

Minutes of the Technical
Committee Meeting held on 31-3-2000

Sr. No. 7/ITEM No-24/2000/T.C

SUB: Permissibility of nursing homes guest house and banks in residential use zone of rehabilitation colonies - proposed amendment in MPD-2001.
F.10(5)81-MP- Pt.II

1.0 **Background:**

Ministry of Urban Development vide notification no.H-11017/17/91-DDIB dt.7.5.99 has issued amendments in the mixed land use policy of MPD-2001, by allowing nursing homes, guest house and banks in residential plots of min. 209 sq.mt. and above, subject to certain conditions (Annexure-I) The amendment was processed under section 11 A of D.D.Act 1957, based on the recommendations of the Steering committee of MOUA&E on MPD-2001- review exercise.

While processing the amendments in MPD-2001 one of the suggestions received from Sh.Vijay Kumar Malhotra, MP was to extend the proposed modifications to the residential plots of 200 sq.yds (167.2 sqm.) in case of Rehabilitation colonies. Subsequently, Authority vide Item no.87/98 in its meeting held on 28.10.98 also agreed for fresh processing of the proposed amendment.

2.0 **Approval of Ministry for Public notice:**

Ministry vide letter dt. 7.5.99 approved issuing of fresh notification for inviting objections/suggestions in the matter. Accordingly, a public notice was issued in the leading newspaper on 1.1.2000 (Annexure.II).

3.0 **Observations on the Objections/suggestions :**

In response to the public notice following two objection/suggestions were received. The observations of the Planning deptt. are as under:

- i. **Suggestion I received from Prof.A.K.Moitra,Dir., School of Planning and Architecture, New Delhi (vide letter dt.14.1.2000) :** The proposal to allow nursing homes, guest houses and Banks on residential plots of min.size of 167.2 sqm. facing a road width of 13.5 m. is ill conceived for the following reasons:
 - Nursing Home, Guest House and Banks are not among them compatible landuses, therefore, they cannot be clubbed together.
 - Nursing Home is a hazardous landuse, because of the highly contaminated and potentially dangerous solid and liquid waste created by the nursing homes. In addition they store & use radio-active material which is dangerous to nearby houses.
 - Nursing homes invite very large amount of traffic, which is undesirable in a residential area and will create traffic hazards and endanger safety of other people.
 - A Guest house is a transit residence and it brings in people unknown to the locality and thereby disturb the community harmony in a otherwise peaceful residential area.

Banks also generates considerable amount of traffic of people who do not belong to the area.

Observations : Nursing homes, guest house and banks are the necessities of local residential population. A large number of these facilities have already come up in the residential areas. Recently, Govt. have already amended the provisions of Master plan by allowing these facilities (as part of Mixed use policy) in residential plots having a min. size of 209 sqm. with certain guidelines. The guidelines provided for developing adequate parking facilities within/adjacent area, safe disposal of waste from nursing homes and also that no hazard/nuisance is caused to the nearby residents of the area. Moreover, since the permission is to be granted on year-to-year basis, it is possible to withdraw it at any stage, in case of any hazard/nuisance. The detailed guidelines may be seen in Annexure I.

- ii) **Suggestion II from Sh. Prashant Khandori:** The applicability of the proposed min. plot size of 167.2 sqm. should not be restricted to Rehabilitation colonies alone. It should also be extended to other areas such as Yamuna Vihar, where hardly 1% plots are more than 209 sqm. in area.

Observations : The extension of the proposed mixed use provisions to smaller plot size may not be desirable from planning point of view, specially on account of traffic congestion, parking problem, safety and convenience of the people.

4.0 Proposal :

The proposal to permit Nursing home, Guest house (max.15 beds) and Banks on residential plots of 167.2 sqm. in size, facing a min. 13.5 m. right of way road in Rehabilitation colonies with similar other conditions as given in the guidelines is put up for the consideration of the Technical Committee for further processing the amendments in MPD-2001 as per the provisions of Section 11 A of Delhi Development Act.

DECISION

The item was principally approved for further processing. It was also desired that the Director, School of Planning and Architecture, be suitably informed about the observations on the objections/suggestions submitted by him on the proposed amendment.

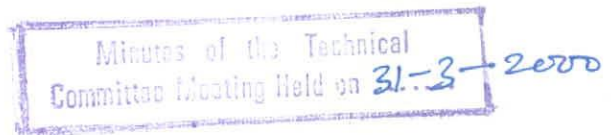
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5/5/2000
Member Secretary
Technical Committee
Delhi Development Planning

Sr.No.8/ITEM No-25/2000/T.C

Subject : Proposed Approach road to Vasundra Group Housing Societies Complex at
Dallupura
File No. : F.5(20)99/MP.



A. **BACKGROUND**

DDA has allotted land to about 50 Group Housing Societies in the South of Hindon Cut near Village Dallupura. Most of the Group Housing Societies are fully developed/constructed. The Complex is now named as Vasundra Group Housing Societies Complex. Presently the approach to these Societies is either from Kondli side, which is a narrow road and involves a long detour. From Marginal Bund Road the approach is through the Noida or along the road of U.P. Irrigation & Flood Deptt. parallel to Hindon Canal.

B. **EXAMINATION**

The Societies have been representing for an independent approach to their Complex from Marginal Bund Road for a long time. Alternative approach through the 30M R/W road from Trilokpuri is under construction. Bridge on Hindon Canal for approach from Trilokpuri is under construction in the alignment of this road.

C. **PROPOSAL**

A 36M/45M R/W road in the south of Hindon cut parallel to the proposed new Hindon Canal (yet to be constructed) was proposed as per the original approved layout plan for Society's area and then connect this road after crossing Shahdara link drain with the Marginal Bund Road near the existing signalized junction. This is not found to be feasible due to encroachments/ site constraints. Even if the R/W is reduced to 24/30M still a large no. of structures shall be affected.

Since the Societies want an approach road from the Marginal Bund Road (along River Yamuna), alternative proposals have been studied/discussed.

A 13.5M wide road in the north of new Ashok Nagar unauthorised colony from the existing drain under construction in the area along proposed for parallel Hindon Canal may be feasible for providing approach to the Vasundhra. This may be taken as Phase-I. Development of this road ultimately this must be widened to atleast 24/30M R/W after clearance of the structures. For the construction of 13.5 M wide road under Ph.I the surface above drain under construction (about 3M width) shall be developed as footpath and the road shall be developed in the available space with minimum displacement of structures. Alternative proposals of joining this road with Marginal Bundh Road have been studies, same are as follows :-

ALTERNATIVE - I

Take the alignment of 13.5M road along the existing road after its junction with 45M wide road near East End Apartments and meet the Marginal Bundh Road in the existing signalised junction. This may not be desirable as the road is already in a slope near the junction and with the increased load of traffic, this may become an accident prone area.

ALTERNATIVE - II

In this alternative, the 30 M R/W road in the east of Mayur Vihar Distt. Centre i.e. between the village Chilla and the Distt. Centre is taken straight on the embankment of Ghazipur Drain and after crossing Ghazipur drain and Hindon Canal is joined to the proposed 13.5M R/W road.

In this alternative, 20M road under construction along the embankment of Ghazipur drain, gets discontinued after its 'T' Junction with the straight 30M R/W road from Chilla side and thereafter, a new bridge on Ghazipur drain and Hindon Canal shall have to be constructed to join it with 13.5M R/W road as shown in the plan laid on the table. In order to achieve the 30M R/W road of road passing between the Mayur Vihar Distt. Centre and Chilla, some structures of Village Chilla shall have to be removed. Apart from approach to the ESS on the corner of the Distt. Centre may also be affected. A small part of the existing 33 KV S/Stn. at the junction may have to be acquired to develop a slip road for left turning traffic. Thus, in this case, traffic coming from Vasundra side shall take on the periphery of the Distt. Centre and get on to the Marginal Bund Road from the 30M R/W road as explained above.

ALTERNATIVE -III

In this alternative, 30M wide road from the Distt. Centre adjoining to the Hotel Plot is proposed to be joined to the road along Ghazipur embankment in a slope. Thereafter, the 13.5 M R/W road from Vasundra is to be joined as explained above in a 'T' junction by constructing a new bridge on Ghazipur Drain and Hindon Canal.

In this alternative, a part of the hotel plot, ESS, Petrol Pump and the fire post site proposed in the Distt. Centre are affected

ALTERNATIVE -IV

In this alternative, 20M R/W road along embankment of Ghazipur Drain is taken straight and joined to the Marginal Bund Road in a signalised 'T' Junction. The road coming out of Mayur Vihar Distt/ Centre is joined to this road and no gap is proposed in front of the same to avoid two closely spaced 'T' junction. However, due to inadequate weaving for the right turning movements, in particular, this may become an accident prone area. In this alternative, no structure of the Distt. Centre gets affected. The 13.5 M road from Vasundra joined to the road on Ghazipur embankment in a 'T' junction as proposed in Alternative-I.

D. RECOMMENDATION

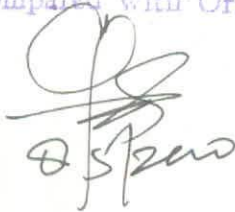
Alternative proposals as explained under para 'C' are put up to the Technical Committee for consideration. After approval of the specific alternative, detailed proposal shall be got prepared by the Engg. Wing of DDA from private Consultants for implementation purpose.

DECISION

"4 alternatives of the proposed approach road in Vasundhara Group Housing Societies Complex at Dallupura were discussed ~~Alternative 4~~ Alternative 4 with 20 M R/W on the emankment of Gazipur drain meeting the Marginal Bund Road in a signalise junction. was considered to be most desirable as this would not disturb the circulation of the District Centre, Mayur Vihar. However, it was decided that the signalise junction be integrated with the trumpet interchange at this location to be taken up in future to ease out of the circulation. The detailed trumpet proposa1 shall also be worked out seperately."

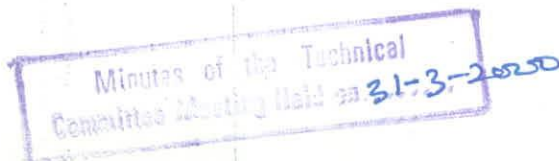
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9/5/2000
Member Secretary
Technical Committee
Delhi Development Authority



Sub.: GRADE SEPARATOR AT THE INTERSECTION OF
RING ROAD AND ENTRY TO ISBT SARAI KALE
KHAN.

FILE NO. F.5(11)92-MP

1. BACKGROUND:

The Supdt.Engineer, Circle-V, P.W.D., GNCTD, vide letter dated 26th June, 1997 had submitted a technical report, supplementary notes, drawings and feasibility of a proposal for provision of second entry to Nizamuddin Railway Station from Ring Road side near ISBT Sarai Kale Khan. In this proposal the right turning movement to/and from I.S.B.T., second entry to Railway Station were provided through loops in the form of extended roundabouts on the Ring Road. This was put up to the Technical Committee Meeting dated 10th February, 1998, in which it was recommended to approve the proposed circulation/parking plans for Nizamuddin Railway Station from ISBT Sarai Kale Khan side with certain observations.

Subsequently, a meeting was held under the Chairmanship of Hon'ble Lt.Governor, Delhi, on 8th February, 1999, and subsequentⁱⁿ/several meetings, where twenty-three locations for grade separations were identified in the second phase. This intersection at ISBT Sarai Kale Khan was one of the grade separator to be taken up for implementation.

2. REVISED PROPOSAL:

A proposal for grade separator at this location was put up to the Technical Committee Meeting held on 28th September, 1999, and the decision of the Technical Committee is as under:-

"The revised proposal of grade separator with a straight flyover on Ring Road was presented by the consultant M/s Leo Associates. After detailed discussion the following points were suggested for suitable incorporation:

- a) Service roads along the flyover be increased to minimum of 11.0 m on both the sides of flyover.
- b) Entry/exit to the existing Sarai Kale Khan bus terminus to be suitably examined so as to minimise movement of buses at grade and thereby minimising the conflict points. The layout plan of the proposed Sarai Kale Khan Bus Terminus be duly incorporated and the views of General Manager, ISBT, be suitably considered.
- c) The projection of traffic data with respect to proposed FNG express way, Noida Bridge & MRTS etc. be duly accounted and reflected in the project.
- d) It is likely that due to second entry to Hazrat Nizamuddin Railway Station and MRTS Corridor there would be heavy pedestrian and cycle movement which required to be duly taken care of in the design.

The above observations suitably be incorporated and the revised proposal be put up to Technical Committee. A copy of the revised proposal also be sent to Chief Engineer, PWD, by Project Manager before discussion in Technical Committee."

Subsequently, a letter was received from Chief Engineer, IV, PWD, GNCTD, in which it was envisaged that a half straight flyover on Ring Road was desirable in place of a full six lane flyover on Ring Road. The observations of the Chief Engineer, PWD, GNCTD, were again put up to the Technical Committee in its meeting held on 18th January, 2000, where it was decided as under:-

"It was explained that the earlier observations of the Technical Committee had been complied with in this revised scheme. The issue of entry/exit of ISBT Sarai Kale Khan had also been modified and the approval of General Manager, ISBT, was being sought. The representative of PWD observed that a half flyover should be proposed for North and South moving traffic. However, as the intersection is ultimately going to be four arm intersection (in two phases), a straight full six lane flyover was preferred. It was decided that the observations of PWD be referred to consultant for suitable consideration."

The above decision was forwarded to M/s Leo Associates South Asia Pvt. Ltd., the consultants engaged by DDA for this grade separator proposal. A letter dt. 9th March, 2000, has been received from Chief Consultant, Traffic & Transportation, Leo Associates, in which it has been mentioned that

to avoid probable traffic management hassles and ensure optimum safety to road users in future it would be appropriate to construct a full six lane straight flyover at this intersection. Copy of the letter is placed as ANNEXURE-I.

3. EXAMINATION:

i) The earlier decision of Technical Committee dated 10th February, 1998, regarding second entry to Nizamuddin Railway Station from Ring Road side needs to be partially superseded with respect of extended roundabouts on Ring Road by a grade separator on the junction of Ring Road and ISBT Sarai Kale Khan.

ii) The decision of the Technical Committee on the earlier proposal of full six lane flyover which was put up to the Technical Committee on 18th January, 2000, were complied with and the revised proposal was received from Executive Engineer(Flyover Project) Division No.-III, vide letter No. F.2(12)AE(P)/FD-III/DDA/98-99/880 dt. 19.1.1999. In this proposal, the observations of the Technical Committee were incorporated and re-submitted to the Planning Wing.

(iii) The observations given by M/s Lea Associates regarding a full six lane straight flyover on Ring Road are logical as the intersection is ultimately going to be a four arm intersection and considering the increase in volume of

traffic on Ring Road, it is desirable to have a full six lane straight flyover as recommended by the Consultants.

4. RECOMMENDATIONS FOR CONSIDERATION:

A decision is required whether a straight flyover on Ring Road at the intersection of ISBT Sarai Kale Khan is to be a half or full six lane straight flyover.

DECISION

The comparative observations of the two options :

- a) As suggested by the Chief Engineer, PWD, half flyover 3 lanes
- b) As proposed by DDA, full flyover 6 lanes.

were presented by the consultants.

After detailed discussions, the Technical Committee recommended full 6 lanes flyover at this intersection with the following conditions :

- a) The service roads along the flyover be increased to minimum of 11 M on both the sides of the flyover.
- b) Entry/Exit to the existing Sarai Kale Khan Bus Terminus to be suitably examined so as to minimise movement of buses at the grade separator and thereby minimising the conflict points. The layout plan of the proposed Sarai Kale Khan Bus Terminus be duly incorporated and the views of the General Manager, ISBT be suitably considered.
- c) The projection of the traffic data with respect to the proposed FNG Express Way, NOIDA Bridge and MRTS etc. be duly accounted and reflected in the project.
- d) It is likely that due to the second entry to the Nizamuddin Railway Station and the MRTS corridors, there would be heavy pedestrian and cycle movement, which is required to be duly taken care of in the design.
- e) The modified plan, duly authenticated by the Project Manager, be submitted to DUAC and the plan duly approved by the DUAC alongwith the letter of DUAC be submitted for approval of the Authority.

Further, the decision of the Technical Committee dated

10.2.98 to the extent of improvement of Ring Road also stands superseded by the above decision.

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Member Secretary
Technical Committee
Delhi Development Authority

Minutes of the Technical
Committee Meeting held on 31-3-2000

Sub.: GRADE SEPARATOR PROPOSAL AT THE
INTERSECTION OF RING ROAD AND NH-24
BYEPASS (NIZAMUDDIN BRIDGE).

FILE NO. F.5(10)99-MP

1. BACKGROUND:

The above mentioned intersection was selected for grade separation in Phase-II of provisions of flyovers. The proposal of a three arm trumpet intersection was prepared by the consultants appointed by D.D.A., M/s Lea Associates. This proposal was put up to the Technical Committee in its meeting held on 28th September, 1999, the decision of which is given as under:-

" The modified proposal of the grade separator was presented by the consultant M/s Lea Associates. After detailed discussion, the proposal was approved in principle with the following conditions:

- a) The design of the grade separator required further examination by Engg.Wing in terms of the design, speed, structure super elevation and other engineering aspects.
- b) The approval from the various agencies e.g. DJB, PWD, MTNL, DVB, GAIL etc. if required be taken by the executing agency.
- c) The improvement of all arms as proposed by the Consultant was conceptual. The road owning agency be advised to prepare and implement road alignment plans integrating the proposal of the Consultants on priority to take maximum benefit of the flyover.

- d) The diversion plan during construction to be approved by Traffic Police.
- e) One of the arms of this intersection being National Highway No. 24, therefore, clearance from MOST/NHAI would be required.
- f) The proposed clover leaves to be duly integrated with the Rajeev Smriti Van (MCD Area) and a landscape plan integrating the same to be supplied by the consultant.

The modified plan duly authenticated by the Project Manager be submitted to DUAC before the plans are placed before the Authority for approval."

Subsequently, a letter was received from Chief Engineer-IV, PWD, GNCTD, dated 19th November, 1999, vide which it was brought out that there has been a long pending proposal to connect this intersection with the Neela Gumbaj roundabout at the east end of the Lodhi Road. This proposal has, however, been dropped for the present because of the objection from Archaeological Surveys of India and Zoological Surveys of India because the alignment passes in the close vicinity of Humayun's Tomb and the Delhi Zoo. This proposal was put up to the Technical Committee in its meeting held on 19th November, 1996, where the proposal was recommended in conceptual form for approval of DUAC subject to clearance from Archaeological Surveys of India, Railways and Department of Environment. It was further recommended that the improvement scheme for this intersection should be such that it does not

foreclose the option of future for a connection of Ring Road at surface or through a turnnel to connect Lodhi Road. The above observations of Chief Engineer, PWD, GNCTD, were put up to the Technical Committee in its meeting held on 15th February, 2000, in which it was decided as under:-

" The grade separator proposal was presented by the consultants. After detailed discussion following was desired for suitably incorporation.

- a) The intersection of Ring Road and NH-24 byepass is to be treated as a four armed junction, Keeping in view the future traffic pattern. The phasing and the design of the intersection may suggest suitably measures to minimise likely impact on the existing heritage buildings and the Delhi Zoo. The design may also have to offer suitably solutions to the flood vulnerability aspect.
- b) In view of the cost/economics and existing traffic load, the grade separator proposal for the time being may start with a half flyover, with a scope for a full flyover and cloverleaves in future.

It was decided that the consultant be requested to revise the scheme accordingly for discussion in the next meeting of the Technical Committee."

The proposal of this intersection for grade separation was discussed in the weekly meeting of Hon'ble Lt. Governor, Delhi, at Raj Niwas on 7th March, 2000, where it was informed that the construction of a grade separator at this junction has now been decided by the Technical

Committee to be a four arm intersection as against the 'T' junction which has already been planned and discussed in the Technical Committee. The Hon'ble Lt. Governor, stated that a decision in this regard has already been taken after due deliberation with the PWD that it will only be a 'T' junction and not a four arm junction. He further directed that the planning already done ^{for a Triumph} for this intersection may go ahead for construction. (Copy of the minutes is placed at ANNEXURE-I)

4. RECOMMENDATIONS FOR CONSIDERATION:

The facts given above in para-1 are placed for a decision of the Technical Committee which are:

- i) Supersession of the proposal of underpass and link road connecting Ring Road and Lodhi Road which was approved by the Technical Committee in its meeting held on 19th November, 1996.
- ii) The junction is to be treated a three arm instead of four arm as decided by the Hon'ble Lt. Governor, Delhi.

DECISION

"The Technical Committee's decision dated 28.9.99 and the letter of the Chief Engineer IV (PWD), GNCTD dated 30.3.2000 addressed to the Vice-Chairman, DDA and the decision of the Hon'ble L.G., Delhi dated 7.3.2000 were discussed. Finally, the Technical Committee reiterated the first decision of 28.9.99, as given below :

- a) The design of the grade separator required further examination by the Engineering Wing in terms of the design, speed, structure, super elevation and other engineering aspects.
- b) Approval from various agencies for example DJB, PWD, MTNL, DVB, GAIL etc. if required, be taken by the Executing agency.

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- c) Improvement of all the arms, as proposed by the Consultant was conceptual. The road owning agency be advised to prepare and implement the road alignment plans integrating the proposal of the consultants on priority to take maximum benefit of the fly over.
- d) The diversion plan during the construction to be approved by the Traffic Police.
- e) One of the arms of this intersection being National Highway No. 24, therefore, clearance from MOST/NHAI would be required.
- f) The proposed cloverleaf to be duly integrated with the Rajiv Smriti V_an (MCD area) and a landscape plan integrating the same to be supplied by the consultants.
- g) The modified plan duly authenticated by the Project Manager be submitted to DUAC and the plan duly approved by DUAC along with the letter of DUAC be submitted for approval of the Authority.

The decision of the Technical Committee dated 19.11.96 regarding the proposal of Under Pass and link road connecting Ring Road and Lodh Road stands superseded by the above decision."

Consent Original

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08/5/2000


5/5/2000

Member Secretary
Technical Committee
Delhi Development Authority

Minutes of the Technical
Committee Meeting held on 31-3-2000

DELHI DEVELOPMENT AUTHORITY

Agenda Item for Technical Committee

Subject : Change of landuse for 4 Pockets in Zone 'O', 'P' & 'K'

L.No.F.3(10)2000/MP

1.0 BACKGROUND

DDA lands in prime locations like Nehru Place, Rahini, Vikas Puri etc. are under encroachments by squatter settlements for a long time. Such encroachments on one hand are hampering the proper development and completion of prestigious projects like Nehru Place and others and on the other side these are also an obstruction in proper and efficient functioning of planned complex. In accordance with the established practice the concerned departments of MCD and DDA are to be given time for relocation and rehabilitation of the squatter settlements in designated areas. As many large pockets of land are neither available in the urban area nor it would be advisable to utilize smaller pockets of land in Urban Delhi. In a couple of meetings, I.C. emphasised the need and urgency of identifying pockets of lands suitable for relocation of these squatter settlements. Such pockets of lands can be utilised for better development and relocation of these squatter settlements.

2.0 DETAILS OF EXAMINATION

In view of the decision taken by I.C. the Planning Department in consultation with Lands Management Branch has identified two such areas/pockets. One of the pockets is located near Hasthal village along Najafgarh drain in Rural Use zone measuring about 50 acres (total DDA land in this pockets is about 80-90 acres which includes wooded area) and the other in river bed near Madanpur Khadar (adjoining existing IOC bouling plant) in the Rural Use zone (River and Water Body) measuring about 25 acres. The third pocket of land measuring about 150 acres in Dhausa has been identified by MCD in consultation L&B Deptt., GNCTD. The fourth pocket of land is in Bakarwala measuring about 200 acres which was acquired for a water treatment plant and the change of landuse was processed from Rural to Utilities. The location of these 4 pockets of lands have been indicated on a copy of the Union Territory Plan laid on the table. The draft plan of the 3 pockets (excluding Bakarwala) are also laid on the table.

3.0 PROPOSAL

In view of the above following is proposed:-

| Location | Approx. Area | Zone | Existing Landuse | Proposed Landuse |
|-----------------|--------------|------|------------------|------------------|
| Madanpur Khadar | 35 Acres | 'O' | Rural | Residential |
| Hasthal | 50 Acres | 'K' | Rural | Residential |
| Dhausa | 200 Acres | 'O' | Rural | Residential |
| Bakarwala | 200 Acres | 'K' | Utility | Residential |

S.No-1/ITEM No-17/2000/76.

SUB: GRADE SEPARATOR PROPOSAL ON THE INTERSECTION
OF OUTER RING ROAD/ROAD NO.41 AT MADHUBAN
CHOWK, ROZINI.

NO.: F.5(8)92-MP

I. BACKGROUND/INTRODUCTION:

The proposal of grade separator on intersection
of outer ring road/road No.41 at Madhuban Chowk was put
up to the Technical Committee in its meeting held on
September 1, 1998, where the Technical Committee decided
as under:

"Technical Committee noted that this is not
one of 15 flyovers which are to be taken up
on priority. However, the proposal is agreed
in principle, with the following observations:

1) The feasibility of proposal may be checked
with particular reference to under-ground
services and water proofing treatment
required for underpass, keeping in view the
level of sub-surface water."

2) Proposal must be integrated with the under-
pass proposal.

DETAILS/EXAMINATION:

The above mentioned decision of Technical Commi-
tee was conveyed to DTDC and in response a letter was
received from CHM Engineer DTDC dated September 18,
1999 (AMHSKU M-12). Regarding observation (1) it was
clarified that feasibility of the proposal with refer-
ence to the underground services, it is informed that
the proposal is feasible and the modifications needed
to accommodate the underground drainage in the alignment

of the subway has been reflected in the proposal and the drawing was submitted to the Technical Committee incorporating the changes required for catering to the services lines. As regards water proofing treatment required for the underpass, the same will be taken care of at the time of preparation of detailed execution drawings.

Regarding observation (2), a no objection to construct the proposed underpass at Madhuban Chowk has been given by DMRC (ANNEXURE-II). Two copies of the plan of this flyover have been submitted by S.E., ATTC, dated January 11, 2000. On these plans an undertaking adhering to the conditions of the DMRC in the NOC issued by them *has been attached by ATTC.*

III. RECOMMENDATIONS FOR CONSIDERATION:

The proposal as examined in Para-II is placed before the Technical Committee for its consideration.

DECISION

"The proposal of the grade separator was presented by Dy.Dir. (TTX). Since the observations of the Technical Committee meeting of 1.9.98 had been duly incorporated in the modified proposal, it was approved from planning point of view with the following conditions :

- a) The Engineering Wing shall take care of head clearance, design, speed structure, super elevation, service and other Engineering aspects.
- b) Approval from various concerned agencies, if required to be taken by the Executive agency.
- c) Landscape plan shall be prepared.
- d) Diversion plan during construction be prepared and get approved by Traffic Police."

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08/5/2000

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Technical Committee
Delhi Development Authority



Sr. No. 2 / ITEM NO. 19 / 2000 / TC

Sub: Proposal for development of Fruit Market at Tikri
Khurd/Khampur, G.T. Karnal Road, Delhi
F.20(10)97-MP

1. **BACKGROUND**

Delhi Agricultural Marketing Board vide its letter dated 8.11.99 has requested the DDA that the proposal for change of land use at Tikri Khurd/Khampur may be taken up for establishment of wholesale fruit market. According to DAMB total requirement of land is 80 Ha., out of which 28 Ha. is required in Phase I and 52 Ha. in Phase II.

2. **LOCATION**

The proposed site is located towards east of G.T. Karnal Road, which includes 70.62 acres of area earlier earmarked for shifting of slaughter house from Idgah which was taken over by DAMB from MCD.

3. **EXAMINATION**

- i) The site falls outside proposed urban extension of DDA as well as Regional Plan prepared by NCRPB. The change of land use of 28 ha. of land from rural to extensive industry (Slaughter House) was placed in the Authority vide item no.136/96 dt.6.2.96 but due to strong resistance from the local public and public leaders to grant NOC by DPCC for the new slaughter house at Narela, the proposal was accordingly dropped.
- ii) As per MPD 2001 Fruit and Vegetable Markets are proposed to be developed as part of the Integrated Freight Complexes which cover a total area of 53 Ha. (Loni Road: 8 Ha., Madanpur Khadar: 20 Ha., IFC Dwarka: 5 Ha., IFC Narela: 20 Ha.).
- iii) Further, as per MPD-2001 Kundli in Haryana has been identified for development of fruit and vegetable market which is being developed by Haryana Government. MPD 2001 also stipulates that Ambala/Saharanpur is the suitable location for large wholesale market for apples.
- iv) As per the minutes of 43rd meeting of NCRPB held on 12.2.99 vide agenda item no.6 the chairperson indicated that the Agriculture Produce Marketing Committee NCTD in its communication D.O. No.1(10)97-APMC/E&M dated 29.12.99 apprised that as the project will never get clearance from DDA as it did not fit into this plan of scheme. The Secy. L&B,GNCTD has been requested to return the estimated compensation to APMC Azadpur. In view of the above communication this agenda item was dropped. The matter would be placed before the board in its next meeting for information.
- v) As per the report submitted by DAMB, the demand of fruits in Delhi is 30 lakh tonnes per year. At present there are 2497 incoming goods vehicles carrying fruits and 2386 goods vehicles are outgoing every day. As such the demand of Delhi is only 5% of the total fruits transactions in Delhi. The proposal of DAMB has been referred to NCRPB on 21.12.99 for its observations/clearance., the reply of which is still awaited.

4. **RECOMMENDATION**

Keeping in view the provision of MPD 2001 and the decision of the 43rd meeting of the NCRPB stated above, the process of change of land use can be taken up only after the approval of NCRPB is received.



Sr. No. 3 / ITEM No. 20 / 2000 / Tc.

Subject : Development control norms for Sr. Sec. School for Delhi.

F S (U) S S NP

1.0 BACKGROUND

1.1 MPD-2001 provides the development controls for Sr. Sec. School as under:-

a) Senior Secondary School (VI to XII)

- | | | |
|---|--|-----------------|
| ■ | 1 for 7500 population | |
| ■ | Strength of the school | : 1000 students |
| ■ | Area per school | : 1.60 Ha |
| ■ | School Building are | : 0.60 Ha |
| ■ | Play field area with a minimum of 68 mt. 126 mt. to be ensured for effective play. | : 1.60 Ha |

b) Secondary School/Sr. Secondary School/Integrated School/Integrated Residential School (082,083,084 and 085)

- | | | |
|---|--------------------------|----------|
| ■ | Maximum ground coverage | : 30% |
| ■ | Maximum floor area ratio | : 120 |
| ■ | Maximum height | : 14 mt. |

1.2 In pursuance of the provisions of MPD-62 (modified subsequently), MPD-2001 in the approved schemes of the residential areas site measuring 1.6 Ha within the framework of the development codes as given in the para 1.1 above have been provided and are being considered for allotment for eligible institutions/Govt. Depts. On the basis of the policy of the subject.

1.3 Keeping in view the scarcity of land in existing urban areas as well as in the areas to be planned in future following has been administratively decided by the Hon. L.G. :

"VC, DDA and Commr.(Bldg.) explained that allotting 2 Acres for Sr. Secondary School instead of 4 acres without suitable amendments in the Master Plan is liable to be contested.

L.G. felt that in a city like Delhi, land is a precious commodity, and DDA must make economic use of it. He further said that provision for allotment of 2 acres of land for a Sr. Secondary school should be made in MPD-2021. As regards, the present policy of allotted 2 Acres for the Senior Secondary School, the same should continue. DDA may, if it so desires, may initiate action for amending the Master Plan simultaneously. It was also decided that in all such cases of allotment the society will pay for 1.5 acres of land, for which it will be given FAR. The construction of the building will be 1/2 Acre of land."

-9- No /

2.0 DETAILS OF EXAMINATION

- 2.1 The orders of Hon. L.G. given in para 1.3 above would meet the requirement of the floor space to accommodate the number of students in a Sr. Sec. School (1000) as per the provisions of MPD-20001.
- 2.2 The allotment of 2 Acres of land to Sr. Sec. School will not incur financial losses to the DDA.
- 2.3 With the implementation of the recommendations of the Malhotra Committee the existing residential areas are short of community facilities which are predominantly of open area character like play grounds, parking areas, functions sites, weekly markets etc.

3.0 PROPOSAL

- 3.1 In view of the above following modifications in the Master Plan letter proposed for the consideration of the Technical Committee:-

| EXISTING NORMS | MODIFIED NORMS |
|---|--------------------------------|
| 1 for 7500 population | |
| Strength of the school : 1000 students | |
| Area per school : 1.60 Ha | Area per school : 0.80 Ha |
| School Building are : 0.60 Ha | School Building are : 0.60 Ha |
| Play field area with a minimum of 68 mt. 126 mt. to be ensured for effective play | Play field area/area : 0.20 Ha |

- 3.2 The balance land for the Sr. Sec. School site be utilised for predominantly activities that can take place in open areas, are in conformity with residential use permission.

DECISION

The item was deferred.

[Signature]
8/5/2016

2157-215

[Signature]
5/6/2016

Member Secretary
Technical Committee
Delhi Development Authorities

Minutes of the Technical
Committee Meeting Held on 31-3-2000

Sl. No. 4 / 177 / 11 / No. 21 / 2000

Subject : Regularisation of Gurudwara Sri Guru Singh Sabha at Northern Railway
CHBS, Shankar Vihar, Vikas Marg.

File No.F.19(5)99-MP.

1. **BACKGROUND**

There is a request from President, Sri Guru Singh Sabha Gurudwara (Regd.) for regularisation of this Gurudwara situated at Shankar Vihar. This Gurudwara forms a part of the Layout Plan Shankar Vihar CHBS affecting 4 plots of the Society numbering 9 to 12 (area 512 sq.mtr.). This Gurudwara is shown as existing in the layout plan of Shankar Vihar CHBS on Plot No. 9 to 12. (Enclosure 1)

As per the report received from Land Section total area of 34 Bigas and 16 Biswas was to be allotted to the Society out of which only 29 Bigas and 16 Biswas could be given to the Society. The area measuring 4 Bigas, 19 Biswas could not be handed over as there was a stay from the Court of Law and about 2 Biswas had been encroached upon by the Gurudwara. The area which was under stay was further allotted to the Society when the stay was vacated by the Court and supplementary agreement was executed for the area of 4 Bigas land 19 Biswas. The remaining area of 2 Biswas, however, could not be leased out/handed over to the Society being encroached by the Gurudwara which covers plot no. 9 to 12. The supplementary Perpetual Lease Deed dated 4/7/81 also revealed that the plot no. 9 to 12 where Gurudwara is situated was not handed over to the Society.

2. **EXAMINATION**

It is evident from the fact that Gurudwara was existing prior to the allotment of land to the Society. Also the 2 Biswas of the land on which Gurudwara is existing is not leased to the Society. The Building Section has also confirmed that as per the approved setback-cum-demarcation plan placed in File No.F.23(34)74-Bldg. land use of the area where Gurudwara exist is residential

In view of this, Land Section have referred the case to Planning Wing to examine whether Gurudwara can be regularised or not.

3. **PROPOSAL**

Since Gurudwara is very old and existing prior to the land allotted to the Society it has not become possible to remove it and Land Section have also referred the case to examine whether the Gurudwara can be regularised or not. The following two alternatives are proposed :-

ALTERNATIVE-I

The case was earlier examined in File No.F.12(8)83/DMR/CS/DDA vide which the exercise was made to utilise the land for deficient facility in this area by adjusting the Gurudwara in a proper shape without affecting the Nishan Sahib Location. The area of 510.33 sq.m. under Plot No.9 to 12 was proposed as follows :

| | |
|-------------------------------------|-----------------|
| Area proposed for Gurudwara | 127.58 sq. mtr. |
| Area proposed to be utilised by DDA | 382.75 sq. Mt. |
| Total Area :- | 510.33 sq. mtr. |

Agenda for Technical Committee was also prepared with this proposal which, however, could not be placed /considered in the Technical Committee.

ALTERNATIVE-II

Since the Gurudwara is existing on 4 plot prior to the allotment of land to Society, it is suggested that it may be regularised on 3 plots only^(8.10.11) with an area of 382.75 Sq.M. (being nearer to the standard of religious site i.e. 400 sq.mt. as per MPD-2001) and one residential plot can be carved out which can be auctioned by DDA. Gurudwara will have to be adjusted in 3 plots instead of 4, retaining the position of Nishan Sahib as it is and one plot to be made available shall be auctioned by DDA.

III. RECOMMENDATIONS

The alternative proposals are placed before the Technical Committee for consideration.

DECISION

The item was discussed in the meeting. It was decided that the item may be put up again for consideration of Technical Committee in its next meeting.

[Signature]
08/5/2020

8/5/2020

[Signature]
8/5/2020
Member Secretary
Tech. Committee
Dahki Development Corporation

Subject : Change of land use of an area measuring about 7.50 ha. from Recreational to Residential for allotment to Delhi Police for their staff housing and for Institutional Use.
File No. : 19(30)99/MP.

1. BACKGROUND

An area of 31.74 acres (about 12.50 Ha.) of land in village Ghondli, Kanti Nagar was allotted to Delhi Police for the construction of Police Lines in East Distt. and Delhi Army Police Battalion in Oct.84. An amount of Rs. 190.40 lacs was paid to DDA on 28/3/85, towards the land cost. DDA handed over the possession of the land measuring 25 acres on 20/1/84 against the allotment of 31.74 acres in Kanti Nagar. There was, therefore, a shortfall of 6.74 acres of land at that time. (Refer Annexure T)

Out of the 25 acres of land handed over in Kanti Nagar for various uses has been allotted as per various orders from time to time (Annexure-II). Out of the 25 acres of land handed over in Kanti Nagar, the net area available with Delhi Police is about 3 Hect. It means that still about 7 hect additional land shall have to be allotted to compensate the payment made by them to DDA in 1985.

2. EXAMINATION

Alternative sites for allotment of land to Delhi Police were explored in the following areas :

- i). In the north of Wazirabad Road behind Harsh Vihar.
- ii) In the area adjoining Facility Centre Khajuri Khas near Sonia Vihar.
- iii) Low Lying area behind MCD office/Musical Fountain near Sham Lal College.
- iv) Khichripur.

After inspecting all above sites, the site behind MCD Office/Musical Fountain near Sham Lal College was considered but it is a low lying area. This site is proposed for Recreational use as per Zonal/Master Plan and also involves change of land use. Delhi Govt. is also considering the proposal for development of Lake Park in this area for Shahdara area which is highly deficient in Open Spaces/Recreational area. An area of about 2 Hect. could be considered for Delhi Police in Khichripur after leaving the Zonal green.

Sites near Harsh Vihar and Sonia Vihar are part of Rural Zone/ Recreational Areas and would involve change of land use.

The matter was discussed in a meeting under hon'ble LG on 24/11/99 which was attended by VC, OSD(AP, Addl. Commr. of Police (HQ) and other Sr. Officers in which the following decision was taken :-

"Delhi Police should be given alternative accommodation in the Marshy Land adjoining to Sham Lal College."

We have not received any information about the requirement of land for Storm/Sewage disposal from Delhi Jal Board in this area. The matter was also discussed in a meeting under Chairman Standing Committee MCD on 27/11/99 which was also attended by Principal Secy.(UD) Govt. of Delhi, CE MCD amongst other Sr. Officers in which it was informed that the hon'ble LG has desired to use this area for Delhi Police Housing instead of the Lake Park proposal being considered by Govt. of Delhi. Chairman Standing Committee MCD informed that he would discuss the matter with LG but no further communication has been received by us in this regard.

3. PROPOSAL

In order to compensate for land to be allotted to Delhi Police in lieu of the land taken over from them in Kanti Nagar Area as also the balance land which have to be allotted to them, it is proposed that the 7.50 hect. area out of Recreational area behind MCD Office/Musical Fountain near Sham Lal College may be considered for change of land use from Recreational to Residential Use(6 Hect.) and Public/Semi-Public Institutional (1.50 Hect.) Change of land use from Recreational to Public/Semi-Public is for pending allotments to Institutions in this area. However, this would make a deficiency of about 3.50 hect. area under Recreational Use in TYA since 4 Hect. area in Residential Use for Park is already developed in Kanti Nagar. Balance left over area for Delhi Police could be considered in Khichripur. The uses proposed in Kanti Nagar on the land allotted to Delhi Police are shown in the Layout Plan laid on table.

4. RECOMMENDATIONS.

Proposal as explained under para 3 for change of land use and utilization of vacant pockets in Kanti Nagar is to be put up to Technical Committee for consideration.

DECISION

*It was explained to the Technical Committee that ~~there~~ was about 12.50 ha of vacant land near Sham Lal College which was proposed for a District Park in the approved Zonal Plan/Master Plan MCD has developed 4.50 ha of this land for a park/musical fountain. On the remaining area of 8.00 ha and MCD's office building existing in an area of 0.50 ha and the balance land of 7.50 ha is predominantly low lying and vacant.

The Technical Committee noted that out of the total land of 10 ha allotted to Delhi Police in Kanti Nagar area, an area of about 4 ha was taken back and had been developed as park. Keeping in view the high density and proximity of two schools in the area, which did not have any play field, the Technical Committee decided to develop another 1.50 ha for park/open spaces/play fields.

In order to compensate for the 5.50 ha of land proposed/developed for park/open spaces out of the land already allotted to Delhi Police in Kanti Nagar for residential purpose, the Technical Committee recommended for approval of change of land use of 4 ha of land from 'recreational' to 'residential' for Police Housing in the land near Sham Lal College and change of land use of 1.50 ha area from 'recreational' to 'institutional' in which the existing MCD's office would also be adjusted. The balance area of 2 ha shall remain for development of District Park along with the above 4.50 ha green area already developed by MCD. The deficiency of recreational area would thus be adjusted by developing almost an equivalent green area in Kanti Nagar out of the land allotted to Delhi Police for residential purpose.

The Utilization Plan of Kanti Nagar area, as discussed and approved by the Technical Committee

Meeting of the 3rd Technical Committee held on 31-3-2000 at 10.30 a.m. in the Conference Hall at 5th floor, Vikas Minar, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. R.K.Bhandari, Engineer Member (In the Chair)
2. Sh. Vijay Risbud, Commr. (Plg.)
3. Sh.K. K.Bandyopadhyay, Addl.Commr.(DC&B) (Member Secretary)
4. Sh. Chandra Ballabh, Addl.Commr. (MPPR)
5. Sh. A.K. Jain, Addl. Commr.(UDP)
6. Sh. C.L.Aggarwal, Chief Architect
7. Ms. Savita Bhandari, Director(LS)

T.C.P.O.:

8. Sh. B.K.Arora, TCP

NDMC

9. Sh.C.L.Mehta, Senior Architect

MCD

10. Sh.Shamsher Singh, Additional Town Planner.

DELHI TRAFFIC POLICE:

11. Sh.O.P.Sharma, Inspector (Traffic)

DELHI VIDYUT BOARD:

12. Sh. P.K.Jain, SE(Plg.)II

SPECIAL INVITEE;

13. Sh. B.L. Khurana, CE (Elect) DDA
14. Sh. N.K.Aggaarwal, OSD(AP)
15. Sh.Prakash Narain, Dir.(TT), DDA
16. Dr. S.P. Bansal, Dir. (DC) DDA
17. Sh. S. Srivastava, Dir. (AP) I DDA

18. Sh. Ashok Kumar, Dir. (Rohini) DDA
19. Sh. I. Mohan, Director (Narela), DDA
20. Sh. V. P. Nagia, Sr. Architect, East Zone
21. Sh. D. K. Saluja, Dir. (AP) II, DDA
22. Sh. A. K. Gupta, Chief Eng. (I&F), GNCTD
23. Sh. V. P. Gupta, ACP(HQ), Delhi Police
24. Sh. R. K. Govil, SC, DTTDC
25. Sh. D. Aggarwal, Ex. Eng. PWD
26. Sh. P. Singh, Ex. Eng. CSE, SLF, MCD
27. Sh. Swaran Singh, Sr. Manager, AAI
28. Dr. A. C. Sarna, CE, LASA
29. Sh. M. V. Rajgopal, Asstt. Highway Eng., LASA
30. Sh. S. Kumar Rai, Asstt. Highway Eng., LASA
31. Sh. T. Ahmed, AE(E), MCD
32. Sh. D. K. Mukhopadhyay, Ex. Eng. Plg. I, DVB
33. Sh. V. K. Monga, SE/NDMC
34. Lt. Col. Ashwani, MOH, NDMC
35. Sh. S. P. Rastogi, CE(EZ)/ DDA
36. Sh. R. C. Kinger, Project Manager-I, DDA
37. Sh. P. C. Sharma, Ex. Eng./FD-II, DDA
38. Sh. P. K. Nanda, Ex. Eng., FD-I, DDA
39. Sh. R. K. Jain, Jt. Dir. (MP), DDA
40. Sh. H. S. Dhillon, Dy. Dir. (TT), DDA

7. **Item no.24/2000 - Permissibility of nursing homes, guest house and banks in residential use zone of rehabilitation colonies - proposed amendment in MPD-2001.**
File no.F.10(5)31/MP/PLII

The item was principally approved for further processing. It was also desired that the Director, School of Planning and Architecture, be suitably informed about the observations on the objections/suggestions submitted by him on the proposed amendment.

8. **Item no.25/2000 - Proposed approach Road to Vasundra Group Housing Societies complex at Dallapura.**
File no.F.5(20)99/MP

4 alternatives of the proposed approach road in Vasundara Group Housing Societies Complex at Dallapura were discussed. Alternative 4, with 20 m. R/W road on the embankment of Gazipur drain meeting the marginal Bund road in a signalise junction, was considered to be most desirable as this would not disturb the circulation of the Distt. centre, Mayur Vihar. However, it was decided that the signalise junction be integrated with the trumpet interchange at this location to be taken up in future to ease out of the circulation. The detailed trumpet proposal shall also be worked out separately.

9. **Item no.26/2000 - Grade separator at the intersection of Ring Road and entry to ISBT Sarai Kale Khan.**
File no.F.5(11)99/MP

The comparative observations of the two options :

- a) As suggested by the Chief Engineer, PWD-half fly over 3 lanes.
- b) As proposed by DDA, full fly over-6 lanes.

were presented by the consultants.

After detailed discussion, the Technical Committee recommended full 6-lane fly over at this intersection with the following conditions;

- a) The service roads along the fly over be increased to minimum of 11 m. on both the sides of the fly over.
- b) Entry/Exit to the existing Sarai Kale Khan Bus Terminus to be suitably examined so as to minimise movement of buses at the grade separator and thereby minimising the conflict points. The lay out plan of the proposed Sarai Kale Khan Bus Terminus be

4. The request for the assistance of the Chief Manager, ISST be suitably considered.

(c) The project has to show the details with respect to the proposed ITNG Express way, which has to be duly accounted and reflected in the project.

(d) It is likely that, because of the second entry to the Nizamuddin Railway station and the crossing problem, there would be heavy pedestrian and cycle movement, which is required to be taken care of in the design.

(e) The modified plan, duly authenticated by the Project Manager, be submitted to DUAC and the plan duly approved by the DUAC along with the letter of DUAC be submitted for approval of the Advisory.

Further, the decision of the Technical Committee dt 19.2.93 to the extent of improvement of Ring Road should be implemented by the above decision.

10. The above 27/01/93 decision regarding the intersection of Ring Road and N.H. 24 by the Government of India, vide letter dt 27/01/93.

The decision of the Technical Committee dt 28.0.93 and the letter of the Chief Engineer, Hyderabad dt 28.0.93, in support of the above decision and the decision of the Hon'ble LG, Andhra Pradesh dt 28.0.93, in support of the above decision, the decision of the Hon'ble LG, Andhra Pradesh dt 28.0.93, in support of the above decision, the decision of the Hon'ble LG, Andhra Pradesh dt 28.0.93, in support of the above decision.

(i) The project has to show the details with respect to the proposed ITNG Express way, which has to be duly accounted and reflected in the project.

(ii) It is likely that, because of the second entry to the Nizamuddin Railway station and the crossing problem, there would be heavy pedestrian and cycle movement, which is required to be taken care of in the design.

(iii) The modified plan, duly authenticated by the Project Manager, be submitted to DUAC and the plan duly approved by the DUAC along with the letter of DUAC be submitted for approval of the Advisory.

The project has to show the details with respect to the proposed ITNG Express way, which has to be duly accounted and reflected in the project.

(iv) It is likely that, because of the second entry to the Nizamuddin Railway station and the crossing problem, there would be heavy pedestrian and cycle movement, which is required to be taken care of in the design.

- f) The proposed cloverleaf to be duly integrated with the Rajiv Smriti Van (MCD area) and a landscape plan integrating the same to be supplied by the consultant.
- g) The modified plan duly authenticated by the Project Manager be submitted to DUAC and the plan duly approved by DUAC along with the letter of DUAC be submitted for approval of the Authority.

The decision of the Technical Committee dt 19.11.96 regarding the proposal of Underpass and link road connecting Ring Road and Lodi Road stands superseded by the above decision.

11. Item no.28/2000 - Change of land use 4 pockets in zone 'O', 'P' & 'K'
File no.F.3(10)99/MP

The decision on this item was deferred as the agenda item required recasting.


(K.K. BANDYOPADHAYAY)
ADDL. COMM. (DC&B)
MEMBER SECRETARY

NO.F.1(6)2000-MP

Dated:28.4.2000

Copy to:

1. OSD to VC for the information of the latter.
2. Engineer Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Planning) DDA
5. Commissioner (LD) DDA
6. Commissioner (LM) DDA
7. Chief Architect, DDA
8. Addl Commr. (DC&B), DDA
9. Addl Commr. (MPPR) DDA
10. Addl Commr. (UDP), DDA
11. OSD (AP) DDA
12. Chief Planner, TCPO
13. Chief Architect, NDMC
14. Town Planner, MCD
- Handwritten notes:*
- "4/15/2000" with a checkmark next to item 11.
- "4/15/2000" with a checkmark next to item 12.
- "4/15/2000" with a checkmark next to item 13.
- "4/15/2000" with a checkmark next to item 14.

- 15. Secretary, I.D.A.C.
- 16. Joint Secy. (Admin) I.D.A.C. (I & B)
- 17. Sr. Asst. Secy. (I & B) (I.D.A.C.)
- 18. Deputy Commissioner of Police (I)
- 19. Chief Engineer (Pig) D.P.S.I.
- 20. Commissioner (L.M.)
- ✓ 21. Director (Land & Survey) 24/3/2000
- 22. Secretary to I.D.
- 23. Manager Flyover (G-1)
- ✓ 24. Manager Flyover (G-1B) 24/3/00
- ✓ 25. Dir. (Reg.) 4/5/2000
- ✓ 26. Dir. (AP-D) 4/5/2000
- ✓ 27. Dir. (AP-II) 4/3/2000
- ✓ 28. Dir. (AP-II) 4/5/2000
- ✓ 29. Dir. (T.T) 4/5/2000
- ✓ 30. Dir. (MPP-R(I)) 4/5/2000
- ✓ 31. Dir. (MPP-R-II) 4/5/2000
- ✓ 32. Dir. (MPP-R-III) 4/5/2000

PAY 22/1-1
(R.K. JAIN)
JT.DIR.(MP)

Meeting of the 3rd Technical Committee held on 31-3-2000 at 10.30 a.m. in the Conference Hall at 5th floor, Vikas Minar, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. R.K.Bhandari, Engineer Member (In the Chair)
2. Sh. Vijay Risbud, Commr. (Plg.)
3. Sh.K. K.Bandyopadhyay, Addl.Commr.(DC&B) (Member Secretary)
4. Sh. Chandra Ballabh, Addl.Commr. (MPPR)
5. Sh. A.K. Jain, Addl. Commr.(UDP)
6. Sh. C.I. Aggarwal, Chief Architect
7. Ms. Savita Bhandari, Director(LS)

T.C.P.O.:

8. Sh. B.K.Arora, TCP

NDMC

9. Sh.C.L.Mehta, Senior Architect

MCD

10. Sh. Shamsheer Singh, Additional Town Planner.

DELHI TRAFFIC POLICE:

11. Sh.O.P.Sharma, Inspector (Traffic)

DELHI VIDYUT BOARD:

12. Sh. P.K.Jain, SE(Plg.)II

SPECIAL INVITEE:

13. Sh. B.L. Khurana, CE (Elect) DDA
14. Sh. N.K. Aggarwal, OSD(AP)
15. Sh. Prakash Narain, Dir. (TT), DDA
16. Dr. S.P. Bansal, Dir. (DC) DDA
17. Sh. S. Srivastava, Dir. (AP) I DDA

DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL WING

No. F.1(6)2000/MP

Dt. 28.4.2000

Sub: Minutes of the IIIrd Technical Committee meeting held on 31.3.2000 at 10.30 am
in the conference hall, 5th floor, Vikas Minar, L.P.Estate, New Delhi

1. **Item no.17/2000 - Grade separator proposal on the Intersection of outer ring road-Road no.41 at Madhuban Chowk, Rohini.**
File no.F.5(8)92/MP

The proposal of the grade separator was presented by Dy.Dir.(TT). Since the observations of the Technical Committee meeting of 1.9.98 had been duly incorporated in the modified proposal, it was approved from planning point of view with the following conditions:

- a) The Engineering Wing shall take care of head clearance, design, speed structure, super-elevation, service and other Engineering aspects.
- b) Approval from various concerned agencies, if required to be taken by the Executive agency.
- c) Landscape plan shall be prepared.
- d) Diversion plan during construction be prepared and got approved by Traffic police.

2. **Item no.19/2000 - Proposal for development of fruit market at Tikri Kurd/Khampur, G.T.Karnal Road, Delhi.**
File no.F.20(10)97/MP

It was felt that the subject did not require deliberation in the Technical Committee at this stage. Further necessary action may be taken through the file.

3. **Item no.20/2000 - Development control norms for Sr.Sec.School for Delhi.**
File no.F.9(11)99/MP

The item was deferred.

4. **Item no.21/2000 - Regularisation of Gurudwara Sri Guru Singh Sabha at Northern Railway CHBS Shanker Vihar, Vikas Marg.**
file no.F.19(5)99/MP

This item was discussed in the meeting. It was decided that the item may be put up again for consideration of Technical Committee in its next meeting.

OTC

RRB

5. Item no. 22/2000 - Change of landuse of an area measuring about 7.50 ha. from Recreational to Residential for allotment to Delhi Police for their staff housing and for Institutional use.
File no F.19(30)99/MP

It was explained to the Technical Committee that there was about 12.50 ha. of vacant land near Shamlal College which was proposed for a Distt. Park in the approved zonal plan/Master Plan. MCD has developed 4.50 ha. of this land for a park /musical fountain. On the remaining area of 8.00 ha. and MCD's office building existing in an area of 0.50 ha. and the balance land of 7.50 ha. is predominantly low lying and vacant.

The Technical Committee noted that out of the total land of 10 ha. allotted to Delhi Police in Kanti Nagar area, an area of about 4 ha. was taken back and had been developed as park. Keeping in view the high density and proximity of two schools in the area, which did not have any play field, the Technical Committee decided to develop another 1.50 ha. for park / open spaces/play fields.

In order to compensate for the 5.50 ha. of land proposed / developed for park/open spaces out of the land already allotted to Delhi Police in Kanti Nagar for residential purpose, the Technical Committee recommended for approval of change of land use of 4 ha. of land from 'recreational' to 'residential' for Police housing in the land near Shamlal College and change of land use of 1.50 ha. area from 'recreational' to 'institutional' in which the existing MCD's office would also be adjusted. The balance area of 2 ha. shall remain for development of Distt. park alongwith the balance 4.50 ha. green area already developed by MCD. The deficiency of recreational area would, thus, be adjusted by developing almost an equivalent green area in Kanti Nagar out of the land allotted to Delhi Police for residential purpose.

The zonation plan of Kanti Nagar area, as displayed was also approved by the Technical Committee.

6. Item no. 23/2000 - Identification of new SLF sites and location of compost plants.
File no. F.3(G)91/MP

After detailed discussion, the Technical Committee recommended the proposed sites of Sanitary landfill and compost plants for approval for planning point of view to meet the short term as well as long term requirements. The proposed SLF and compost plant sites identified by GNDND near Gurgaon were further discussed and it was decided that MCD shall seek necessary planning and operational clearance from the Airport Authority with regard to bird menace. The balances from the Ground Water Authority and the Pollution Control Board were not present for giving their views.

7. **Item no.24/2000 - Permissibility of nursing homes, guest house and banks in residential use zone of rehabilitation colonies - proposed amendment in MPD-2001.**
File no.F.10(5)81/MP/PL.II

The item was principally approved for further processing. It was also desired that the Director, School of Planning and Architecture, be suitably informed about the observations on the objections/suggestions submitted by him on the proposed amendment.

8. **Item no.25/2000 - Proposed approach Road to Vasundra Group Housing Societies complex at Dallupura.**
File no.F.5(20)99/MP

4 alternatives of the proposed approach road in Vasundara Group Housing Societies Complex at Dallupura were discussed. Alternative 4, with 20 m. R/W road on the embankment of Gazipur drain meeting the marginal Bund road in a signalise junction, was considered to be most desirable as this would not disturb the circulation of the Distt. centre, Mayur Vihar. However, it was decided that the signalise junction be integrated with the trumpet interchange at this location to be taken up in future to ease out of the circulation. The detailed trumpet proposal shall also be worked out separately.

9. **Item no.26/2000 - Grade separator at the intersection of Ring Road and entry to ISBT Sarai Kale Khan.**
File no.F.5(11)99/MP

The comparative observations of the two options :

- a) As suggested by the Chief Engineer, PWD-half fly over 3 lanes.
- b) As proposed by DDA, full fly over-6 lanes.

were presented by the consultants.

After detailed discussion, the Technical Committee recommended full 6-lane fly over at this intersection with the following conditions;

- a) The service roads along the fly over be increased to minimum of 11 m. on both the sides of the fly over.
- b) Entry/Exit to the existing Sarai Kale Khan Bus Terminus to be suitably examined so as to minimise movement of buses at the grade separator and thereby minimising the conflict points. The lay out plan of the proposed Sarai Kale Khan Bus Terminus be

- d) The proposed road and the 'break off' to General Manager, ISBT be suitably considered.
- e) The collection of the traffic data with respect to the proposed PNG Expressway, MARRA bridge etc, etc, etc, be duly accounted and reflected in the project.
- f) It is clearly stated that the second entry to the Nizamuddin Railway station and the MARRA road etc, there would be heavy pedestrian and cycle movement, which is not shown in the detailed layout in the design.
- g) The detailed plan, as mentioned by the Project Manager, be submitted to DUAC and the plan should be approved by the L.A.C. along with the letter of DUAC be submitted to the project of the authority.

Further, the decision of the Technical Committee dt 10.2.98 to the extent of improvement of Ring Road, should be considered by the above decision.

- iii) Decision of the Technical Committee at the intersection of Ring Road and N.H. 24 by the L.A.C. should be,

The L.A.C. should be,

The L.A.C. should be,

The Technical Committee's decision dt 10.2.98 and the letter of the chief Engineer, B.T.P.V. dt 10.2.98 addressed to the VC, DDA and the decision of the Hon'ble LG, DDA dt 10.2.98 are also attached. Further, the Technical Committee reiterated the first decision of 10.2.98, as given below.

- a) The design of the road and the proposed further examination by the Engineering Office in terms of the layout, speed, structure, super-elevation and other engineering aspects.
- b) The road should be approved for example LMB, PWD, METN, DVB, GAIL, etc., if required, for the Engineering agency.
- c) Improvement of the road, as proposed by the consultant, was conceptual. The consultant is now required to prepare and implement the road alignment plus the road and the proposed for the road and the priority to take maximum benefit of the road.
- d) The road should be approved for the road to be approved by the Traffic Police.
- e) The road should be approved for the road to be approved by the Traffic Police.


The road should be approved for the road to be approved by the Traffic Police.

- f) The proposed cloverleaf to be duly integrated with the Rajiv Smriti Van (MCD area) and a landscape plan integrating the same to be supplied by the consultant.
- g) The modified plan duly authenticated by the Project Manager be submitted to DUAC and the plan duly approved by DUAC along with the letter of DUAC be submitted for approval of the Authority.

The decision of the Technical Committee dt.19.11.96 regarding the proposal of Underpass and link road connecting Ring Road and Lodi Road stands superseded by the above decision.

11. Item no.28/2000 - Change of land use 4 pockets in zone 'O', 'P' & 'K'
File no.F.3(10)99/MP

The decision on this item was deferred as the agenda item required recasting.


(K.K. BANDYOPADHAYAY)
ADDL. COMM. (DC&B)
MEMBER SECRETARY

NO.F.1(6)2000-MP

Dated:28.4.2000

Copy to:

- 1. OSD to VC for the information of the latter.
- 2. Engineer Member, DDA
- 3. Principal Commissioner, DDA
- 4. Commissioner (Planning) DDA
- 5. Commissioner (LD) DDA
- 6. Commissioner (LM) DDA
- 7. Chief Architect, DDA
- 8. Addl. Commr. (DC&B), DDA
- 9. Addl. Commr. (MPPR) DDA
- 10. Addl. Commr. (UDP), DDA
- 11. OSD (AP) DDA
- 12. Chief Planner, TCPO
- 13. Chief Architect, NDMC
- 14. Town Planner, MCD

Meeting of the 3rd Technical Committee held on 31-3-2000 at 10.30 a.m. in the Conference Hall at 5th floor, Vikas Minar, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. R.K.Bhandari, Engineer Member (In the Chair)
2. Sh. Vijay Risbud, Commr. (Plg)
3. Sh. K. K.Bandyopadhyay, Addl. Commr. (DC&B) (Member Secretary)
4. Sh. Chandra Ballabh, Addl. Commr. (MPPR)
5. Sh. A.K. Jain, Addl. Commr. (UDP)
6. Sh. C.L. Aggarwal, Chief Architect
7. Ms Savita Bhandari, Director (LS)

T.C.P.O.:

8. Sh. B.K. Arora, TCP

NDMC

9. Sh. C.L. Mehta, Senior Architect

MCD

10. Sh. Shamsheer Singh, Additional Town Planner.

DELHI TRAFFIC POLICE:

11. Sh. O P. Sharma, Inspector (Traffic)

DELHI VIDYUT BOARD:

12. Sh. P.K. Jain, SE (Plg.) II

SPECIAL INVITEE;

13. Sh. B.L. Khurana, CE (Elect) DDA
14. Sh. N.K. Aggarwal, OSD (AP)
15. Sh. Prakash Narain, Dir. (TT), DDA
16. Dr. S.P. Bansal, Dir. (DC) DDA
17. Sh. S. Srivastava, Dir. (AP) I DDA

DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL WING

No. F.1(6)2000/MP

Dt. 28.4.2000

Sub: Minutes of the IIIrd Technical Committee meeting held on 31.3.2000 at 10.30 am
in the conference hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi

1. **Item no.17/2000 - Grade separator proposal on the Intersection of outer ring road-Road no.41 at Madhuban Chowk, Rohini.**
File no.F.5(8)92/MP

The proposal of the grade separator was presented by Dy.Dir.(TT). Since the observations of the Technical Committee meeting of 1.9.98 had been duly incorporated in the modified proposal, it was approved from planning point of view with the following conditions:

- a) The Engineering Wing shall take care of head clearance, design, speed structure, super-elevation, service and other Engineering aspects.
- b) Approval from various concerned agencies, if required to be taken by the Executive agency.
- c) Landscape plan shall be prepared.
- d) Diversion plan during construction be prepared and got approved by Traffic police.

2. **Item no.19/2000 - Proposal for development of fruit market at Tikri Kurd/Khampur, G.T.Karnal Road, Delhi.**
File no.F.20(10)97/MP

It was felt that the subject did not require deliberation in the Technical Committee at this stage. Further necessary action may be taken through the file.

3. **Item no.20/2000 - Development control norms for Sr.Sec.School for Delhi.**
File no.F.9(11)99/MP

The item was deferred.

4. **Item no.21/2000 - Regularisation of Gurudwara Sri Guru Singh Sabha at Northern Railway CHBS Shanker Vihar, Vikas Marg.**
file no.F.19(5)99/MP

This item was discussed in the meeting. It was decided that the item may be put up again for consideration of Technical Committee in its next meeting.

5. **Item no.22/2000 - Change of landuse of an area measuring about 7.50 ha. from Recreational to Residential for allotment to Delhi Police for their staff housing and for Institutional use.**
File no.F.19(30)99/MP

It was explained to the Technical Committee that there was about 12.50 hac. of vacant land near Sham Lal College which was proposed for a Distt.Park in the approved zonal plan/Master Plan. MCD has developed 4.50 ha. of this land for a park /musical fountain. On the remaining area of 8.00 ha. and MCD's office building existing in an area of 0.50 ha. and the balance land of 7.50 ha. is predominantly low lying and vacant.

The Technical Committee noted that out of the total land of 10 ha. allotted to Delhi Police in Kanti Nagar area, an area of about 4 ha. was taken back and had been developed as park. Keeping in view the high density and proximity of two schools in the area, which did not have any play field, the Technical Committee decided to develop another 1.50 ha. for park / open spaces/play fields.

In order to compensate for the 5.50 ha.of land proposed / developed for park/open spaces out of the land already allotted to Delhi Police in Kanti Nagar for residential purpose, the Technical Committee recommended for approval of change of land use of 4 ha. of land from 'recreational' to 'residential' for Police housing in the land near Shamlal College and change of land use of 1.50 ha. area from 'recreational' to 'institutional' in which the existing MCD's office would also be adjusted. The balance area of 2 ha. shall remain for development of Distt.park alongwith the above 4.50 ha. green area already developed by MCD. The deficiency of recreational area would, thus, be adjusted by developing almost an equivalent green area in Kanti Nagar out of the land allotted to Delhi Police for residential purpose.

The utilisation plan of Kanti Nagar area, as displayed was also approved by the Technical Committee.

6. **Item no.23/2000 - Identification of new SLF sites and location of compost plants.**
File no.F.3(6)91/MP

After detailed discussion, the Technical Committee recommended the proposed sites of Sanitary landfill and compost plants for approval for planning point of view to meet the short term as well as long term requirements. The proposed SLF and compost plant sites identified by GNCTD near Gummonhera were further discussed and it was decided that MCD shall seek necessary planning and operational clearance from the Airport Authority with regard to bird menace. The invitees from the Ground Water Authority and the Pollution Control Board were not present for giving their views .

7. **Item no.24/2000 - Permissibility of nursing homes, guest house and banks in residential use zone of rehabilitation colonies - proposed amendment in MPD-2001.**
File no.F.10(5)81/MP/Pt.II

The item was principally approved for further processing. It was also desired that the Director, School of Planning and Architecture, be suitably informed about the observations on the objections/suggestions submitted by him on the proposed amendment.

8. **Item no.25/2000 - Proposed approach Road to Vasundra Group Housing Societies complex at Dallupura.**
File no.F.5(20)99/MP

4 alternatives of the proposed approach road in Vasundara Group Housing Societies Complex at Dallupura were discussed. Alternative 4, with 20 m. R/W road on the embankment of Gazipur drain meeting the marginal Bund road in a signalise junction, was considered to be most desirable as this would not disturb the circulation of the Distt. centre, Mayur Vihar. However, it was decided that the signalise junction be integrated with the trumpet interchange at this location to be taken up in future to ease out of the circulation. The detailed trumpet proposal shall also be worked out separately.

9. **Item no.26/2000 - Grade separator at the intersection of Ring Road and entry to ISBT Sarai Kale Khan.**
File no.F.5(11)99/MP

The comparative observations of the two options :

- a) As suggested by the Chief Engineer, PWD-half fly over 3 lanes.
- b) As proposed by DDA, full fly over-6 lanes.

were presented by the consultants.

After detailed discussion, the Technical Committee recommended full 6-lane fly over at this intersection with the following conditions;

- a) The service roads along the fly over be increased to minimum of 11 m. on both the sides of the fly over.
- b) Entry/Exit to the existing Sarai Kale Khan Bus Terminus to be suitably examined so as to minimise movement of buses at the grade separator and thereby minimising the conflict points. The lay out plan of the proposed Sarai Kale Khan Bus Terminus be

duly incorporated and the views of the General Manager, ISBT be suitably considered.

- c) The projection of the traffic data with respect to the proposed FNG Express way, NOIDA bridge & MRTS etc. be duly accounted and reflected in the project.
- d) It is likely that due to the second entry to the Nizammudin Railway station and the MRTS corridors, there would be heavy pedestrian and cycle movement, which is required to be duly taken care of in the design.
- e) The modified plan, duly authenticated by the Project Manager, be submitted to DUAC and the plan duly approved by the DUAC alongwith the letter of DUAC be submitted for approval of the Authority.

Further, the decision of the Technical Committee dt.10.2.98 to the extent of improvement of Ring Road also stands superceded by the above decision.

10. **Item no.27/2000 - Grade separator at the intersection of Ring Road and N.H. 24 by
Pass Nizammuddin.
File no.F.5(10)99/MP**

The Technical Committee's decision dt.28.9.99 and the letter of the chief Engineer IV(PWD), GNCTD dt.30.3.2000 addressed to the VC, DDA and the decision of the Hon'ble LG, Delhi dt.7.3.2000 were discussed. Finally, the Technical Committee reiterated the first decision of 28.9.99, as given below:


- a) The design of the grade separator required further examination by the Engineering Wing in terms of the design, speed, structure, super elevation and other engineering aspects.
- b) Approval from various agencies for example DJB, PWD, MTNL,DVB, GAIL etc., if required, be taken by the Executing agency.
- c) Improvement of all the arms , as proposed by the consultant , was conceptual. The road owning agency be advised to prepare and implement the road alignment plans integrating the proposal of the consultants on priority to take maximum benefit of the fly over.
- d) The diversion plan during the construction to be approved by the Traffic Police.
- e) One of the arms of this intersection being National Highway no.24, therefore, clearance from MOST / NHAI would be required.

- f) The proposed cloverleaf to be duly integrated with the Rajiv Smriti Van (MCD area) and a landscape plan integrating the same to be supplied by the consultant.
- g) The modified plan duly authenticated by the Project Manager be submitted to DUAC and the plan duly approved by DUAC along with the letter of DUAC be submitted for approval of the Authority.

The decision of the Technical Committee dt.19.11.96 regarding the proposal of Underpass and link road connecting Ring Road and Lodi Road stands superseded by the above decision.

11. **Item no.28/2000 - Change of land use 4 pockets in zone 'O', 'P' & 'K'**
File no.F.3(10)99/MP

The decision on this item was deferred as the agenda item required recasting.


(K.K. BANDYOPADHAYAY)
ADDL. COMM. (DC&B)
MEMBER SECRETARY

NO.F.1(6)2000-MP

Dated:28.4.2000

Copy to:

- 1. OSD to VC for the information of the latter.
- 2. Engineer Member, DDA
- 3. Principal Commissioner, DDA
- 4. Commissioner (Planning) DDA
- 5. Commissioner (LD) DDA
- 6. Commissioner (LM)DDA
- 7. Chief Architect, DDA
- 8. Addl.Commr. (DC&B), DDA
- 9. Addl.Commr. (MPPR) DDA
- 10. Addl.Commr. (UDP) , DDA
- 11. OSD (AP)DDA
- 12.. Chief Planner, TCPO
- 13. Chief Architect, NDMC
- 14. Town Planner, MCD

15. Secretary, DUAC
16. Land & Development Officer (L&B)
17. Sr. Architect, (H&TP) CPWD
18. Deputy Commissioner of Police (T)
19. Chief Engineer (Plg.) DESU
20. Commissioner (LM)
21. Director (Land Scape)
22. Secretary to L.G.
23. Manager Flyover (G-I)
24. Manager Flyover (G-II).

R187-2214

(R.K. JAIN)
JT.DIR.(MP)

DELHI DEVELOPMENT AUTHORITY
(DEVELOPMENT CONTROL & BUILDING)

No.F.1(6)2000-MP

April , 2000

Sub: Minutes of the 3rd meeting of the Technical Committee held on 31.3.2000 at 10.30 a.m. in the Conference Hall, 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

1. **Item No.17/2000 - Grade separator proposed on the Intersection of Outer Ring Road-Road No.41 at Madhuban Chowk, Rohini.
F.5(8)92-MP**

The proposal of the grade separator was presented by Dy.Director(TT). Since the observations of the Technical Committee meeting of 1.9.98 had been duly incorporated in the modified proposal, it was approved from planning point of view with the following conditions:-

- a. The Engineering Wing shall take care of head clearance, design, speed, structure, super elevation, services and other engineering aspects.
- b. Approval from various concerned agencies, if required, to be taken by the executing agency.
- c. Landscape plan shall be prepared.
- d. Diversion plan during construction be prepared and got approved from the Traffic Police.

2. **Item No.19/2000 - Proposal for development of fruit market at Tikri Kalan/Khampur, G.T. Karnal Road, Delhi.
F.20(10)97-MP.**

It was felt that the subject did not require deliberation in the Technical Committee at this stage. Further necessary action be taken through the file.



This item was discussed in the meeting. It was decided that the item may be put up again for consideration of Technical Committee in its next meeting.

3. **Item No.20/2000 - Development control norms for Sr. Secondary Schools for Delhi.**
F.9(11)99-MP.

The item was deferred.

4. **Item No.21/2000 - Regularisation of Gurudwara Sri Guru Singh Sabha at Northern Railway CHBS, Shankar Vihar, Vikas Marg.**
F.19(5)99-MP.

The Technical Committee noted that the Northern Railway Co-operative House Building Society had filed a writ petition in the Delhi High Court against the encroachment of their land by the Gurudwara. It was clarified that the Gurudwara was in existence prior to the allotment of land to the Society.

Two alternatives were presented. After detailed discussion, it was decided that the Gurudwara be regularised and adjusted in three plots within an area of about 383 sq.m. and the remaining residential plot having No.12 be disposed off through auction.

5. **Item No.22/2000 - Change of land use of an area measuring about 7.50 ha. from 'Recreational' to 'Residential' for allotment to Delhi Police for their staff housing and from 'Recreational' to 'Institutional'.**
F.19(30)99-MP

It was explained to the Technical Committee that there was about 12.50 ha. of vacant land near Sham Lal College which was proposed for a Distt. Park in the approved Zonal Plan/Master Plan. MCD had developed 4.50 ha. of this land for a Park/Musical Fountain. On the remaining area of 8.00 ha., an MCD's office building existed in an area of about 0.50 ha. and the balance land of 7.50 ha. is predominantly low-lying and vacant.

The Technical Committee noted that out of the total land of 10 ha. allotted to the Delhi Police in Kanti Nagar area, an area of about 4 ha. was taken back and had been developed as a Park. Keeping in view the high density and proximity of two schools in the area, which did not have any playfield, the Technical Committee decided to develop another 1.50 ha. for Park/Open Spaces/Playfields.

In order to compensate for the 5.50 ha. of land proposed/developed for park/open space out of the land already allotted to Delhi Police in Kanti Nagar for residential purpose, the Technical Committee recommended for approval of change of land use of 4 ha. of land from 'recreational' to 'residential' for Police Housing in the land near Sham Lal College and change of land use of 1.50 ha. area from 'recreational' to 'institutional' in which the existing MCD's office would also be adjusted. The balance area of 2.00 shall remain for development of a Distt. Park along with the above 4.50 ha. green area already developed by MCD. The deficiency of recreational area would, thus, be adjusted by developing almost an equivalent green area in Kanti Nagar out of the land allotted to Delhi Police for residential purpose.

The utilisation plan of Kanti Nagar area, as displayed, was also approved by the Technical Committee.

6. **Item No.23/2000 - Identification of new SLF sites and location of compost plants.**
F.3(6)91-MP.

After detailed discussion, the Technical Committee recommended the proposed sites of Sanitary Land Fill and Compost Plants for approval from planning point of view to meet the short term as well as long term requirements. The proposed SLF and compost plant sites identified by GNCTD near Gummonhera were further discussed and it was decided that MCD shall seek necessary planning and operational clearance from the Airport Authority with regard to birds menace. The invitees from the Ground Water Authority and the Pollution Control Board were not present for giving their views.

7. **Item No.24/2000 - Permissibility of nursing homes, guest houses and banks in residential use zone of rehabilitation colonies - proposed amendment in MPD-2001.**
F.10(5)81-MP/Pt.II

The item was principally approved for further processing. It was also desired that the Director, School of Planning & Architecture, be suitably informed about the observations on the objections/suggestions submitted by him on the proposed amendment.



The item was principally approved for further processing. It was also desired that the Director, School of Planning & Architecture, be suitably informed about the observations on the objections/suggestions submitted by him on the proposed amendment.

8. **Item No.25/2000 - Proposed approach road to Vasundhara Group Housing Society's complex at Dallupura.**
F.5(20)99-MP

Four alternatives of the proposed approach road to Vasundhara Group Housing Society's complex at Dallupura were discussed. Alternative IV, with 20m. right of way road on the embankment of Ghazipur Drain meeting the Marinal Bund Road in a signalized junction, was considered to be most desirable as this would not disturb the circulation of the District Centre, Mayur Vihar. However, it was decided that the signalized junction be integrated with the trumpet inter-change at this location to be taken up in future to ease out the circulation. The detailed trumpet proposal shall ~~be got prepared by a consultant, to be appointed by the Engineering Deptt. of DDA.~~ *also be worked out separately.*

9. **Item No.26/2000 - Grade separator at the intersection of Ring Road and entry to I.S.B.T., Sarai Kale Khan.**
F.5(11)99-MP

The comparative observations of the two options:-

- a. As suggested by the Chief Engineer(PWD) - $\frac{1}{2}$ flyover 3-lanes.
- b. As proposed by DDA, full flyover - 6-lanes

were presented by the Consultants.

After detailed discussion, the Technical Committee recommended full 6-lane fly-over at this intersection with the following conditions:-

- a. The service roads along the flyover be increased to minimum of 11.0 m. on both the sides of the flyover.
- b. Entry / exit to the existing Sarai Kale Khan bus terminus to be suitably examined so as to minimise movement of buses at the grade separator and thereby minimising the conflict points. The layout plan of the proposed Sarai Kale Khan bus terminus be duly incorporated and the view of the General Manager,ISBT, be suitably considered.
- c. The projection of the traffic data with respect to be proposed FNG expressway, NOIDA bridge and MRTS etc. be duly accounted and reflected in the project.
- d. It is likely that due to the second entry to the Nizamuddin Railway Station and the MRTS corridor, there would be heavy pedestrian and cycle movement, which is required to be duly taken care of in the design.

- e. The modified plan, duly authenticated by the Project Manager, be submitted to DUAC and the plan duly approved by DUAC along with the letter of DUAC be submitted for approval of the Authority.

Futher, the decision of the Technical Committee dated 10.2.98 to the extent of improvement of Ring Road also stands superseded by the above decision.

10. **Item No.27/2000 - Grade separator proposal at the intersection of Ring Road and NH-24 bypass (Nizamuddin Bridge).
F.5(10)99-MP**

The Technical Committee's decision dated 28.9.99 and the letter of the Chief Engineer-IV(PWD), GNCTD, dated 30.3.2000 addressed to the Vice Chairman, DDA, and the decision of the Hon'ble Lt. Governor, Delhi, dated 7.3.2000 were discussed. Finally, the Technical Committee reiterated ist decision of 28.9.99, as given below:-

- a. The design of the grade separator required furthter examination by the Engineering Wing in terms of the design, speed, structure, super elevation and other engineering aspects.
- b. Approval from the various agencies e.g. DJB, PWD, MTNL, DVB, GAIL etc., if required, be taken by the executing agency.
- c. Improvement of all the arms, as proposed by the Consultant, was conceptual. The road owning agency be advised to prepare and implement the road alignment plans integrating the proposal of the Consultants on priority to take maximum benefit of the flyover.
- d. The diversion plan during the construction to be approved by the Traffic Police.
- e. One of the arms of this intersection being National Highway No.24, therefore, clearance from MOST/NHAI would be required.
- f. The proposed clover leaf to be duly integrated with the Rajeev Smriti Van (MCD area) and a landscape plan integrating the same to be supplied by the Consultant.
- g. The modified plan duly authenticated by the Project Manager be submitted to DUAC and the plan duly approved by DUAC along with the letter of DUAC be submitted for approval of the Authority.

The decision of the Technical Committee dated 19.11.96 regarding the proposal of underpass and link road connecting Ring Road and Lodhi Road stands superseded by the above decision.



11. **Item No.28/2000 - Change of land use for 4 pockets in Zones 'O', 'P' and 'K'.
F.3(10)2000-MP**

The decision on this item was deferred as the agenda item required recasting.



**DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL WING**


No F 1(2)99/MP

March 27th, 2000

MEETING NOTICE

The IIIrd Technical Committee meeting of Delhi Development Authority will be held on 31.3.2000 (Friday) at 10.30 AM in the Conference Hall, 5th floor, Vikas minar, I.P.Estate, New Delhi.

Agenda for the meeting is enclosed. You are requested to make it convenient to attend the meeting.


(K.K. BANDYOPADHYAY)
ADDL.COMMR. (DC&B)
MEMBER SECRETARY
PH.(OFF) 3319931
(RES). 5720946

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Sr. No-1 / ITEM No-17/2000/T.C.

SUB.: GRADE SEPARATOR PROPOSAL ON THE INTERSECTION
OF OUTER RING ROAD/ROAD NO.41 AT MADHUBAN
CHOWK, ROBINI.

NO.: F.5(8)92-MP

I. BACKGROUND/INTRODUCTION:

The proposal of grade separator on intersection of outer ring road/road No.41 at Madhuban Chowk was put up to the Technical Committee in its meeting held on September 1, 1998, where the Technical Committee decided as under:

"Technical Committee noted that this is not one of 15 flyovers which are to be taken up on priority. However, the proposal is agreed in principle, with the following observations:

- 1) The feasibility of proposal may be checked with particular reference to under-ground services and water proofing treatment required for underpass, keeping in view the level of sub-soil water.
- 2) Proposed MITS be integrated with the under-pass proposal.

II. DETAILS/EXAMINATION:

The above mentioned decision of Technical Committee was conveyed to DTTDC and in response a letter was received from Chief Engineer DTTDC dated September 10, 1999(ANNEXURE-I). Regarding observation (1) it was clarified that feasibility of the proposal with reference to the underground services, it is informed that the proposal is feasible and the modifications needed to accommodate the underground drainage in the alignment

of the subway has been refelected in the proposal and the drawing was submitted to the Technical Committee incorporating the changes required for catering to the services lines. As regards water proofing treatment required for the underpass, the same will be taken care of at the time of preparation of detailed execution drawings.

Regarding observation (2), a no objection to construct the proposed underpass at Madhuban Chowk has been given by DMRC (ANNEXURE-II). Two copies of the plan of this flyover have been submitted by S.E., PTTDC, dated January 11, 2000. On these plans an undertaking adhering to the conditions of the DMRC in the NOC issued by them, has been attached by PTTDC.

III. RECOMMENDATIONS FOR CONSIDERATION:

The proposal as examined in Para-II is placed before the Technical Committee for its consideration.

Handwritten signature and date: 12/1/2000

**Delhi Tourism & Transportation
Development Corporation Ltd.**

(A Government Undertaking)

ENGINEERING WING
10th Floor, Mayur Bhawan, Connaught Place, New Delhi-110001
Tel. 3325903 3321220, 3321238, 3321242 Fax 3321240

F.No.DTTDC/Engg/I(39)/693
September 10, 1999.

The Commissioner (Planning),
D.D.A., Vikas Minar,
I.P. Estate, New Delhi.

Sub: Grade Separator on Outer Ring Road - Road No.41,
Madhubhan Chowk.

Dear Sir,

The proposal for the above grade separator was considered as item No.55/98 in the 91st meeting of the Technical Committee of DDA held on 01.9.1998 and agreed in principle with two observations. Response to the observations could not be given earlier as the copy of the minutes was not received in this office and was collected much later by making a reference in March, 1999.

(i) As regards feasibility of the proposal with reference to the underground services, it is informed that the proposal is feasible and the modifications needed to accommodate the underground drainage in the alignment of the subway has been reflected in the proposal and the drawing was submitted to the Technical Committee incorporating the changes required for catering to the services lines. As regards water proofing treatment required for the underpass, the same will be taken care of at the time of preparation of detailed execution drawings.

(ii) The proposed MRTS has already been incorporated in the proposal submitted in consultation with RITES.

In view of above, the approval of the proposal may kindly be accorded so that the construction activity can be taken up immediately as this flyover is not only now included in the second list of flyovers approved for construction in the meeting taken by the Hon'ble Lt. Governor but that this is one of the priority flyovers which was to be taken up during 8th Plan period and was included in the 8th Plan.

I think we can accept & put for the
Dir(TT) for its approval.

With ple p.

16/9

Amz
12/9
vls

17.9.99

Yours faithfully,

(B. Majumdar)
Chief Engineer

**Delhi Tourism & Transportation
Development Corporation Ltd.**

(A Government Undertaking)

ENCLAVE 1000 WING - Post Bag No. 258, 40th Floor, Connaught Place,
Connaught Place, New Delhi - 110001
Tel: 2611902, 3321220, 3321228, 3521247, Fax: 3321246

F No DTTDC (1000) 397

Dated - 18th Nov 1999

Smt R. K. Jain
Joint Director (MP)
Delhi Development Authority
Vikas Mohan I.P. Estate
New Delhi

Subj - Grade Separator on Outer Ring Road & Road No- 41, Madhuban Chowk

Ref - Your letter No. F-5(8)/99/MP/1550 dated 08.11.99

Sir,

In reference to above, no objection to construct the proposed under pass at Madhuban Chowk has been given by Delhi Metro Rail Corporation Ltd, vide their letter dated 11/15.11.99 (Copy enclosed)

2 It is categorily stated that the Road Integration Plan is not required to be modified as the proposed piers are coming in the Central Verge only

3 In view of above, the approval of the above proposal may now be conveyed at the earliest.

Encl - As above

R.K. Govil
(R.K. GOVIL)
Superintending Engineer

Copy to:-

1. M/s Graphix Consultants (India) Pvt. Ltd. 14/3 Mathura Road, Faridabad - 121003 for information alongwith copy of above referred DMRC letter dated 15.11.99

(R.K. GOVIL)
Superintending Engineer

Tel. : 2969959, 2969986
Fax : 2969985

5
दिल्ली मेट्रो रेल कॉर्पोरेशन लि.
DELHI METRO RAIL CORPORATION LTD.

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

Site office of Chief Project Manager/RC, Yamuna West Bank, Near Kashmere Gate,
Opp. Mahatma Pratap I.S.B.T., Delhi-110006

Dated 11.11.99
15

Shri R.K. Govil
Superintending Engineer
Delhi Tourism & Transport Development
Corporation Ltd.,
238, 10th Floor, Mayapuri Extension,
Connaught Place,
New Delhi-110001

Sub:- Construction of grade separator at the intersection of outer ring road &
Road No.41 at Madhuban Chowk.

Ref:- Your letter No.DTTDC(Engg.)1(39)/004 dated 25.10.99

Dear Sir,

Plan received alongwith above mentioned letter was examined in this office.

Instead of having 2 m dia piers at 22m interval, one in the centre of under pass &
one each on either side for MRTS elevated corridor, DMRC shall have following
arrangement for its MRTS corridor.

1. Two piers spaced at 46.2 m shall be provided to cross outer ring road.
This will mean that there shall be no pier in the under pass & 10 m either side of
under pass.
2. Details of the pier both along the road and their size across the road
have been marked on a plan, enclosed along with.
3. Road integration plan may have to be modified keeping in view location & size of
the pier.
4. DMRC has got no objection to construction of under pass at this
intersection subject to above condition.

CE may verify
Sec to
19/11

CE

Encl. One plan.

Yours faithfully,


(Lalit Menghmani)
CPM/RC

-6-

**Delhi Tourism & Transportation
Development Corporation Ltd.**

(A Government Undertaking)

ENGINEERING WING : Post Bag No. : 238, 10th Floor, Mayur Bhawan,
Connaught Place, New Delhi-110001

Tel : 3325903, 3321220, 3321238, 3321242. Fax : 3321246

No.DTTDC(Engg)I(39)/1316

Dated:- 11th Jan. 2000

✓ Shri Prakash Narayan
Director (TT)
D.D.A., Vikas Minar
I.P. Estate
New Delhi

Sub:- Grade Separator on Outer Ring Road & Road No. 41, Madhuban Chowk.

Dear Sir,

This is in continuation to our letter No. DTTDC(Engg)I(39)/693 dated 10/13th September 1999 and in reference to your office letter No. F.5(8)/92/MP/1550 dated 08.11.99.

2. Delhi Metro Rail Corporation Ltd., vide their letter dated 11/15th November 1999 (Copy enclosed), have given necessary clearance for the above proposed grade separator. It is stated herewith that Road Integration Plan is not required to be modified as the proposed piers are coming in Central Verge only.

3. Two copies of drawings no. CRTS/DTTDC/MBC/020, in incorporating the columns, required for Metro Rail, are also enclosed herewith with the request that the approval of the above proposal may now be conveyed at the earliest.

Yours faithfully,

Encl. As above.

(R.K. GOVIL.)
Superintending Engineer

Copy to:-

1. M/s Craphts Consultants (India) PVT. Ltd. 14/3 Mathura Road, Faridabad - 121003 for information.


(Superintending Engineer)

Head Office : 18-A, DDA, SCO Complex, Defence Colony, New Delhi-110024.
Phones : 4618026, 4618374, 4623782, 4694859, 4698431. Fax - 011-3313637

**Sub: Proposal for development of Fruit Market at Tikri
Khurd/Khampur, G.T. Karnal Road, Delhi
F.20(10)97-MP**

1. BACKGROUND

Delhi Agricultural Marketing Board vide its letter dated 8.11.99 has requested the DDA that the proposal for change of land use at Tikri Khurd/Khampur may be taken up for establishment of wholesale fruit market. According to DAMB total requirement of land is 80 Ha., out of which 28 Ha. is required in Phase I and 52 Ha. in Phase II.

2. LOCATION

The proposed site is located towards east of G.T. Karnal Road, which includes 70.62 acres of area earlier earmarked for shifting of slaughter house from Idgah which was taken over by DAMB from MCD.

3. EXAMINATION

- i) The site falls outside proposed urban extension of DDA as well as Regional Plan prepared by NCRPB. The change of land use of 28 ha. of land from rural to extensive industry (Slaughter House) was placed in the Authority vide item no.136/96 dt.6.2.96 but due to strong resistance from the local public and public leaders to grant NOC by DPCC for the new slaughter house at Narela, the proposal was accordingly dropped.
- ii) As per MPD 2001 Fruit and Vegetable Markets are proposed to be developed as part of the Integrated Freight Complexes which cover a total area of 53 Ha. (Loni Road: 8 Ha., Madanpur Khadar: 20 Ha., IFC Dwarka: 5 Ha., IFC Narela: 20 Ha.).
- iii) Further, as per MPD-2001 Kundli in Haryana has been identified for development of fruit and vegetable market which is being developed by Haryana Government. MPD 2001 also stipulates that Ambala/Saharanpur is the suitable location for large wholesale market for apples.
- iv) As per the minutes of 43rd meeting of NCRPB held on 12.2.99 vide agenda item no.6 the chairperson indicated that the Agriculture Produce Marketing Committee NCTD in its communication D.O. No.1(10)97-APMC/E&M dated 29.12.99 apprised that as the project will never get clearance from DDA as it did not fit into this plan of scheme. The Secy. L&B,GNCTD has been requested to return the estimated compensation to APMC Azadpur. In view of the above communication this agenda item was dropped. The matter would be placed before the board in its next meeting for information.
- v) As per the report submitted by DAMB, the demand of fruits in Delhi is 30 lakh tones per year. At present there are 2497 incoming goods vehicles carrying fruits and 2386 goods vehicles are outgoing every day. As such the demand of Delhi is only 5% of the total fruits transactions in Delhi.
The proposal of DAMB has been referred to NCRPB on 21.12.99 for its observations/clearance., the reply of which is still awaited.

4. RECOMMENDATION

Keeping in view the provision of MPD 2001 and the decision of the 43rd meeting of the NCRPB stated above, the process of change of land use can be taken up only after the approval of NCRPB is received.

U. N.

Sr. No. 3 / ITEM No-20 / 2000 / TC

Subject : Development control norms for Sr. Sec. School for Delhi.

15/11/99

1.0 BACKGROUND

1.1 MPD-2001 provides the development controls for Sr. Sec. School as under:-

a) Senior Secondary School (VI to XII)

- 1 for 7500 population
- Strength of the school : 1000 students
- Area per school : 1.60 Ha
- School Building are : 0.60 Ha
- Play field area with a minimum of : 1.60 Ha
68 mt. 126 mt. to be ensured for
effective play.

b) Secondary School/Sr. Secondary School/Integrated School/Integrated Residential School (082,083,084 and 085)

- Maximum ground coverage : 30%
- Maximum floor area ratio : 120
- Maximum height : 14 mt.

1.2 In pursuance of the provisions of MPD-62 (modified subsequently), MPD-2001 in the approved schemes of the residential areas site measuring 1.6 Ha within the framework of the development codes as given in the para 1.1 above have been provided and are being considered for allotment for eligible institutions/Govt. Depts. On the basis of the policy of the subject.

1.3 Keeping in view the scarcity of land in existing urban areas as well as in the areas to be planned in future following has been administratively decided by the Hon. L.G. :

"TC, DDA and Commr.(Bldg.) explained that allotting 2 Acres for Sr. Secondary School instead of 4 acres without suitable amendments in the Master Plan is liable to be contested.

L.G. felt that in a city like Delhi, land is a precious commodity, and DDA must make economic use of it. He further said that provision for allotment of 2 acres of land for a Sr. Secondary school should be made in MPD-2021. As regards, the present policy of allotted 2 Acres for the Senior Secondary School, the same should continue. DDA may, if it so desires, may initiate action for amending the Master Plan simultaneously. It was also decided that in all such cases of allotment the society will pay for 1.5 acres of land, for which it will be given FAR. The construction of the building will be ½ Acre of land."

2.0 DETAILS OF EXAMINATION

- 2.1 The orders of Hon. L.G. given in para 1.3 above would meet the requirement of the floor space to accommodate the number of students in a Sr. Sec. School (1000) as per the provisions of MPD-20001.
- 2.2 The allotment of 2 Acres of land to Sr. Sec. School will not incur financial losses to the DDA.
- 2.3 With the implementation of the recommendations of the Malhotra Committee the existing residential areas are short of community facilities which are predominantly of open area character like play grounds, parking areas, functions sites, weekly markets etc.

3.0 PROPOSAL

- 3.1 In view of the above following modifications in the Master Plan letter proposed for the consideration of the Technical Committee:-

| EXISTING NORMS | MODIFIED NORMS |
|---|---|
| ■ 1 for 7500 population | |
| ■ Strength of the school : 1000 students | |
| ■ Area per school : 1.60 Ha | ■ Area per school : 0.80 Ha |
| ■ School Building are : 0.60 Ha | ■ School Building are : 0.60 Ha |
| ■ Play field area with a minimum of 68 mt. 126 mt. to be ensured for effective play | ■ Play field area ^{area} : 0.20 Ha |

- 3.2 The balance land for the Sr. Sec. School site be utilised for predominantly activities that can take place in open areas, are in conformity with residential area use permission.
- He He*

Sr. No. 4 / ITEM No. 21/2000/JC.

Subject : Regularisation of Gurudwara Sri Guru Singh Sabha at Northern Railway
CHBS, Shankar Vihar, Vikas Marg.

File No. F.19(5)99-MP.

1. BACKGROUND

There is a request from President, Sri Guru Singh Sabha Gurudwara (Regd.) for regularisation of this Gurudwara situated at Shankar Vihar. This Gurudwara forms a part of the Layout Plan Shankar Vihar CHBS affecting 4 plots of the Society numbering 9 to 12 (area 512 sq.mtr.). This Gurudwara is shown as existing in the layout plan of Shankar Vihar CHBS on Plot No. 9 to 12. (Annexure I)

As per the report received from Land Section total area of 34 Bigas and 16 Biswas was to be allotted to the Society out of which only 29 Bigas and 16 Biswas could be given to the Society. The area measuring 4 Bigas, 19 Biswas could not be handed over as there was a stay from the Court of Law and about 2 Biswas had been encroached upon by the Gurudwara. The area which was under stay was further allotted to the Society when the stay was vacated by the Court and supplementary agreement was executed for the area of 4 Bigas land 19 Biswas. The remaining area of 2 Biswas, however, could not be leased out/handed over to the Society being encroached by the Gurudwara which covers plot no. 9 to 12. The supplementary Perpetual Lease Deed dated 4/7/81 also revealed that the plot no. 9 to 12 where Gurudwara is situated was not handed over to the Society.

2. EXAMINATION

It is evident from the fact that Gurudwara was existing prior to the allotment of land to the Society. Also the 2 Biswas of the land on which Gurudwara is existing is not leased to the Society. The Building Section has also confirmed that as per the approved setback-cum-demarcation plan placed in File No.F.23(34)74-Bldg. land use of the area where Gurudwara exist is residential

In view of this, Land Section have referred the case to Planning Wing to examine whether Gurudwara can be regularised or not.

3. PROPOSAL

Since Gurudwara is very old and existing prior to the land allotted to the Society it has not become possible to remove it and Land Section have also referred the case to examine whether the Gurudwara can be regularised or not. The following two alternatives are proposed :-

ALTERNATIVE-I

The case was earlier examined in File No.F.12(8)83/DMR/CS/DDA vide which the exercise was made to utilise the land for deficient facility in this area by adjusting the Gurudwara in a proper shape without affecting the Nishan Sahib Location. The area of 510.33 sq.m. under Plot No.9 to 12 was proposed as follows :

| | |
|-------------------------------------|-----------------|
| Area proposed for Gurudwara | 127.58 sq. mtr. |
| Area proposed to be utilised by DDA | 382.75 sq. Mt. |
| Total Area :- | 510.33 sq. mtr. |

Agenda for Technical Committee was also prepared with this proposal which, however, could not be placed /considered in the Technical Committee.

ALTERNATIVE-II

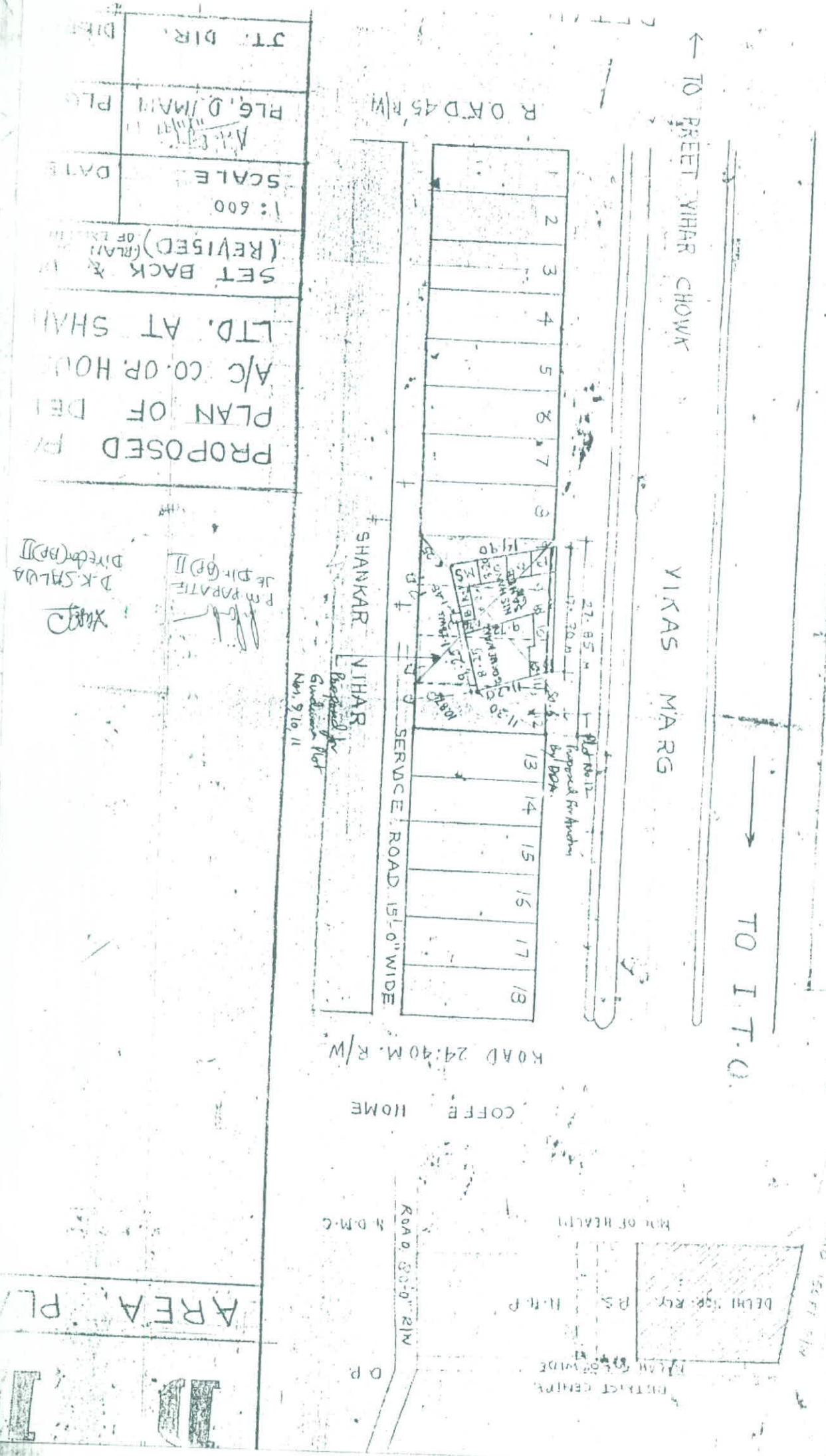
Since the Gurudwara is existing on 4 plot prior to the allotment of land to Society, it is suggested that it may be regularised on 3 plots only^(9 10 11) with an area of 382.75 Sq M. (being nearer to the standard of religious site i.e. 400 sq.mt. as per MPD-2001) and one residential plot¹² can be carved out which can be auctioned by DDA. Gurudwara will have to be adjusted in 3 plots instead of 4, retaining the position of Nishan Sahib as it is and one plot to be made available shall be auctioned by DDA.

4. RECOMMENDATIONS

The alternative proposals are placed before the Technical Committee for consideration.

Y.P. Bhatla
(Y.P.BHATLA)
ASSTT.DIRECTOR(AP)II
P.M. Parate
(P.M.PARATE)
JT.DIRECTOR(AP)II
D.K. Saluja
(D.K.SALUJA)
DIRECTOR(AP)-II

(N.K.AGARWAL)
OSD(AP)



| | | |
|--|--------------|------|
| ST. DIR. | PLG. D./MAIN | DATE |
| 1:600 | SCALE | |
| SET BACK & (REVISED) (PLAN) OF EXISTING | | |
| PROPOSED PLAN OF DEL A/C CO. OF HOUSE LTD. AT SHAN | | |
| SET BACK & (REVISED) (PLAN) OF EXISTING | | |
| 1:600 | SCALE | |
| PLG. D./MAIN | ST. DIR. | DATE |

P.M. PRAPATHE
 J.E. D.P. (P.D.)
 D.K. SHALWA
 Director (B.D.)
 27.08.11
 27.08.11

| |
|---------|
| AREA PL |
|---------|

Sr. No. 51 ITEM No- 22/2000/T.C.

Subject : Change of land use of an area measuring about 7.50 ha. from Recreational to Residential for allotment to Delhi Police for their staff housing and for Institutional Use.
File No. : 19(30)99/MP.

1. BACKGROUND

An area of 31.74 acres (about 12.50 Ha.) of land in village Ghondli, Kanti Nagar was allotted to Delhi Police for the construction of Police Lines in East Distt. and Delhi Army Police Battalion in Oct 84. An amount of Rs. 190.40 lacs was paid to DDA on 28/3/85, towards the land cost. DDA handed over the possession of the land measuring 25 acres on 20/1/84 against the allotment of 31.74 acres in Kanti Nagar. There was, therefore, a shortfall of 6.74 acres of land at that time. (Refer Annexure T)

Out of the 25 acres of land handed over in Kanti Nagar for various uses has been allotted as per various orders from time to time (Annexure-II). Out of the 25 acres of land handed over in Kanti Nagar, the net area available with Delhi Police is about 3 Hect. It means that still about 7 hect additional land shall have to be allotted to compensate the payment made by them to DDA in 1985.

2. EXAMINATION

Alternative sites for allotment of land to Delhi Police were explored in the following areas :

- i). In the north of Wazirabad Road behind Harsh Vihar.
- ii). In the area adjoining Facility Centre Khajuri Khas near Sonia Vihar.
- iii). Low lying area behind MCD office/Musical Fountain near Sham Lal College.
- iv). Khichripur.

After inspecting all above sites, the site behind MCD Office/Musical Fountain near Sham Lal College was considered but it is a low lying area. This site is proposed for Recreational use as per Zonal/Master Plan and also involves change of land use. Delhi Govt. is also considering the proposal for development of Lake Park in this area for Shahdara area which is highly deficient in Open Spaces/Recreational area. An area of about 2 Hect. could be considered for Delhi Police in Khichripur after leaving the Zonal green.

Sites near Harsh Vihar and Sonia Vihar are part of Rural Zone/ Recreational Areas and would involve change of land use.

The matter was discussed in a meeting under hon'ble LG on 24/11/99 which was attended by VC, OSD(AP, Addl Commr. of Police (HQ) and other Sr. Officers in which the following decision was taken :-

"Delhi Police should be given alternative accommodation in the Marshy Land adjoining to Sham Lal College "

We have not received any information about the requirement of land for Storm/Sewage disposal from Delhi Jal Board in this area. The matter was also discussed in a meeting under Chairman Standing Committee MCD on 27/11/99 which was also attended by Principal Secy (UD) Govt. of Delhi, CE MCD amongst other Sr. Officers in which it was informed that the hon'ble LG has desired to use this area for Delhi Police Housing instead of the Lake Park proposal being considered by Govt. of Delhi. Chairman Standing Committee MCD informed that he would discuss the matter with LG but no further communication has been received by us in this regard.

3. **PROPOSAL.**

In order to compensate for land to be allotted to Delhi Police in lieu of the land taken over from them in Kanti Nagar Area as also the balance land which have to be allotted to them, it is proposed that the 7.50 hect. area out of Recreational area behind MCD Office/Musical Fountain near Sham Lal College may be considered for change of land use from Recreational to Residential Use(6 Hect.) and Public/Semi-Public Institutional (1.50 Hect.) Change of land use from Recreational to Public/Semi-Public is for pending allotments to Institutions in this area. However, this would make a deficiency of about 3.50 hect. area under Recreational Use in TYA since 4 Hect. area in Residential Use for Park is already developed in Kanti Nagar. Balance left over area for Delhi Police could be considered in Khichripur. The uses proposed in Kanti Nagar on the land allotted to Delhi Police are shown in the Layout Plan laid on table.

4. **RECOMMENDATIONS.**

Proposal as explained in para 3 for change of land use and utilization of vacant pockets in Kanti Nagar is to be put up to Technical Committee for consideration.


(P.M. PARATE)
JT. DIRECTOR (AP) III


(D.K. SALUJA)
DIRECTOR (AP) II

MINUTES OF THE MEETING HELD IN THE OFFICE OF ADDL.C.P DELHI TO DISCUSS THE ISSUE PERTAINING TO THE LAND OF KANTI NAGAR.

A meeting in pursuance of the decisions taken in the meeting of the Hon'ble L.G., Delhi on 26.11.99, was held under the Chairmanship of Addl.C.P./G.A., Delhi in his office on 17.12.99 at 5.00 P.M. and the following officers were present in the meeting:-

1. Shri Kewal Singh, DCP/Hdqs.
2. Shri S. Nithianandam, DCP/East Distt.
3. Shri V. P. Gupta, ACP/HQ(G)
4. Shri S. K. Tewari, ACP/Gandhi Nagar.
5. Shri Subhash Chander, Director (Project), Delhi Jal Board.
6. Shri Praveesh Kumar Tyagi, A.E.(Civil), Delhi Jal Board.
7. Shri Laxmi Narain, SHO/Krishna Nagar.

None of the representative from DDA joined the meeting and thus the issue could not be clarified.

The Addl.C.P./G.A. explained that DDA allotted 31.74 acres land in Village Ghondli, Kanti Nagar for the construction of Lines for East Distt. and DAP Bns. in October 1984 at a total cost of Rs.190.40 lacs and full payment of the land was made to DDA on 28.3.85. DDA handed over possession of the land measuring 25 acres on 20.1.84 against allotment of 31.74 acres land i.e. 6.74 acres short land which is under encroachment. Out of the land as per details mentioned below handed over to other departments/being demanded:-

1. 3046 Sq.mtrs. land handed over to Health Deptt. For construction of Health Centre-cum-Maternity Centre.
2. 10 acres land for development of Distt. Park with Recreational Facilities & Vikas Kendra.
3. 3375 Sq.Mtrs. land to Delhi Vidyut Board for installation of electric sub. station. Besides, 4500 Sq.Mtrs. addl. land is being demanded by Delhi Vidyut Board for construction of Distt. Building Office.

Contd..2/p

M-7/DIA/H II
14/01/2000

Annexure - I
Page - (2)

11 2 11

4. DDA allotted 3000 Sq. mtrs land to Delhi Jal Board on 11.11.98 and Delhi Jal Board made payment to DDA amounting to Rs.30,08,895/- vide cheque No.825578 dated 2.2.99 on account of cost of land.
5. ACP/Gandhi Nagar informed that the Primary School which is located adjoining to P.S. Krishna Nagar is asking for about 2 acres of land for their playground.

The latest utilization plan of vacant lands in Kanti Nagar, prepared by DDA speaks of Basti Vikas Kendra measuring 2500 sq.mtrs., Delhi Vidyut Board office measuring 1500 sq.mtrs., Old Age Home measuring 800 sq. mtrs. and toilet blocks measuring 252 to 300 sq.mtrs.

The sale of 3000 sq.mtrs. of land directly by DDA to the Jal Board at a total cost of Rs.30.09 lacs out of the land allotted and in possession of the Delhi Police is wrong. It is thus found that the DDA indulged in double sale of the same land - once to us and second to the Delhi Jal Board.

Our request for alternative land in lieu of 10 acres land given for the Distt. Park and 3046 sq.mtrs. land for Health-cum-Maternity Centre, at the instance of L.G., Delhi is still pending with DDA since long.

Addl.C.P./G.A. asked to put up letters to the Vice-Chairman, DDA and copy to Secretary to L.G., Delhi, against the sale of land to Delhi Jal Board and second insisting on allotment of land near Shyam Lal College in lieu of what was taken away from us.

Contd. VP.

:: 3 ::

DCP/East Distt. indicated that the boundary wall which was erected around the allocated land for Delhi Police has since given way and it needs urgent repairs. DCP/East Distt. shall be getting the needful done least, we may have more encroachment on the land. The representative of the Delhi Jal Board informed to wait for about a month with a hope that in the meantime, they would be able to get it sorted out with the DDA.

The meeting was concluded after the Addl.C.P./G.A. conveyed thanks to all the participants.

(KEWAL SINGH)
DEPUTY COMMISSIONER OF POLICE::
HDQRS. :: DELHI.

No. 184-41 / L&B Cell/PHQ, dated, Delhi, the 17. / /1999.

Copy forwarded to the:-

- 1) Shri L.N. Kapoor, Chief Engineer (C) III, Delhi Jal Board, Govt. of NCT of Delhi, Varunalaya Phase-II, Karol Bagh, New Delhi.
- 2) Shri Subhash Chander, Director (Project), Delhi Jal Board, New Delhi.
- 3) Shri Pravesh Kumar Tyagi, A.E. (Civil), Jal Board, New Delhi.
- 4) Shri D.K. Saluja, Director (Planning), DDA, Vikas Minar, IP Estate, New Delhi.
- 5) DCP/East Distt., Delhi.
- 6) SOs to Addl. C.P./G.A., DCP/HdQRS. and ACP/HQ(G), Delhi.

Subject : Land allotted for various uses in the site
allotted to Delhi Police at Kanti Nagar.

..-.-.-.

In the land allotted to Delhi Police at Kanti Nagar land for various uses has been allotted as per various orders from time to time, the following areas have since been taken back on various orders issued from time to time.

- i) 4 Ha. of land for development of the Park with a Multigym.
- ii) 3040 Sq.M. of land for allotment to Health Deptt. for construction of Health Centre cum Maternity Centre.
- iii) 3375 Sq.M. of land to Delhi Vidyut Board for 33 KV S/Stn.
- iv) 3000 Sq.M. of land to Delhi Jal Board for construction of underground Water Reserve R.

The following sites are also proposed in the plan and their allotment status is to be ascertained by the Lands Deptt.

| <u>Sl.No.</u> | <u>Use</u> | <u>Area</u> |
|---------------|---------------------|----------------|
| 1. | Hostel Vikas Kendra | 2500 Sq.M. |
| 2. | DVB Office | 1500 Sq.M. |
| 3. | Old Age Home | 800 Sq.M. |
| 4. | Community Toilet | 250-300 Sq. M. |

Out of the 25 acres of land handed over in Kanti Nagar, the net area available with Delhi Police is about 3 Hect. Out of this area, an area of about 1.50 Acre (0.60 Hect.) is proposed for allotment of Play Field for the existing School, thus balance area left is hardly to the order of 2.3.90 Hect. Out of this an area of about 3000 Sq.M. is water logged area, about 7000 Sq.M. is required for parking/circulation, thus, the net area is about 3 Hect. Delhi Police has utilized only 1.60 ha. for their housing so far out of the total land allotted to them. Thus, on overall basis, Delhi Police are now left with about 3 Hect. of area including water logged area for taking up their housing programme in this area. It means that still about 7 Hect. additional land shall have to be allotted to compensate the payment made by them to DDA in 1985.

..-.-.-.-.

Sr. No. 6/ITEM No. 23/2000/T.C.

Sub: Identification of New SLF sites and location of compost plants.
F. No. 91/MP

1. Background :

i) MPD-2001 has identified seven sites for land fill refer page 137 of Gazette placed at Annexure I. Since some of these sites were exhausted, Technical Committee in its meeting held on 6.8.96 under Item no. 86/96/TC recommended six new sites each for SLF and compost plants.

Recently, Honble Supreme Court of India in Writ petition of Civil 888/96 have directed MCD, NDMC, DDA etc. to identify 8 sites for compost plants and SLF sites to meet requirements of waste disposal for next twenty years. Accordingly, MCD & GNCTD with the help of Planning deptt. of DDA have identified fresh sites for compost plants and landfill in Delhi.

2. Based on discussions held with MCD, GNCTD, MOUD etc. following sites have been proposed for consideration/ratification:

A. Sites for SLF :

a) Existing : As per MCD affidavit, three sites are already in operation viz. Gazipur (70 acres), Bhalswa (40 acres) and Okhla Phase I (32 acres). These have expected life of two years.

b) Sites to meet short term future requirements.

i) Near Jaitpur, Tajpur : The site (about 50 ha.) already stands approved by Technical Committee, Development Commissioner, Delhi has already transferred the land to MCD.

ii) Site near Gummanhera : It is a fresh site identified by GNCTD (about 75 acres). Being the Gaon Sabha land, it is to be handed over to MCD by GNCTD. The site shall require clearance of other agencies like CPCB, Ground Water Authority, IAAI etc. A part of this site is proposed to be used for compost plant and incinerator. The plan of the site would be laid on table by GNCTD/ MCD.

c) Sites to meet long term requirements :

i) Site in North West Delhi along Bawana /Puthkhurd Road. The site (about 58 ha.) form part of MPD-2001 as well as it was approved by TC in 1996. The land is mostly privately owned and would need to be acquired by Govt. of Delhi/MCD. A part of this site is proposed to be used for compost plant and incinerator.

ii) Site near Gughala on Bawana Narela Road - The site (60 ha.) already stands approved by Technical Committee in 1996. It is mostly Gaon Sabha land and could

be considered for transfer by Govt of Delhi to MCD. Part of this site is proposed to be used for compost plant and incinerator

- iii) Site in Revenue boundaries of Sultanpur Dabas along Bawana Khanjawala Road :
Site (about 40 ha) already stands approved by Technical Committee in 1996. It is mostly Gaon Sabha land under the control of Development Commissioner, Delhi. A part of this site is proposed to be used for compost plant and incinerator.

B. Sites for Compost plants :

- a) Existing : 3 compost plants sites are already existing viz. Okhla (MCD), Okhla (NDMC), Bhalswa(MCD)
- b) Sites to meet short term future requirements :
- i) As part of Gazipur SIF site : The site was considered in the Technical Committee in 1996. About 12 acres of land has been identified by Dir.(AP) II forming part of over all plan of proposed Integrated Freight complex for allotment to MCD for the compost plant. Details of the land are shown on the plan laid on table.
- ii) In Bakatwala (West Delhi) : A fresh site of about 10 ha has been identified by Dir (Plg.) Dwarka. It is a DDA land and is to be handed over to MCD by the Lands Deptt. It shall also require clearance of all concerned agencies i.e. CPCB, Ground Water Authority, IAAI etc. Details of the land are shown on the plan laid on table.
- iii) Expansion of existing NDMC plan in Okhla : NDMC has requested for allotting only 4 acres of land contiguous to their existing plant. The feasibility has been examined by Dir (AP) I as per land use provisions. The same shall be presented by Dir (AP) I.
- iv) Near Gamanphera as part of SIF site : A part of the SIF site is proposed to be used by MCD/NDMC for setting up of a compost plants. The details of the land shall be presented by GNCID/MCD during the meeting. The site shall require clearance of concerned agencies i.e. CPCB, GWA, IAAI etc.

C. Sites to meet long term requirements :

- i) As part of SIF site along Bawana Puthkhand road.
- ii) As part of SIF site on Bawana Narela road.
- iii) As part of SIF site along Bawana Khanjawala Road



3. In addition to the above sites, Cantt. Board shall develop separate sites for land fill and compost plant within the area under its jurisdiction.

4. The identification of new sites for SLF as well as compost plants needs to be further analysed with regard to land requirements taking into account projected generation, collection, transportation, treatment and disposal of waste likely to be produced in Delhi in next 20 years. However, it is presumed that the proposed sites as identified shall be sufficient for next about 15 years. Additional sites as and when required may have to be identified by MCD/NDMC/GNCTD and put up for consideration of the Technical Committee.

5. **Recommendations :**

In the Master plan for Delhi-2001, SLF sites/compost plants are categorised as part of 'utilities' (infrastructure-physical). 'Utilities' as per the provisions of Master Plan are permissible in all use zones. In view of this, it is proposed that new SLF sites as well as sites for compost plants as identified in para 2 (a) and (b) above are put up for consideration of the Technical Committee. In case of fresh sites, the local body may seek required clearance of CPCB, GWA, IAAI etc. before taking up actual development.


16/3

SUB: Permissibility of nursing homes guest house and banks in residential use zone of rehabilitation colonies - proposed amendment in MPD-2001.
F.10(5)81-MP- PLII

1.0 Background

Ministry of Urban Development vide notification no.H-11017/17/91-DDIB dt.7.5.99 has issued amendments in the mixed land use policy of MPD-2001, by allowing nursing homes, guest house and banks in residential plots of min. 209 sq.mt. and above, subject to certain conditions (Annexure-I) The amendment was processed under section 11 A of D.D.Act 1957, based on the recommendations of the Steering committee of MOUA&E on MPD-2001- review exercise.

While processing the amendments in MPD-2001 one of the suggestions received from Sh.Vijay Kumar Malhotra, MP was to extend the proposed modifications to the residential plots of 200 sq.yds (167.2 sqm.) in case of Rehabilitation colonies. Subsequently, Authority vide Item no.87/98 in its meeting held on 28.10.98 also agreed for fresh processing of the proposed amendment.

2.0 Approval of Ministry for Public notice:

Ministry vide letter dt. 7.5.99 approved issuing of fresh notification for inviting objections/suggestions in the matter. Accordingly, a public notice was issued in the leading newspaper on 1.1.2000 (Annexure.II).

3.0 Observations on the Objections/suggestions :

In response to the public notice following two objection/suggestions were received . The observations of the Planning deptt. are as under:

1. **Suggestion I received from Prof.A.K.Moitra,Dir., School of Planning and Architecture, New Delhi (vide letter dt.14.1.2000) :** The proposal to allow nursing homes, guest houses and Banks on residential plots of min.size of 167.2 sqm. facing a road width of 13.5 m. is ill conceived for the following reasons.
 - Nursing Home, Guest House and Banks are not among them compatible landuses, therefore, they cannot be clubbed together.
 - Nursing Home is a hazardous landuse, because of the highly contaminated and potentially dangerous solid and liquid waste created by the nursing homes. In addition they store & use radio-active material which is dangerous to nearby houses.
 - Nursing homes invite very large amount of traffic, which is undesirable in a residential area and will create traffic hazards and endanger safety of other people.
 - A Guest house is a transit residence and it brings in people unknown to the locality and thereby disturb the community harmony in a otherwise peaceful residential area.

- Banks also generates considerable amount of traffic of people who do not belong to the area

Observations : Nursing homes, guest house and banks are the necessities of local residential population. A large number of these facilities have already come up in the residential areas. Recently, Govt. have already amended the provisions of Master plan by allowing these facilities (as part of Mixed use policy) in residential plots having a min. size of 209 sqm. with certain guidelines. The guidelines provided for developing adequate parking facilities within/adjacent area, safe disposal of waste from nursing homes and also that no hazard/nuisance is caused to the nearby residents of the area. Moreover, since the permission is to be granted on year-to-year basis, it is possible to withdraw it at any stage, in case of any hazard/nuisance. The detailed guidelines may be seen in Annexure I.

- ii) **Suggestion II from Sh.Prashant Khandori:** The applicability of the proposed min. plot size of 167.2 sqm. should not be restricted to Rehabilitation colonies alone. It should also be extended to other areas such as Yamuna Vihar, where hardly 1% plots are more than 209 sqm. in area.

Observations : The extension of the proposed mixed use provisions to smaller plot size may not be desirable from planning point of view, specially on account of traffic congestion, parking problem, safety and convenience of the people.

4.0 **Proposal :**

The proposal to permit Nursing home, Guest house (max.15 beds) and Banks on residential plots of 167.2 sqm. in size, facing a min. 13.5 m. right of way road in Rehabilitation colonies with similar other conditions as given in the ^{mixed use} guidelines is put up for the consideration of the Technical Committee for further processing the amendments in MPD-2001 as per the provisions of Section 11 A of Delhi Development Act.



(S.P. B. A. G. S. A. L.)
Dir (Plan)



सत्यमेव जयते

-24-

ANNEXURE-I

भारत सरकार

शहरी कार्य और रोजगार मंत्रालय

शहरी विकास विभाग

Government of India

Ministry of Urban Affairs and Employment

Department of Urban Development

Dr. Nivedita P. Haran
Director (DD)
Tel: 3019028

नई दिल्ली-110011, तारीख

199

Dated, New Delhi - 110011, the

199

D.O.No. H-11017/7/91-DDIB

Dated: 7.5.1999

शुद्ध वाचना सुनिश्चित
प्राप्तारी व. 3-50/1999
दिनांक 12/5

Dear Shri Ghosh,

Please find enclosed copy of the final notification carrying out the modification to the Master Plan for allowing mixed land use and the guidelines under which the same should function.

2. Regarding lowering minimum plot size for such activities to 167 sqm, it is requested that DDA may issue fresh notification calling for objections/suggestions in the matter and thereafter revert to the Government.

With regards,

Yours sincerely,

Sharan

(Dr. Nivedita P. Haran)

Shri P K Ghosh,
Vice Chairman,
DDA, Vikas Saden,
New Delhi.

डा. 89/12/5
डा. 7/5/99

DDA (N)

Pl put up with file.

R/S 12/5

02/5

CO-2
11/5/99
20/5/99
12/5/99

GUIDELINES FOR ALLOWING MIXED LAND USE, NAMELY, NURSING HOMES, GUEST HOUSES AND BANKS IN RESIDENTIAL AREAS.

Master Plan for Delhi has been modified vide Notification dated 7th May, 1979 allowing Guest House, Boarding House, Lodging House, Nursing Homes and Banks in residential plots of minimum size 209 sqm facing roads of minimum width 18 mts. (9 mts. in special areas and 13.5 mts. in rehabilitation colonies) subject to the following conditions:

(i) Minimum road frontage as mentioned above will be necessary for allowing above-mentioned activities. For Guest Houses, Banks and Nursing Homes which are already in existence, this requirement may be relaxed provided there is clearance from Fire Department.

(ii) For Nursing Homes and Banks, a maximum of 2/3rd floor area may be allowed for conversion for plot size upto 250 sqm. In case of larger plots, the use for the above-mentioned purposes may be permitted subject to a ceiling of 2/3rd FAR or 600 sqm whichever is less. In the case of Guest Houses, a maximum of 3/4th floor area may be allowed for conversion regardless of size of plot. A maximum of 15 guest rooms will be permitted in Guest Houses.

(iii) The maximum plot size for the above-mentioned activities will be 1000 sqm.

(iv) All parking requirements of plot size over 250 sqm is to be provided within the plot. In case of smaller plots, land in the vicinity will be identified and common parking areas developed.

(v) Nursing Homes, on payment of a fee, should link up their disposal of waste with BCD/HDHL to ensure hygienic disposal.

(vi) To avoid chances of recycling of syringes, needles, plastics, the Nursing Homes must ensure that these are destroyed before disposal. A certificate in this regard should be submitted to the local authorities at periodical intervals.

(vii) Only Branch Offices of Banks catering to the neighbourhood banking facilities will be permitted.

(viii) No commercial activity in the form of canteen or restaurant will be permitted. Catering will be allowed only for the residents of the Guest Houses/Nursing Homes.

(ix) A permission fee will be charged at the rate of 10% per annum of the difference between the current commercial rate and current residential rate as approved by this Ministry. The fees will be based on the actual floor area utilized for such non-residential purpose. The amount collected through the levy of permission fee will be placed in a separate escrow account by the

concerned local body collecting it and will be utilised for augmentation of infrastructure in and around the area.

(x) Where residential premises are already being put to such non-residential use, the same will be regularised on their payment of permission fee vide Para (ix) above from the date from which its functioning has been established.

(xi) Local bodies will ensure that permission fee is paid for each financial year within six months of that financial year. In case of violation of these guidelines \default, prompt action will be taken to issue time-bound notice to party and in case of non-compliance close and seal the premises and permission fee with 100% misuse fee recovered.

(xii) Wherever premises are utilised for such non-residential but permissible use, it will be ensured that no nuisance or hardship is created for the local residents.

2. Based on the above guidelines, the local bodies will ensure that all existing premises are regularised after fulfilling the conditions laid down herein within next 6 months. Monthly status report may be sent to the Government. Local bodies will also ensure that the mixed land use facilities being permitted through these guidelines are implemented in the proper spirit so that the residential character of such areas is maintained.

Nivedita
(Dr. Nivedita M. Haran)
Director (DD)

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No. H-11017/7/91-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhavan, New Delhi
Dated the 23rd July, 1999

10

1. The Vice Chairman, DDN, Vikas Sadan, New Delhi.
2. The Chief Secretary, Govt. of NCTD, 5 Sham Nath Marg, Delhi.
3. The Pr. Secretary (UD), GNCTD, Vikas Bhavan, New Delhi.
4. The Secretary (Home), GNCTD, 5 Sham Nath Marg, Delhi.
5. The Secretary (Health), GNCTD, 5 Sham Nath Marg, Delhi.
6. The Chairperson, NDMC, Palika Kendra, New Delhi.
7. The Secretary, DUAC, IHC, Lodhi Road, New Delhi.
8. The Land & Development Officer, HUD, Nirman Bhavan, N. Delhi.
9. The Director General of Works, CPWD, HUD, New Delhi.
10. The Deputy Commissioner of Police (Licensing), MSO Building, 1 P Estate, New Delhi.
11. The Joint Director (MP), DDN, Vikas Hinar, New Delhi.

Subject:- Guidelines for allowing mixed land use in residential areas.

Sir,

I am directed to refer to Govt. of India Notification even No. dated 7.5.99 carrying out the modifications to the Master Plan for allowing mixed land use and the guidelines under which the same should function.

2. While communicating the guidelines, as approved by the competent authority, Para (x) has not been reflected correctly. This Para may, therefore, be read as under:-

"(x) Where residential premises are already being put to such non-residential use, the same will be regularised on their payment of permission fee vide Para (ix) above from the current financial year."

3. You are requested to ensure that the guidelines are implemented and a report sent to this Ministry in due course.

Yours faithfully,

(Dr. Hivedita P. Haran)
Director (DD)

Pr. Secy 23/7/99

u.d.E

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ANNEXURE - II

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

27.12.99

No. F.10 (5)81/MP Pt. II

PUBLIC NOTICE

The following modification which the Central Government propose to make in the Master Plan for Delhi-2001, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of 30 days from the date of issue of this notice. The person making the objection/suggestion should also give his/her name and address.

MODIFICATION

" At Page 166 (LHS) of the Gazette of India, Part-II Section 3 sub-section (ii) dated 1.8.90 under the heading 'Mixed Land Use Regulations', the following is to be incorporated after (h) Junk Shop and earlier amendments finally notified by the Govt. of India, vide notification no.H-11011/17/91-DDIB dt.20.5.99 :

"Nursing Home, Guest House and Bank shall be allowed on 'residential plots' of minimum size of 167.2 sqm. facing a minimum road width of 13.5 m. wide, only in rehabilitation colonies."

2. The text of MPD-2001 duly incorporating the modification is available for inspection of the office of Joint Director, Master Plan Section, 6th Floor, Vikas Minar, I.P Estate, New Delhi, on all working days within the period referred above.


(V. M. ANSARI)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN,
'B' BLOCK,
INA, NEW DELHI.

DATED 1.1.2000

Sr. No. 8/ITEM No. 25/2000/T.C

Subject : Proposed Approach road to Vasundra Group Housing Societies Complex at
Dallapura
File No. : F.5(26)99/MP.

A. BACKGROUND

DDA has allotted land to about 50 Group Housing Societies in the South of Hindon Cut near Village Dallapura. Most of the Group Housing Societies are fully developed/constructed. The Complex is now named as Vasundra Group Housing Societies Complex. Presently the approach to these Societies is either from Kondli side, which is a narrow road and involves a long detour. From Marginal Bund Road the approach is through the Noida or along the road of U.P. Irrigation & Flood Deptt. parallel to Hindon Canal.

B. EXAMINATION

The Societies have been representing for an independent approach to their Complex from Marginal Bund Road for a long time. Alternative approach through the 30M R/W road from Trilokpuri is under construction. Bridge on Hindon Canal for approach from Trilokpuri is under construction in the alignment of this road.

C. PROPOSAL

A 36M/45M R/W road in the south of Hindon cut parallel to the proposed new Hindon Canal (yet to be constructed) was proposed as per the original approved layout plan for Society's area and then connect this road after crossing Shahdara link drain with the Marginal Bund Road near the existing signalized junction. This is not found to be feasible due to encroachments/ site constraints. Even if the R/W is reduced to 24/30M still a large no. of structures shall be affected.

Since the Societies want an approach road from the Marginal Bund Road (along River Yamuna), alternative proposals have been studied/discussed.

A 13.5M wide road in the north of new Ashok Nagar unauthorised colony from the existing drain under construction in the area along proposed for parallel Hindon Canal may be feasible for providing approach to the Vasundhara. This may be taken as Phase-I. Development of this road ultimately this must be widened to atleast 24/30M R/W after clearance of the structures. For the construction of 13.5 M wide road under Ph.I the surface above drain under construction (about 3M width) shall be developed as footpath and the road shall be developed in the available space with minimum displacement of structures. Alternative proposals of joining this road with Marginal Bundh Road have been studies, same are as follows :-

ALTERNATIVE - I

Take the alignment of 13.5M road along the existing road after its junction with 45M wide road near East End Apartments and meet the Marginal Bundh Road in the existing signalised junction. This may not be desirable as the road is already in a slope near the junction and with the increased load of traffic, this may become an accident prone area.

ALTERNATIVE - II

In this alternative, the 30 M R/W road in the east of Mayur Vihar Distt. Centre i.e. between the village Chilla and the Distt. Centre is taken straight on the embankment of Ghazipur Drain and after crossing Ghazipur drain and Hindon Canal is joined to the proposed 13.5M R/W road.

In this alternative, 20M road under construction along the embankment of Ghazipur drain gets discontinued after its 'T' Junction with the straight 30M R/W road from Chilla side and thereafter, a new bridge on Ghazipur drain and Hindon Canal shall have to be constructed to join it with 13.5M R/W road as shown in the plan laid on the table. In order to achieve the 30M R/W road of road passing between the Mayur Vihar Distt. Centre and Chilla, some structures of Village Chilla shall have to be removed. Apart from approach to the ESS on the corner of the Distt. Centre may also be affected. A small part of the existing 33 KV S/Sn. at the junction may have to be acquired to develop a slip road for left turning traffic. Thus, in this case, traffic coming from Vasundra side shall take on the periphery of the Distt. Centre and get on to the Marginal Bund Road from the 30M R/W road as explained above.

ALTERNATIVE - III

In this alternative, 30M wide road from the Distt. Centre adjoining to the Hotel Plot is proposed to be joined to the road along Ghazipur embankment in a slope. Thereafter, the 13.5 M R/W road from Vasundra is to be joined as explained above in a 'T' junction by constructing a new bridge on Ghazipur Drain and Hindon Canal.

In this alternative, a part of the hotel plot, ESS, Petrol Pump and the fire post site proposed in the Distt. Centre are affected.


ALTERNATIVE - IV

In this alternative, 20M R/W road along embankment of Ghazipur Drain is taken straight and joined to the Marginal Bund Road in a signalised 'T' Junction. The road coming out of Mayur Vihar Distt/ Centre is joined to this road and no gap is proposed in front of the same to avoid two closely spaced 'T' junction. However, due to inadequate weaving for the right turning movements, in particular, this may become an accident prone area. In this alternative, no structure of the Distt. Centre gets affected. The 13.5 M road from Vasundra joined to the road on Ghazipur embankment in a 'T' junction as proposed in Alternative-I.

D.

RECOMMENDATION

Alternative proposals as explained under para 'C' are put up to the Technical Committee for consideration. After approval of the specific alternative, detailed proposal shall be got prepared by the Engg. Wing of DDA from private Consultants for implementation purpose.


12/3/2002

(D.K.SALUJA)
DIRECTOR(AP)-II

1. Vice Chairman, DDA (CHAIRMAN)
2. Engineer-Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Plg.), DDA
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
7. Chief Architect, DDA
8. Addl. Commr. (MP&PR), DDA
9. Addl. Commr. (UDP), DDA
10. Addl. Commr. (DC&B), DDA MEMBER-SECRETARY
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, MOUA&E
16. Sr. Architect (H&TP), CPWD
17. Chief Engineer (Plg.) DVB
18. Dy. Commr. of Police (Traffic), Delhi
19. Director (Land Scape), DDA

SPECIAL INVITEES:

1. Chief Engineer (Elect.), DDA
2. Addl. Chief Architect-I, DDA
3. Addl. Chief Architect-II, DDA
4. OSD (Area Plg.), DDA
5. Director (DC), DDA
6. Director (MP&PR) I, DDA
7. Director (MP&PR) II, DDA
8. Director (TT), DDA.
9. Director (AP) -I, DDA.
10. Director (A.P-II) DDA.
11. Director (N.P) DDA.

LAI D ON TABLE ITEMS

I N D E X

| Sl.No. | Item no. | Particulars | Page no. |
|--------|----------|---|----------|
| 1 | 26/2000 | Grade Separator at the Intersection of Ring Road and Entry to ISBT Sarai kale Khan. F.5(11)99/MP | 32-37 |
| 2 | 27/2000 | Grade separator at the Intersection of Ring Road and N.H.24 by pass Nizamuddin F.5(10)99/MP | 38-47 |

Sub.: GRADE SEPARATOR AT THE INTERSECTION OF
RING ROAD AND ENTRY TO ISBT SARAI KALE
KHAN.

FILE NO. F.5(11)92-MP

1. BACKGROUND:

The Supdt.Engineer, Circle-V, P.W.D., GNCTD, vide letter dated 26th June, 1997 had submitted a technical report, supplementary notes, drawings and feasibility of a proposal for provision of second entry to Nizamuddin Railway Station from Ring Road side near ISBT Sarai Kale Khan. In this proposal the right turning movement to/and from I.S.B.T., second entry to Railway Station were provided through loops in the form of extended roundabouts on the Ring Road. This was put up to the Technical Committee Meeting dated 10th February, 1998, in which it was recommended to approve the proposed circulation/parking plans for Nizamuddin Railway Station from ISBT Sarai Kale Khan side with certain observations.

Subsequently, a meeting was held under the Chairmanship of Hon'ble Lt.Governor, Delhi, on 8th February, 1999, and subsequentⁱⁿ several meetings, where twenty-three locations for grade separations were identified in the second phase. This intersection at ISBT Sarai Kale Khan was one of the grade separator to be taken up for implementation.

2. REVISED PROPOSAL:

A proposal for grade separator at this location was put up to the Technical Committee Meeting held on 28th September, 1999, and the decision of the Technical Committee is as under:-

"The revised proposal of grade separator with a straight flyover on Ring Road was presented by the consultant M/s Lea Associates. After detailed discussion the following points were suggested for suitable incorporation:

- a) Service roads along the flyover be increased to minimum of 11.0 m on both the sides of flyover.
- b) Entry/exit to the existing Sarai Kale Khan bus terminus to be suitably examined so as to minimise movement of buses at grade and there by minimising the conflict points. The layout plan of the proposed Sarai Kale Khan Bus Terminus be duly incorporated and the views of General Manager, ISBT, be suitably considered.
- c) The projection of traffic data with respect to proposed FNG express way, Noida Bridge & MRTS etc. be duly accounted and reflected in the project.
- d) It is likely that due to second entry to Nizamuddin Railway Station and MRTS Corridor there would be heavy pedestrian and cycle movement which required to be duly taken care of in the design.

The above observations suitably be incorporated and the revised proposal be put up to Technical Committee. A copy of the revised proposal also be sent to Chief Engineer, PWD, by Project Manager before discussion in Technical Committee."

Subsequently, a letter was received from Chief Engineer IV, PWD, GNCTD, in which it was envisaged that a half straight flyover on Ring Road was desirable in place of a full six lane flyover on Ring Road. The observations of the Chief Engineer, PWD, GNCTD, were again put up to the Technical Committee in its meeting held on 18th January, 2000, where it was decided as under:-

"It was explained that the earlier observations of the Technical Committee had been complied with in this revised scheme. The issue of entry/exit of ISBT Sarai Kale Khan had also been modified and the approval of General Manager, ISBT, was being sought. The representative of PWD observed that a half flyover should be proposed for North and South moving traffic. However, as the intersection is ultimately going to be four arm intersection (in two phases), a straight full six lane flyover was preferred. It was decided that the observations of PWD be referred to consultant for suitable consideration."

The above decision was forwarded to M/s Leo Associates South Asia Pvt. Ltd., the consultants engaged by DDA for this grade separator proposal. A letter dt. 9th March, 2000, has been received from Chief Consultant, Traffic & Transportation, Leo Associates, in which it has been mentioned that

to avoid probable traffic management hassles and ensure optimum safety to road users in future it would be appropriate to construct a full six lane straight flyover at this intersection. Copy of the letter is placed as ANNEXURE-I.

3. EXAMINATION:

1) The earlier decision of Technical Committee dated 10th February, 1998, regarding second entry to Nizamuddin Railway Station from Ring Road side needs to be partially superseded with respect of extended roundabouts on Ring Road by a grade separator on the junction of Ring Road and ISBT Sarai Kale Khan.

11) The decision of the Technical Committee on the earlier proposal of full six lane flyover which was put up to the Technical Committee on 18th January, 2000, were complied with and the revised proposal was received from Executive Engineer(Flyover Project) Division No.-III, vide letter No. F.2(12)AE(P)/FD-III/DDA/98-99/880 dt. 19.1.1999. In this proposal, the observations of the Technical Committee were incorporated and re-submitted to the Planning Wing.

(111) The observations given by M/s Lea Associates regarding a full six lane straight flyover on Ring Road are logical as the intersection is ultimately going to be a four arm intersection and considering the increase in volume of

traffic on Ring Road, it is desirable to have a full six lane straight flyover as recommended by the Consultants.

4. RECOMMENDATIONS FOR CONSIDERATION:

A decision is required whether a straight flyover on Ring Road at the intersection of ISBT Sarai Kale Khan is to be a half or full six lane straight flyover.

H. S. Dhillon
(H.S.DHILLON)
DY. DIRECTOR (IT)

27/3/2000
- 27/3/2000

Lea Associates South Asia Private Limited
 Transportation and Management Consultants,
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LASA/7377/2000

Date : 9th March 2000

Mr. R.K. Jain
 Joint Director, (MP)
 Delhi Development Authority
 Vikas Minar, I.P. Estate
 New Delhi

Subject : Grade Separator at the intersection of Ring Road and entry to ISBT Sarai Kale Khan

Dear Sir,

This has reference to your letter No. F.5(11) 99/MP/286 dated 29th February 2000, on the subject.

Our views on single flyovers to save costs have been voiced at the Technical Committees meetings of DDA and also through our recent letter dated 16th February, 2000 addressed to Vice Chairman, DDA with copies to Commissioner Planning DDA, Engineer Member, DDA, Chief Engineer, PWD, GoD, Zone IV and Chief Architect, DDA. (copy attached for ready reference). The decision of the Technical Committee meeting held on 18.1.2000 approving a straight and full 6 lane flyover at the aforesaid intersection is to be appreciated. The observations of PWD have been known and are reconsidered as desired at this stage and we take this opportunity to reiterate once again that to avoid probable traffic management hassles and ensure optimum safety to road users in future it would be appropriate to construct a full 6 lane straight flyover, at this intersection, in the beginning itself.

As regards the plan for NH-24 Nizamuddin bridge intersection our views have already been made available to DDA, GoD and PWD vide our on letter of 16th February, 2000, copy of which is enclosed.

Thanking you,

Yours sincerely,

For Lea Associates South Asia Pvt Ltd.,



(Dr. A.C. Sarma)
 Chief Consultant
 Traffic and Transportation

CC : Mr. P.K. Nanda
 Executive Engineer, Flyover Division 2, Vasant Kunj, N.Delhi

Per: [Signature]

Lea Associates

Sub.: GRADE SEPARATOR PROPOSAL AT THE
INTERSECTION OF RING ROAD AND NH-24
BYEPASS (NIZAMUDDIN BRIDGE).

FILE NO. F.5(10)99-MP

1. BACKGROUND:

The above mentioned intersection was selected for grade separation in Phase-II of provisions of flyovers. The proposal of a three arm trumpet intersection was prepared by the consultants appointed by D.D.A., M/s Lea Associates. This proposal was put up to the Technical Committee in its meeting held on 28th September, 1999, the decision of which is given as under:-

" The modified proposal of the grade separator was presented by the consultant M/s Lea Associates. After detailed discussion, the proposal was approved in principle with the following conditions:

- a) The design of the grade separator required further examination by Engg.Wing in terms of the design, speed, structure super elevation and other engineering aspects.
- b) The approval from the various agencies e.g. DJB, PWD, MTNL, DVB, GAIL etc. if required be taken by the executing agency.
- c) The improvement of all arms as proposed by the Consultant was conceptual. The road owning agency be advised to prepare and implement road alignment plans integrating the proposal of the Consultants on priority to take maximum benefit of the flyover.

- d) The diversion plan during construction to be approved by Traffic Police.
- e) One of the arms of this intersection being National Highway No. 24, therefore, clearance from MOST/NHAI would be required.
- f) The proposed clover leaves to be duly integrated with the Rajeev Smriti Van (MCD Area) and a landscape plan integrating the same to be supplied by the consultant.

The modified plan duly authenticated by the Project Manager be submitted to DUAC before the plans are placed before the Authority for approval."

Subsequently, a letter was received from Chief Engineer-IV, PWD, GNCTD, dated 19th November, 1999, vide which it was brought out that there has been a long pending proposal to connect this intersection with the Neela Gumbaj roundabout at the east end of the Lodhi Road. This proposal has, however, been dropped for the present because of the objection from Archaeological Surveys of India and Zoological Surveys of India because the alignment passes in the close vicinity of Humayun's Tomb and the Delhi Zoo. This proposal was put up to the Technical Committee in its meeting held on 19th November, 1996, where the proposal was recommended in conceptual form for approval of DUAC subject to clearance from Archaeological Surveys of India, Railways and Department of Environment. It was further recommended that the improvement scheme for this intersection should be such that it does not

foreclose the option of future for a connection of Ring Road at surface or through a tunnel to connect Lodhi Road. The above observations of Chief Engineer, PWD, GNCTD, were put up to the Technical Committee in its meeting held on 15th February, 2000, in which it was decided as under:-

" The grade separator proposal was presented by the consultants. After detailed discussion following was desired for suitably incorporation.

- a) The intersection of Ring Road and NH-24 bypass is to be treated as a four armed junction, Keeping in view the future traffic pattern. The phasing and the design of the intersection may suggest suitably measures to minimise likely impact on the existing heritage buildings and the Delhi Zoo. The design may also have to offer suitably solutions to the flood vulnerability aspect.
- b) In view of the cost/economics and existing traffic load, the grade separator proposal for the time being may start with a half flyover, with a scope for a full flyover and cloverleaves in future.

It was decided that the consultant be requested to revise the scheme accordingly for discussion in the next meeting of the Technical Committee."

The proposal of this intersection for grade separation was discussed in the weekly meeting of Hon'ble Lt. Governor, Delhi, at Raj Niwas on 7th March, 2000, where it was informed that the construction of a grade separator at this junction has now been decided by the Technical

Committee to be a four arm intersection as against the 'T' junction which has already been planned and discussed in the Technical Committee. The Hon'ble Lt. Governor, stated that a decision in this regard has already been taken after due deliberation with the PWD that it will only be a 'T' junction and not a four arm junction. He further directed that the planning already done ^{for a Trumpet} for this intersection may go ahead for construction. (Copy of the minutes is placed at ANNEXURE-I)

2. RECOMMENDATIONS FOR CONSIDERATION:

The facts given above in para-1 are placed for a decision of the Technical Committee which are:

- 1) Supersession of the proposal of underpass and link road connecting Ring Road and Lodhi Road which was approved by the Technical Committee in its meeting held on 19th November, 1996.
- 11) The junction is to be treated a three arm instead of four arm as decided by the Hon'ble Lt. Governor, Delhi.

H.S. Dhillon 28/3/2012
(H.S.DHILLON)
DY. DIRECTOR (TT)
28-7-2012



सत्यमेव जयते

ANNEXURE राज निवास
दिल्ली-११००४४
RAJ NIWAS
DELHI-110054

485/5DCM)

16/3

6/4/0

F.M.

E.M.

C(H)

C(Ply)

C.D.

C.M.

Please find enclosed a copy of the minutes of weekly meeting of Lt. Governor with the officers of DDA, held at Raj Niwas on 7.3.2000, for necessary action.

(A.K. Acharya)
OSD to L.G.

No.F.100(3)/RN-2000/434/181-70

13/3/2000

D.D.T. Dy. No. 166
Date 24/3/2000

1. ✓ Vic., DDA
2. F.M., DDA
3. E.M., DDA
4. Chairman, DAMB, GNCTD
5. Pr. Secretary(PWD), GNCTD
6. Chairman, Delhi Flower Market Committee
7. Commr.(LM), DDA
8. Commr.(LD), DDA
9. Commr.(Plgn.), DDA
10. Commr.(Housing), DDA

OFFICE OF DIR. (T&A)
Diary No. 428
Dated 27/3/2000

Joining 15/3/2000
Sh. S. S. 16.03.2000

24/3
27/3

The enclosed Minutes of meeting may pl. be seen for further n.a.
At regards the Fly over proposal at N.H. 24 bye pass / Ring Road the decision of the T.C has been changed it will be appropriate to put up this decision to T.C.

- OSD (AP)
- Dir (AP-I)

Yes Please
T.C. is fixed for 27/3.
22/3/2000
Dir. T.T.
24/3/2000

DIARY NO. 14254
DATE 15/3/2000

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The following matters were discussed and decisions taken in the weekly meeting of Lt. Governor with the officers of DDA held at Raj Niwas, Delhi on 7.3.2000 :

I. Allotment of land to Indraprastha Gas Authority Ltd. :

L.G. began the discussion by referring to the land requirements of Indraprastha Gas Authority Ltd. and the rate at which they should be allotted. He also said that ground rent being collected from petrol pumps is a pittance and there is need to increase the same.

II. Redevelopment of New Rajinder Nagar :

Shri Surender Srivastava, Director (AP), DDA, said that a series of meetings have been held with the residents of the area, where Shri Yogi, the MLA, was also present to finalise the redevelopment scheme. The entire plan is almost ready except 2-3 grey-areas, which need to be settled after discussing the matter with the residents. He further informed that a meeting has been fixed for this weekend and the final plan would be submitted soon.

OSD. (AP)

Din (AP) - I

Contd. on....P/2..

L.G. desired that after the meeting, the final redevelopment plan should be put up to him sometimes in the next week. He also directed Shri Srivastava that the redevelopment plan for Panchsheel Park should also be worked out simultaneously. He asked Shri Srivastava to speak to DMC(South Distt.) to convene a meeting at the earliest for finalising the plan.

III. Land for Flower Market, Mehrauli :

Shri Surender Srivasatava, Director(AP), DDA explained that he along with Sri Rajinder Singh Tanwar, Chairman, Flower Market Committee visited the Mehrauli area including Facility Centre, Vasant Kunj and the Okhla Mandi. There are two plots measuring 1750 sq.mtrs. each which are available at Okhla Mandi, and the Chairman of Flower Market Committee felt that if both these plots are allotted to DAMB, that would serve their purpose.

L.G. felt that offer in this regard, along with the cost, may be sent to Chairman, D.A.M.B.

Contd. on....P/3..

OSO.(AP)
Div.(AP)-I

IV.

Flyovers Phase-II :

The progress of flyover under Phase-I & II was discussed. E.M., DDA brought out that the progress of the works for the flyovers in Phase-I is satisfactory. There is some difficulty in getting the approval of the drawings from RITES. The agreement with the RITES has also not been finalised so far, thereby they have slowed down the supply of drawings to DDA. It was decided that EM and V.C., DDA will finalise the agreement with RITES in the next 2-3 days. Thereafter, L.G. will hold a meeting with the RITES for expediting the flow of drawings to the DDA.

As regards Phase-II is concerned, a list of seven flyovers has been sent to the L.G. office for the consideration and approval. It was decided that EM will hold a meeting with the Pr. Secretary (PWD) and apprise her about the location of these seven flyovers so that a suitable provision is made in the PWD budget as well.

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As regards preparation of NIT for Phase-II flyovers is concerned, E.M. said that in last Technical Committee, the proposal for the construction of a grade-separators at the junction of outer ring road and NH-24 has been changed. It has now been decided to have a four arm intersection as against the T Junction which has already been planned and discussed in the Technical Committee. L.G. said that a decision in this regard has already been taken after due deliberation with the PWD, that it will only be a T Junction and not a Four arm junction. He directed that the planning already done for this intersection may go ahead and NIT may be finalised at the earliest. He also directed that Sri K.N. Aggarwal, C.E./PWD may be asked to discussed this issue with him.

V. Parks in Mayur Vihar :

L.G. directed that all the DDA parks in Mayur Vihar should be handed over to MCD.

E.M., DDA said that, as far as he knows, all the parks have already been handed over to MCD. However, he will check once again and in case any park has been left out, the same will be handed over forthwith.

VI. BDA land along the Ring Road :

L.G. pointed out that there are large chunks of BDA land between the two rings of the Ring Road, which are getting encroached steadily. He felt that it is best to hand over all these 'islands' to FWD so that they can be utilised for road maintenance or for greening purposes.

CLM, BDA said that he would transfer of all such land to FWD.

VII. Allocation of petrol pumps through draw of lots :

L.G. pointed out that all allotments, whether of petrol pumps or others, should be made only through the draw of lots. There cannot be any pick and choose policy for such allotments. He warned that severe action would be taken in case these directions are flouted.

S.No. 11 / ITEM NO. 28 / LCO

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DELHI DEVELOPMENT AUTHORITY

Agenda Item for Technical Committee

Subject : Change of Landuse for 4 Pockets in Zone-'O', 'P' & 'K'

F.No.F.3(10)2000/MP

1.0 BACKGROUND

DDA lands in prime locations like Nehru Place, Rohini, Vikas Puri etc. are under encroachments by squatter settlements for a long time. Such encroachments on one hand are hampering the proper development and completion of prestigious projects like Nehru Place and others and on the other side these are also an obstruction in proper and efficient functioning of planned complexes. In accordance with the established practice the concerned departments of MCD and DDA are to be given land for relocation and rehabilitation of the squatter settlements in designated areas. As such large pockets of land are neither available in the urban area nor it would be advisable to utilise smaller pockets of land in Urban Delhi. In a couple of meetings, L.G. emphasised the need and urgency of identifying pockets of lands suitable for relocation of these squatter settlements. Such pockets of lands can be utilised for further development and relocation of these squatter settlements.

2.0 DETAILS OF EXAMINATION

In view of the decision taken by LG, the Planning Department in consultation with Lands Management Branch has identified two such areas/pockets. One of these is located near Hasthal village along Najafgarh drain in Rural Usezone measuring about 50 acres (total DDA land in this pockets is about 80-90 acres which includes wooded area) and the other in river bed near Madanpur Khadar (adjoining existing IOC bottling plant) in the Rural Use zone (River and Water Body) measuring about 25 acres. The third pocket of land measuring about 150 acres in Bhalswa has been identified by MCD in consultation L&B Deptt., GNCTD. The fourth pocket of land is in Bakarwala measuring about 200 acres which was acquired for a water treatment plant and the change of landuse was processed from Rural to Utilities. The location of these 4 pockets of lands have been indicated on a copy of the Union Territory Plan laid on the table. The draft plan of the 3 pockets (excluding Bakarwala) are also laid on the table.

3.0 PROPOSAL

In view of the above following is proposed:-

| Location | Approx. Area | Zone | Existing Landuse | Proposed Landuse |
|-----------------|--------------|------|------------------|------------------|
| Madanpur Khadar | 35 Acres | 'O' | Rural | Residential |
| Hasthal | 50 Acres | 'K' | Rural | Residential |
| Bhalswa | 200 Acres | 'P' | Rural | Residential |
| Bakarwala | 200 Acres | 'K' | Utility | Residential |

4.0 The proposal contained in para-3 above is placed before the Technical Committee for its consideration.

N N
S. Srivastava
Director (AP) I

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L.S. 28142
A.5532 DIR.