed by the DMRC from Sector 15 to Sector 9, Dwarka as part of the Line-3, connecting Rajiv Chowk and I.T.O. this metro corridor is to be further extended upto Sector 21, Dwarka where Integrated Metropolitan Passenger Terminal (IMPT) has also been proposed in Transportation use zone.

The extension of the DMRC Corridor from sector-9 to Sector-21 is part of approved zonal plan prepared as per MPD-2001. the connectivity of Metro station with the Indira Gandhi International Airport has also been agreed in the meetings held at the level of the Secretary, Ministry of Urban Development and Ministry of Civil Aviation.

DMRC has now submitted a property development proposal on a land measuring 11.67 Ha in Sector -21, Dwarka to meet out the additional financial expenditure for underground extension of the Metro Corridor, construction of the Metro Station, Stabling Depot and the connectivity of Metro Corridor up to I.G.I. Airport.

Northern Railway and SPG have also requested for land allotment in sector 21, Dwarka for passenger terminal and operational use of SPG respectively.

2.0 Provisions of MPD 2021:

2.1 Development Control Norms for Integrated Passenger Terminal:

- i) Activities permitted: All facilities related to Railway, Passengers, Operations, goods headlining, Passengers change over facilities including watch & ward, Hotel.
- ii) Area under Operation: 70 % of total plot area
- iii) Area under Building 30 % of the Total Plot area.
- iv) FAR: 100 on buildable area i.e. 30 % of total plot area.
- v) Floor area that can be utilized for passenger accommodation: 15% of the total permissible Floor Area.

2.2 Development Control Norms for property development as per MPD 2021:

The development control Norms for property development(composite development) for Metro Station in an area of upto maximum of 3.0 Ha has been allowed in all use zones except in Recreational and Regional Park / Ridge use Zone Lutyens' Bungalow Zone and Heritage Zones, subject to approval of Technical Committee of DDA.

- i) 25% ground coverage and 100 FAR, including area under Metro Station with no height restrictions & subject to approval of the statutory bodies such as ASI, Airport Authority, DUAC etc.

- 13
- ii) In addition to the requirement of parking for Metro Station, parking for the commercial component will be @ 2 ECS for 100 Sq.m.
 - iii) The development shall be undertaken in a composite manner and DMRC shall obtain approval of the all concerned local bodies / agencies.
 - iv) Operational Structures: Metro Station, Track supporting at grade, elevated and underground including entry structures, ancillary building to house DG Sets, chilling plants and electric sub station, supply exhaust and tunnel ventilation shafts etc., Depot and maintenance workshops, Traction sub-stations, Operational Control Centres and police station.

In the meeting held on 23-10-07 at MOUD, following decision has been taken:

" The proposal of DMRC should be accepted by DDA and that the requisite permission may be granted to them to commence work immediately. It was directed that the zonal plan for the area may be revised accordingly to accommodate this as well as proposal of other agencies."

3.0 Examination:

- i) Total Area of IMPT is about 146.34 Ha.
- ii) There is a request for land allotment of about 8.0 Ha for S.P.G.
- iii) DMRC has requested for allotment of 11.67 Ha for property Development. The proposal of DMRC involves construction of Hotel, Commercial Mall, Service apartment, etc. this was discussed in the various meeting held under the chairmanship of VC, DDA having the representatives of DMRC, AAI, NHAI, Engineering, Finance and the Land Department of the DDA. In the proposal of DMRC, the activates which have been conceived by DMRC are Service apartment in area about 2.33 Ha, 3 Star Hotel about 1.36 Ha, 5 Star Hotel about 2.2 Ha, Mall & Multiplex about 2.61 Ha, Metro Station about 1.36 Ha and Metro Station Comples about 1.8 Ha
- iv) The balance area (126.67 Ha) shall be required by Northern Railway for Development of Mega Passenger Terminal as per their request.

4.0 Observations:

- i) The entire plot of IMPT (146.34 Ha.), has to be sub-divided as per the land requirement requested by DMRC (11.67 Ha), for SPG (8.0 Ha.) and Northern Railway for passenger Terminal (126.67 Ha.).
- ii) DMRC has to restrict their Property Development with in the plot area (11.67 Ha.) up to a maximum extent of 3.0 Ha only.
- iii) This Property Development of DMRC is to be integrated with the IMPT and a proper traffic circulation plan is required in view of the proximity to the other important projects i.e. Integrated Freight Complex (IFC), ISBT, proposed Community Centre in Sector 22, Dwarka and other important projects.
- iv) A proper integration and access is required for users of the ISBT, Airport, IFC, Railway Terminal with underground DMRC station and its property development area.

12

5.0 Proposal:

- i) It is proposed to sub-divide the IMPT plot in Sector 21, measuring 146.34 Ha in order to accommodate the request of DMRC (11.67 Ha), SPG (8.0 Ha) and the balance land for the passenger terminal to be developed by the Northern Railway (126.67 Ha.).
- ii) In the 11.67 Ha of land proposed for DMRC, maximum of 3 Ha of land is proposed for property development and the balance area for operational use, parking, circulation, landscaping etc.
- iii) Development Control norms for the property development area shall be as per MPD 2021.
- iv) This Property Development of DMRC is to be integrated with the IMPT and a proper traffic circulation plan is required in view of the proximity to the other important projects i.e. Integrated Freight Complex (IFC), ISBT, proposed Community Centre in Sector 22, Dwarka and other important projects.
- v) The proposal of DMRC needs clearance from AAI and other local bodies.
- vi) Hotel is permitted in the Transportation node. However permissibility of the other commercial activities would require Change of Landuse in the Zonal Plan, of zone K-II.
- vii) No extra funding be provided to the DMRC by DDA in view of the development of this underground corridor in sector 21.

6.0 Recommendations:

The proposal given in para 5.0 above is put up for consideration of the Technical Committee.

Rajam
6/11/07
R. K. JAIN
Director (P.)

Lakshminarayana
JO (P) Sec

LAI D ON TABLE

11.

7TH TECHNICAL COMMITTEE

06.11.2007, ITEM NO. 105/07

Technical Committee Agenda

Sub:- Proposal of DMRC for construction of Hotel on Plot No.-8 Jantar Mantar Road, New Delhi in Zone 'D' (New Delhi).

(File No. F.3(51)2006/MP).

1. **BACKGROUND :** DMRC has requested DDA for construction of Hotel on Plot No.8 measuring 1.08 Hect on Jantar Mantar Road. The matter was examined in detail and DDA intimated about the facts and details to Director (DD) vide letter No.3(51)06/MP/G106 dated 28.9.07.

As per Master plan for Delhi – 2021, provisions for the Metro stations are:-

- I. Metro stations along with property development (composite development) upto maximum area of 3.0 ha shall be permitted in all use zones, except in Recreational and Regional Park / Ridge use zones, Lutyens' Bungalow Zone and Heritage Zones, subject to approval of Technical Committee of DDA.
- II. This enabling provision of property development would have the broad development controls:
 - a. 25% ground coverage and 100% FAR, including area under Metro station with no height restrictions and subject to approval of statutory bodies such as ASI, Airport Authority, DUAC etc.
 - b. In addition to the requirement of parking for Metro stations, parking for the commercial components will be @ 2 ECS per 100 sq.m.
 - c. The development shall undertaken in a composite manner and DMRC shall obtain approval of all the concerned local bodies / agencies.

The Ministry vide letter No. K-20013/2/2004-DDIB dated 2.11.07 (placed below), has given directions to consider the proposal of DMRC to construct a hotel on plot no.-8 Jantar Mantar for consideration and approval of Technical Committee of DDA. The directions of the Ministry are:-

I am directed to say that the matter has been examined in the Ministry. It has been found that the assumptions on which the decision to reject the request of DMRC was based are not correct. The LBZ guidelines are not attracted in the case since the plot falls outside the LBZ boundary.

Secondly, in so far as the land use of the plot under question is concerned, as per provisions of MPD-2021, DMRC is permitted to undertake Metro Stations along with property development (composite development) up to a maximum area of 3 ha. In all Use zones except in Recreational and Regional Parks/ Ridge Use Zone, LBZ and Heritage Zone subject to approval of the Technical Committee of DDA'.

2. **PROPOSAL :** In view of above position the proposal of DMRC for construction of hotel on plot no.-8 Jantar Mantar Road is submitted for consideration by the Technical Committee of DDA.


(B.K. JAIN)
O.S.D. (PLANNING)


(VINOD SAKLE)
JOINT DIRECTOR (PLANNING)
COORDN. & 'D' ZONE UNIT


(SUDHIR KUMAR KAIN)
ASSISTANT DIRECTOR (PLANNING)
COORDN. & 'D' ZONE UNIT

10
No. K-20013/2/2004-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhawan, New Delhi.
Dated the 2nd November, 2007

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

Subject: Proposal of DMRC for construction of hotel on plot No.8, Jantar
Mantar Road, New Delhi- matter regarding.

Sir,

Please refer to your office letter No.F.3(51)/06/MP/G-106 dated
28.9.2007 on the above issue.

2. It appears that the proposal of DMRC has not been found feasible by
DDA mainly on the grounds that (i) the plot under reference is located on the
periphery of LBZ boundary and (ii) the plot under question is under
"Residential" use.

3. In this context, I am directed to say that the matter has been examined
in the Ministry. It has been found that the assumptions on which the decision
to reject the request of DMRC was based are not correct. The LBZ guidelines
are not attracted in the case since the plot falls outside the LBZ boundary.

b3
17/07
Secondly, in so far as the land use of the plot under question is
concerned, as per provisions of MPD 2021, DMRC is permitted to undertake
Metro Stations along with property development (composite development) up
to a maximum area of 3 ha. in all Use zones except in Recreational and
Regional Parks/ Ridge Use Zone, LBZ and Heritage Zone subject to approval
of the Technical Committee of DDA.

4. In view of the foregoing, I am directed to say that the proposal of DMRC
to construct a hotel on plot No.8, Jantar Mantar Road may kindly be taken up
for consideration and approval by the Technical Committee of DDA without
further delay.

Yours faithfully,

C. (P. J.)

Urgent. Forest Dept. on 6.11.07

OSD(DC)

(50)

3.11.07

(A. K. Das)

Under Secretary to the Govt. of India

16w

3/11

LAID ON TABLE 9

Item No: 106/07

Agenda for the
Technical Committee
Meeting

**Delhi Development Authority
Dwarka Planning Office**

Subject: Draft Zonal Development Plan of Zone 'K-I' as per provision of MPD-2021.

F.No.F4(14)2007/MP

1.0 Background :

- (i) Zonal Plan of Sub Zone K-I has been prepared under the provision of MPD-2021. In the Master Plan of Delhi 2001, this zone was Rural and was part of the urban extension. Dwarka Sub City falling in Zone 'K-II' has also been planned and developed based on the provision of MPD-2001.
- (ii) Zonal Development Plan is prepared under the provision of Master Plan for Delhi and Delhi Development Act, 1957. It provides a link between the Master Plan and lay-out plans.

According to Master Plan for Delhi -2021, notified on 7.2.07 National Capital Territory of Delhi has been divided into 15 planning zones. Out of these 8 Zones (A to H) cover existing Urban Area as shown in the Land Use Plan. Zone 'O' Covers River Yamuna and the remaining 6 zones (Zone J to P) are part of Urbanisable Area.

LOCATION AND AREA:

The Zone 'K' covers an area 12226 Ha. having two sub zones K-I with an area of 6302 ha and 'K-II' Dwarka having an area of 5924 ha.

Sub zone is bounded by the following:

- Delhi Rohtak Railway line in the North
- Existing 220 KV HT power line on the West.
- Boundary of zone 'G' in East
- Dwarka sub city on west

26 villages fall in the zone K-1 (Refer Annexure I)

Approximate 5 km. length of Najafgarh drain falls in this sub zone which carries storm water drainage as well as untreated sewerage at some place from built-up area of the zone. The available water supply is inadequate and the similar sewerage facilities are insufficient. There are number of religious and privately owned institutions functioning in the zone. About 2700 ha land is in the built up form in the zone. There are about 182 unauthorised colonies.

4.0 Methodology for preparation of the zonal plan:

Zonal Plan has been prepared keeping in view the objectives / provisions of MPD-2021, analysis of the existing built up area/colonies, their characteristics, availability of the physical infrastructure facilities like Power, Sewerage, Drainage, Social and Economic Status of population and potential for development of the economic activities, Education and higher studies Institutes.

a) Existing institutional activities/PSP facilities.

In accordance with Authority's Resolution in its meeting held on 6.9.07, genuine pre-existing institutions, i.e. before 1.1.2006, rendering cultural, religious (including, spiritual) health care and educational services to the people, but which do not form part of the ridge or Gram Sabha or public land, shall be incorporated vis-à-vis their current land uses in the respective Zonal Plans keeping in view Clauses 3 & 4 of the Master Plan-2021. Such institutions will, however, be subject to reasonable policy and procedural stipulations regarding factual verification, FAR, Development Charges, Land-use, etc.

Following types of existing Institutional activity/PSP facility on private lands (not notified for acquisition) are earmarked under Residential Use Zone or part of Facility corridor, shall be considered for regularization provided they do not affect the Master Plan Roads (30 m above – existing/proposed), infrastructure corridors/ services, utilities and do not fall under forest, Ridge/regional park & District Park, upto the extent of MPD-2021 norms, subject to payment of all levies and charges such as conversion charges, betterment charges, additional FAR charges, etc. and on regularization of building plan and lay out plan :

- (i) Hospitals (upto 100 beds)
- (ii) Primary Health Center/Family Welfare Centre/maternity Home/Dispensary etc.
- (iii) Nursing Home/Polyclinic/clinic/Clinical Laboratory etc.

5-

facility where in district park each of 5 ha and multi purpose ground each of 8 ha has been provided.

The District level commercial activities in the form of District center shall be provided at appropriate location. The exact area allocation and its earmarking for community level or District level facilities shall be taken up at time of preparation of the detail sector /lay out plan of the pockets.

5.0 Proposal :

5.1 The zonal plan and land use distribution has been proposed in the following manner :

Sl.No.	Use	Area in Hect.	%
1.	Residential (i) Built up (ii) Proposed	2880 874	59.5
2.	Commercial (i) Built up (ii) New	50 250	4.8
3.	Industrial (i) Notified in MPD-2021 (ii) New	146 150	4.7
4.	Public-Semi Public	560	8.9
5.	Govt. (use undetermined)	50	0.8
6.	Recreational	507	8
7.	Transport	755	12
8.	Utilities	80	1.3
	Total	6302	100

5.2 Population and Employment:

The existing population as per census 2001 of the zone is about 5 lac. Within the area of 6304 ha, it is proposed to accommodate 12 lakh population. The employment generation in this zone has been envisaged in the form of trade and commerce / wholesale market and high tech industries.

5.3 Residential Development :

New Residential development has been proposed in an area of 874 ha in hierarchy of the community module. The existing 184 unauthorised colonies have been broadly indicated in the residential land use which

3

and details to be worked out at the time of lay out plan. Provision of communication and Security & Safety i.e. Fire Station, Police Station and Disaster management have also been proposed.

5.8 Re-creational Use:

In the zone 507 of land is proposed to be kept under the green/recreational activities. A city level green have been proposed near village. Wood land/Forest area to be provided in the gaon sabha land. The area of the formal parks required at the community level, district level and the city level combined together comes to 200 ha. In this green area, the road side green and green areas around water bodies have also been included.

5.9 Urban Design :

Along the important movement corridors i.e. MRTS / major roads, buildings shall be designed and planned considering the urban aesthetic and design considerations.

5.10 Physical Infrastructure :

In the zone no new site/land for water treatment plant has been proposed. Water will be made available through the water treatment plant being constructed near Masudabad.

5.11 Sewerage :

Sewerage treatment plant of 80 MGD capacity is proposed near village Nilothi.

5.12 Drainage :

The drainage of the zone is proposed through Najafgarh Drain.

5.13 Solid Waste :

Projected requirement of disposal of solid waste is around 1000 ton per day and in the absence of sanitary landfill site, this shall be processed in the mechanical system by locating plant at suitable places in consultation with the conservancy department (MCD/Delhi Jal Bard).

LAI ON TABLE

8th Technical Committee

Item No. 107/07

Date : 06/11/2007

Sub: Change of land in respect of 2 acres of land of Pokcet-9,
Rouse Avenue, DDU Marg, New Delhi from 'Govt. Office' to
'Institutional'
(File No. F.20(7)2007-MP)

1.0 BACKGROUND

This is regarding letter dt. 5.10.2007 from Deputy Land and Development Officer, MOUD GOI regarding change of land use in respect of 2 acres of land of Pocket-9, Rouse Avenue, DDU Marg, New Delhi from 'Government Office' to 'Institutional'. The Ministry has requested to DDA to issue a Public Notice for change of land use. The details of change of land use are as under :-

"It is proposed to change the land use of an area measuring 2 acres (0.8 Ha) in Rouse Avenue, DDU Marg, New Delhi in Zone-D bounded by Pocket-9 (Government Use) in the West, Road (20 M R/W) in the East, Deen Dayal Upadhaya Marg (36.58 M R/W) in the South and Kotla Road (30.48 M R/W) in the North, from 'Government Office' to 'Public & semi Public Facilities'.

The Public Notice dated 7.10.2007 was issued in the newspapers inviting objections / suggestions with respect to the proposed modification. The objections / suggestion were to be submitted within 30 day from the date of public notice.

Only one objection / suggestion has been received till date in which it has been suggested that if there is no real urgency, than this proposal be processed as part of overall Zonal Plan of Zone-D. It has been further stated in case there is real urgency the same needs to be clearly conveyed to public by publishing an addendum, preferably along with information about status of D-Zone plan progress.

2.0 PROPOSAL

The proposed change of land use is submitted for appropriate decision and further processing in view of above objection / suggestion.


(B.K. Jain)
OSD(Rlg.)


(Vinod Sakle) 6/11/07
Jt. Director(Plg.)
Coordination & D-Zone Unit