

**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION**

No.F.1(7)/2000/MP

minutes of the IVth Technical Committee meeting held on 30.5.2000 in Conference Hall, 5th floor, Vikas Minar, New Delhi. The following were present:

**DELHI DEVELOPMENT AUTHORITY**

1. Sh.P.K.Ghosh, Vice-Chairman
2. Sh.R.K.Bhandari, Engineer Member
3. Sh.Vijay Risbud, Commissioner (Plg.)
4. Sh.K.K.Bandyopadhyay, Addl.Commr.(DC&B)
5. Sh.Chandra Ballabh, Addl.Commr.(MPPR)
6. Sh.A.K.Jain, Addl.Commr.(UDP)
7. Smt.Savita Bhandari, Director(LS)

**T.C.P.O.**

8. Sh.K.T.Gurumukhi, ACP

**SPECIAL INVITEES**

9. Sh.J.P.Singh, CMD, DSIDC
10. Sh.P.K.Gupta, CE, DSIDC
11. Sh.O.P.Suri, Ex.Eng., DSIDC
12. Sh.T.R.Bhav, M.D., RITES
13. Sh.G.D.Mathur, Consultant, RITES
14. Sh.S.P.Pathak, DGM, RITES
15. Sh.Sonati Poul, AM(UD) RITES
16. Sh.H.R.Bhatia, Consultant, RITES
17. Sh.N.Chakrapani, JT.GM, RITES
18. Sh.Opendra Chugh, President, Tetra Tech.
19. Sh.A.S.Khan, S.Engineer, Tetra Tech.
20. Sh.Harpreet Singh, Dy. GM, BVCL
21. Sh.S.C.Karanwal, ACA-I, DDA
22. Sh.N.K.Aggarwal, OSD(AP), DDA
23. Sh.B.L.Khurana, CE(Elect.), DDA
24. Sh.Prakash Narain, Dir.(TT), DDA
25. Sh.D.L.Saluja, Dir.(AP) II, DDA

26. Sh.K.L.Sabharwal, Dir.(AP) III, DDA
27. Dr. S.P.Bansal, Dir.(DC), DDA
28. Sh.I.Mohan, Dir.(NP), DDA
29. Sh.Anil Barai, Dir.(MPPR) II, DDA
30. Sh.B.K.Jain, Dir.(MPPR) I< DDA
31. Sh.P.M.Parate, Jt.Dir.(AP) II, DDA
32. Sh.R.M.Lal, Jt.Dir.(TT), DDA
33. Sh.S.Kant, jt.Dir.(AP) II, DDA
34. Sh.N.K.Chakarborty, Jt.Dir.(AP) I, DDA
35. Smt.Madhu Dham, Asstt.Dir.(MP), DDA

DELHI DEVELOPMENT AUTHORITY  
( MASTER PLAN SECTION )

Draft minutes of the IVth Technical Committee meeting held on 30.5.2000 at 10.00 A.M. in the Conference Hall at 5th Floor, Vikas Minar, I.P.Estate, New Delhi, are placed opposite.

Submitted for approval please.

*[Signature]*  
16/6/2000  
( Dr. S.P.BANSAL )  
DIRECTOR (DCA MP)

*[Signature]*  
1/6/2000  
ADDL.COMMR. (DC&B)

*[Signature]*  
16/6/2000  
COMMISSIONER (PLG.)

*[Signature]*  
4/6/2000  
VICE-CHAIRMAN, DDA

*[Signature]*  
13/6  
DD (DC)

*[Signature]*  
13/6  
JD (MP)

*[Signature]*  
13/6  
RHS

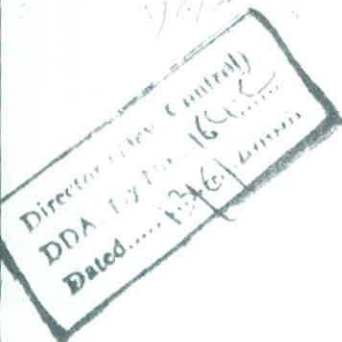
*[Signature]*  
AD (MP) I

*[Signature]*  
14/6/2000  
CPS

*[Signature]*  
14/6/2000  
Please type fair minutes for sign and issue.

*[Signature]*  
16/6/2000

*[Signature]*  
Ty/2/2000



The minutes of the Tech. committee for item no. 28/2000 put for consideration of the Authority meeting held on 30.5.2000 has been modified by the Competent Authority and now the 4 pockets for re-location for the squatters are to be processed for change of land use from rural / utility to residential. Accordingly action is being taken for preparation of the agenda for the Authority. Copy of the extracts taken from the F.3(18)2000-MP is placed opposite.

( R.K. Jain )  
Jt. Dir. (MP)  
20.7.2000

Dir. (DC)

PP. put up with a copy of agenda & modified decision in respect of item no 28/2000 as indicated above.

*[Signature]*  
20/7

Jain

a copy of the agenda & modified decision has been recorded, placed at file (A) submitted please

Dir. (DC)

for approval p.

*[Signature]*  
25/7

AC (DC)

*[Signature]*

Submitted for a formal file p. discuss.

28/7/2000

AC (DC) *[Signature]* approved

AC (DC) *[Signature]* 3.8.2000

Jain

*[Signature]*  
3/8

problem / and !!

419  
26/7/2000

419  
26/7/2000



**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION**

No.F.1(7)/2000/MP

minutes of the IVth Technical Committee meeting held on 30.5.2000 in Conference Hall, 5th floor, Vikas Minar, New Delhi. The following were present:

**DELHI DEVELOPMENT AUTHORITY**

1. Sh.P.K.Ghosh, Vice-Chairman
2. Sh.R.K.Bhandari, Engineer Member
3. Sh. Vijay Risbud, Commissioner (Plg.)
4. Sh.K.K.Bandyopadhyay, Addl. Commr.(DC&B)
5. Sh.Chandra Ballabh, Addl. Commr.(MPPR)
6. Sh.A.K.Jain, Addl. Commr.(UDP)
7. Smt.Savita Bhandari, Director(LS)

**T.C.P.O.**

8. Sh.K.T.Gurumukhi, ACP

**SPECIAL INVITEES**

9. Sh.J.P.Singh, CMD, DSIDC
10. Sh.P.K.Gupta, CE, DSIDC
11. Sh.O.P.Suri, Ex.Eng., DSIDC
12. Sh.T.R.Bhav, M.D., RITES.
13. Sh.G.D.Mathur, Consultant, RITES
14. Sh.S.P.Pathak, DGM, RITES
15. Sh.Sonati Poul, AM(UD) RITES
16. Sh.H.R.Bhatia, Consultant, RITES
17. Sh.N.Chakrapani, JT.GM, RITES
18. Sh.Opendra Chugh, President, Tetra Tech.
19. Sh.A.S.Khan, S.Engineer, Tetra Tech.
20. Sh.Harpreet Singh, Dy. GM, BVCL
21. Sh.S.C.Karanwal, ACA-I, DDA
22. Sh.N.K.Aggarwal, OSD(AP), DDA
23. Sh.B.L.Khurana, CE(Elect.), DDA
24. Sh.Prakash Narain, Dir.(TT), DDA
25. Sh.D.L.Saluja, Dir.(AP) II, DDA

26. Sh.K.L.Sabharwal, Dir.(AP) III, DDA
27. Dr. S.P.Bansal, Dir.(DC), DDA
28. Sh.I.Mohan, Dir.(NP), DDA
29. Sh.Anil Barai, Dir.(MPPR) II, DDA
30. Sh.B.K.Jain, Dir.(MPPR) I< DDA
31. Sh.P.M.Parate, Jt.Dir.(AP) II, DDA
32. Sh.R.M.Lal, Jt.Dir.(TT), DDA
33. Sh.S.Kant, jt.Dir.(AP) II, DDA
34. Sh.N.K.Chakarborty, Jt.Dir.(AP) I, DDA
35. Smt.Madhu Dham, Asstt.Dir.(MP), DDA

DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL & BUILDING

No.F.1(2)99/MP

Dt. 16-6-2000

Sub: Minutes of the IV Technical Committee meeting held on 30.5.2000 at 10.00 AM in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

1. **Item no 29/2000 - Redevelopment scheme of Anand Parbat Industrial Area.**  
**F.16(33)71/MP**

The broad redevelopment scheme of Anand Parbat industrial area was presented by Dir.(AP) III, DDA. In view of the fact that the scheme presented before the Technical Committee had the consent of the Associations of Anand Parbat Industrial area as well as it met the requirements of DVB, CFO, MCD, Traffic police, Directorate of Industries etc.; Technical Committee approved the scheme for implementation of the proposed improvement plan. During the discussion, it was also pointed out that the industrial units which were not compatible/polluting as per MPD-2001 should not be regularised, in view of the environmental considerations.

2. **Item no.30/2000 - Resitement of retail outlet by the name Mukul Diesel**  
**F.13(41)91/CRC/DDA**

The item was deferred.

3. **Item no.31/2000 - Allotment of Additional land for 220 KV Grid sub-station at South of Wazirabad in River bed, Zone 'O'.**  
**F.6(17)99/MP**

The proposal for allotment of land for 220 KV grid sub-station at South of Wazirabad in River bed (zone O) was considered and it was decided that DVB should surrender the surplus land i.e. 3.235 ha. as identified on the plan to DDA, and the road R/W of marginal bund road be maintained in accordance with the approved alignment plan.

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

The proposal was discussed in detail and it was decided that in view of the following considerations, the proposal to revise the development control norms in respect of Sr.Secondary Schools be again put up to Hon'ble LG on file for a review:

- a. Bifurcation of the Sr.Secondary School sites in the existing urban area in the manner proposed in many cases, is not feasible/practical due to locational considerations.



- b. School sites in the existing urban area are mostly located in a scattered manner and hence, pooling of land for a common play field is often not feasible. However, the concept of common play field area for 3-4 schools could be experimented in case of new urban extensions/sub city projects.
- c. Experiences have shown that 'common play field area' is difficult to maintain due to over lapping responsibilities of its maintenance and up keep by a heterogeneous group of users i.e. Education deptt., trusts & private institutions etc. who are normally allotted lands for running the schools.
- d. The proposed norms for school sites, however, could be considered in case of congested central city areas, urban villages, unauthorised colonies, JJR schemes etc. in view of severe land constraints.

Play fields are essential requirements of all the school premises and they should not be compromised while reconsidering the norms for Sr.Secondary schools as in any case open area for assembly/physical training etc. would have to be anyway provided for.

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

The proposed change of land use for the 'temporary transit camps' may not be required. However, the proposal to develop these pockets for temporary transit camps for relocation of squatters was recommended subject to reconciliation of the area at each of the proposed locations by the concerned Area Planning/Project Planning Wing.

6. **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 alternative proposals to regularise Gurudwara in the Northern Railway CHBS at Shanker Vihar, Vikas Marg was discussed and it was decided that a decision in this regard will be taken after the site inspection by the VC, DDA.

7. **Item no.32/2000 - Permissibility of farm houses in the Rural Use Zone/Agricultural Area of villages that ceased to be Rural, Under DMC Act.**  
**F.3(43)97/MP**

The quarry of MCD to permit farm house in case of certain villages in Dwarka was discussed. It was decided not to permit farm houses in Bijwasan, Bamnoli, Dhool Siras and Bhartal as the entire village revenue estates has been declared as urban.



8. **Item no.33/2000 - Covering of Najafgarh drain between Rohtak Road and Punjabi Bagh Bridge - Change of land use from 'Utility' - Drain to 'Commercial,' Park etc.**  
**F.3(66)96-MP**

The item was deferred.

9. **Item no.34/2000 - Layout plan for development of New Industrial area in Bawana in Narela Area.**  
**F.20(5)97/MP**


The layout plan for the development new industrial area in Bawana Narela prepared by the consultants of DSIDC i.e. RITES was principally approved with following observations:

- i. DSIDC shall ensure reservations of about 10% of land for allotment/handing over to Slum depts. for relocation of JJ clusters.
  - ii. Service plans specially with regard to water supply, sewerage and solid waste management shall be furnished by DSIDC to DDA alongwith the clearances obtained from the concerned Municipal agencies.
  - iii. The detailed Environmental Impact Assessment Report prepared by DSIDC alongwith the clearances obtained from CPCB, DPCC etc. for the same shall be furnished by DSIDC to DDA.
  - iv. The provisions of Master plan with regard to permissible categories of industries have to be duly ensured while allocating space to various industries that are to be relocated in this industrial estate. Extensive industrial units as per the provisions of Master plan are not permissible.
10. **Item no.35/2000 - Development of car parking between Spur no.18-19 of L.N.Bund of River Yamuna.**  
**F.3(134)98/MP**

The item was deferred.

11. **Item no.36/2000 - Change of land use for allotment of land to Central Wakf Board Council on Link Road (opposite CGO Complex, Lodhi Road) measuring 1000 sq.yds (836.12 sqm.) from 'Recreation' to 'Public and semi public (socio-cultural institutions)' F.20(8)99/MP**

The proposal for change of land use for allotment of land to Central Wakf Board Council on Link Road, (opposite CGO complex, Lodhi Road) measuring about 1000 sq. yds. from 'Recreational' to 'Public and semi public (socio-cultural institutions)' was discussed and the Technical Committee recommended processing of the proposed change of land use.

  
**(K.K. Bandyopadhyay)**  
**Addl. Commr. (DC&B)**  
**Member Secretary**  
Dated: 16.6.2000

NO.F.1(7)2000

Copy To:

1. OSD to VC for information of the later
2. Engineer Member DDA
3. Principal Commissioner DDA
4. Commissioner (Plg.)
5. Commissioner (LD) DDA
6. Commisioner (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 Plnner, (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).

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

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

No.F.1(7)/2000/MP

minutes of the IVth Technical Committee meeting held on 30.5.2000 in Conference Hall, 5th floor, Vikas Minar, New Delhi. The following were present:

**DELHI DEVELOPMENT AUTHORITY**

1. Sh.P.K.Ghosh, Vice-Chairman
2. Sh.R.K.Bhandari, Engineer Member
3. Sh.Vijay Risbud, Commissioner (Plg.)
4. Sh.K.K.Bandyopadhyay, Addl.Commr.(DC&B)
5. Sh.Chandra Ballabh, Addl.Commr.(MPPR)
6. Sh.A.K.Jain, Addl.Commr.(UDP)
7. Smt.Savita Bhandari, Director(LS)

**T.C.P.O.**

8. Sh.K.T.Gurumukhi, ACP

**SPECIAL INVITEES**

9. Sh.J.P.Singh, CMD, DSIDC
10. Sh.P.K.Gupta, CE, DSIDC
11. Sh.O.P.Suri, Ex.Eng., DSIDC
12. Sh.T.R.Bhav, M.D., RITES
13. Sh.G.D.Mathur, Consultant, RITES
14. Sh.S.P.Pathak, DGM, RITES
15. Sh.Sonati Poul, AM(UD) RITES
16. Sh.H.R.Bhatia, Consultant, RITES
17. Sh.N.Chakrapani, JT.GM, RITES
18. Sh.Opendra Chugh, President, Tetra Tech.
19. Sh.A.S.Khan, S.Engineer, Tetra Tech.
20. Sh.Harpreet Singh, Dy. GM, BVCL
21. Sh.S.C.Karanwal, ACA-I, DDA
22. Sh.N.K.Aggarwal, OSD(AP), DDA
23. Sh.B.L.Khurana, CE(Elect.), DDA
24. Sh.Prakash Narain, Dir.(TI), DDA
25. Sh.D.L.Saluja, Dir.(AP) II, DDA

9/1

Vikas Minar

26. Sh.K.L.Sabharwal, Dir (AP) III, DDA
27. Dr. S.P.Bansal, Dir.(DC), DDA
28. Sh.I.Mohan, Dir.(NP), DDA
29. Sh.Anil Barai, Dir (MPPR) II, DDA
30. Sh.B.K.Jain, Dir.(MPPR) I - DDA
31. Sh.P.M.Parate, Jt Dir.(AP) II, DDA
32. Sh.R.M.Lal, Jt Dir.(TT), DDA
33. Sh.S.Kant, jt Dir.(AP) II, DDA
34. Sh.N.K.Chakarborty, Jt.Dir.(AP) I, DDA
35. Smt.Madhu Dham, Asstt.Dir.(MP), DDA



DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL & BUILDING

No.F.1(2)99/MP

Dt. 16-6-2000

Sub: Minutes of the IV Technical Committee meeting held on 30.5.2000 at 10.00 AM in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

1. **Item no 29/2000 - Redevelopment scheme of Anand Parbat Industrial Area.  
F.16(33)71/MP**

The broad redevelopment scheme of Anand Parbat industrial area was presented by Dir.(AP) III, DDA. In view of the fact that the scheme presented before the Technical Committee had the consent of the Associations of Anand Parbat Industrial area as well as it met the requirements of DVB, CFO, MCD, Traffic police, Directorate of Industries etc.; Technical Committee approved the scheme for implementation of the proposed improvement plan. During the discussion, it was also pointed out that the industrial units which were not compatible/polluting as per MPD-2001 should not be regularised, in view of the environmental considerations.

2. **Item no.30/2000 - Resitement of retail outlet by the name Mukul Diesel  
F.13(41)91/CRC/DDA**

The item was deferred.

3. **Item no.31/2000 - Allotment of Additional land for 220 KV Grid sub-station at South of Wazirabad in River bed, Zone 'O'.  
F.6(17)99/MP**

The proposal for allotment of land for 220 KV grid sub-station at South of Wazirabad in River bed (zone O) was considered and it was decided that DVB should surrender the surplus land i.e. 3.235 ha. as identified on the plan to DDA, and the road R/W of marginal bund road be maintained in accordance with the approved alignment plan.

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

The proposal was discussed in detail and it was decided that in view of the following considerations, the proposal to revise the development control norms in respect of Sr.Secondary Schools be again put up to Hon'ble LG on file for a review:

- a. Bifurcation of the Sr.Secondary School sites in the existing urban area in the manner proposed in many cases, is not feasible/practical due to locational considerations.

- b. School sites in the existing urban area are mostly located in a scattered manner and hence, pooling of land for a common play field is often not feasible. However, the concept of common play field area for 3-4 schools could be experimented in case of new urban extensions/sub city projects.
- c. Experiences have shown that 'common play field area' is difficult to maintain due to overlapping responsibilities of its maintenance and up keep by a heterogeneous group of users i.e. Education deptt., trusts & private institutions etc. who are normally allotted lands for running the schools.
- d. The proposed norms for school sites, however, could be considered in case of congested central city areas, urban villages, unauthorised colonies, JJR schemes etc. in view of severe land constraints.

Play fields are essential requirements of all the school premises and they should not be compromised while reconsidering the norms for Sr. Secondary schools as in any case open area for assembly/physical training etc. would have to be anyway provided for.

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

The proposed change of land use for the 'temporary transit camps' may not be required. However, the proposal to develop these pockets for temporary transit camps for relocation of squatters was recommended subject to reconciliation of the area at each of the proposed locations by the concerned Area Planning/Project Planning Wing.

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

The alternative proposals to regularise Gurudwara in the Northern Railway CHBS at Shaankar Vihar, Vikas Marg was discussed and it was decided that a decision in this regard will be taken after the site inspection by the VC, DDA.

7. **Item no.32/2000 - Permissibility of farm houses in the Rural Use Zone/Agricultural Area of villages that ceased to be Rural, Under DMC Act.**  
**F.3(43)97/MP**

The query of MCD to permit farm house in case of certain villages in Dwarka was discussed. It was decided not to permit farm houses in Bijwasan, Bannoli, Dhool Siras and Bhartal as the entire village revenue estates has been declared as urban.

8. Item no.33/2000 - Covering of Najafgarh drain between Rohtak Road and Punjabi Bagh Bridge - Change of land use from 'Utility' - Drain to 'Commercial,' Park etc.  
F.3(66)96-MP

The item was deferred.

9. Item no.34/2000 - Layout plan for development of New Industrial area in Bawana in Narela Area.  
F.20(5)97/MP

The layout plan for the development new industrial area in Bawana Narela prepared by the consultants of DSIDC i.e. RITES was principally approved with following observations:

- i. DSIDC shall ensure reservations of about 10% of land for allotment/handing over to Slum deptt. for relocation of JJ clusters.
- ii. Service plans, specially with regard to water supply, sewerage and solid waste management shall be furnished by DSIDC to DDA alongwith the clearances obtained from the concerned Municipal agencies.
- iii. The detailed Environmental Impact Assessment Report prepared by DSIDC alongwith the clearances obtained from CPCB, DPCC etc. for the same shall be furnished by DSIDC to DDA.
- iv. The provisions of Master plan with regard to permissible categories of industries have to be duly ensured while allocating space to various industries that are to be relocated in this industrial estate. Extensive industrial units as per the provisions of Master plan are not permissible.

10. Item no.35/2000 - Development of car parking between Spur no.18-19 of L.N.Bund of River Yamuna.  
F.3(134)98/MP

The item was deferred.



11. Item no.36/2000 - Change of land use for allotment of land to Central Wakf Board Council on Link Road (opposite CGO Complex, Lodhi Road) measuring 1000 sq.yds (836.12 sqm.) from 'Recreation' to 'Public and semi public (socio-cultural institutions)'  
K.20(8)99/MIP

The proposal for change of land use for allotment of land to Central Wakf Board Council on Link Road, (opposite CGO complex, Lodhi Road) measuring about 1000 sq. yds. from 'Recreational' to 'Public and semi public (socio-cultural institutions)' was discussed and the Technical Committee recommended processing of the proposed change of land use.

(K.K. Bandyopadhyay)  
Addl. Commr. (DC&B)  
Member Secretary  
Dated: 16.6.2000

NO.F.1(7)2000

Copy To:

1. OSD to VC for information of the later
2. Engineer Member DDA
3. Principal Commissioner DDA
- ✓ 4. Commissioner (Plg.) *19/6/2000*
5. Commissioner (LD) DDA
6. Commissioner (LM) DDA
- ✓ 7. Chief Architect DDA *19/6/2000*
- ✓ 8. Addl. Commr. (DC&B) DDA *19/6/2000*
- ✓ 9. Addl. Commr. (MPPR) DDA *19/6/2000*
- ✓ 10. Addl. Commr. (UDP) DDA *19/6/2000*
- ✓ 11. OSD (AP) DDA *19/6/2000*
12. Chief Planner (TCPO)
13. Chief Architect NDMC
14. Town Planner MCD
15. Secretary, DUAC
16. Land & Development Officer (I & B)
17. Sr. Architect, (I&TP) CPWD
18. Deputy Commissioner of Police (T)
19. Chief Engineer (Plg.) DSESU
20. Commissioner (LM)
- ✓ 21. Director (Land Scape)
22. Secretary to L.G.
23. Manager Flyover (G-I)
24. Manager Flyover (G-II)
- ✓ 25. Director (DE) *19/6/2000*
- ✓ 26. Director (TI) *19/6/2000*
- ✓ 27. Dir. (MPPR-I) *19/6/2000*
- ✓ 28. Dir. MPPR-II *19/6/2000*
- ✓ 29. Dir. AP-I *19/6/2000*
- ✓ 30. Dir. AP-II *19/6/2000*
- ✓ 31. Dir. AP-III *19/6/2000*
- ✓ 32. Dir. (NP) *19/6/2000*
- ✓ 33. OSD (AP) *19/6/2000*
- 34.

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



**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.

### DECISION

The proposed change of land use for the 'temporary transit Camps' may not be required. However, the proposal to develop these pockets for temporary transit camps for re-location of squatters was recommended subject to reconciliation of the area at each of the proposed locations by the concerned Area Planning/Project Planning Wing.

R187-  
23/6



Member Secretary  
Technical Committee  
Delhi Development Authority

### MODIFIED DECISION

Competent Authority of DDA has taken the decision that the change of land use of the 4 pockets for the purpose of re-location of the squatters be processed from 'Agricultural, Rural use zone and Utility' to 'residential' under section 11-A of Delhi Development Act.

...



Member Secretary  
Technical Committee  
Delhi Development Authority

R187-  
25/2



30/5/2000

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

E.No.F 3(19)2000/NIP

**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 utilize smaller pockets of land in Urban Delhi. In a couple of meetings, I.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 I.G. the Planning Department in consultation with Lands Management Branch has identified two such areas/pockets. One of these is located near Hasthal village along Najafpuri drain in Rural P- one measuring about 50 acres (govt DDA land in this pocket is about 80-90 acres which includes wooded area) and the other in river bed near Madanpur Khadar (adjoining existing 100' 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 I&B Deptt., GNCID. 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) is 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 Executive Committee for its consideration.

### DECISION

The proposed change of land use for the 'temporary transit camps' may not be required. However, the proposal to develop these pockets for temporary transit camps for relocation of squatters was recommended subject to reconciliation of the area at each of the proposed locations by the concerned Area Planning/Project Planning Wing.

*Carquand.*

*23/6/2000*

*23/6/2000*

*23/6/2000*

*26/6/2000*  
Member Secretary  
Technical Committee  
Delhi Development Authority



transit accommodation could not be appropriate

Therefore decision of the Tech. committee may be reviewed and it is suggested that the case may be reviewed for the change of land use from Rural to Residential. Copy of the agenda and the decision of the Tech. committee is available on flag A and the copy of the PUC received from Sh. Manjeet Singh, Addl. Commr. Slum & JJ. MCD is placed at flag B. Submitted for consideration by Commr. (Plg.) VC DDA.

(R.K. Jain)  
Jt. Dir. (MP)  
11.7.2000

Dir. (DC)

As proposed, but in my opinion area of the proposed sites as decided by T/C may be reconciled by the area planning wing for putting up the file accordingly.

As per 12/7/2000

PUC is placed off. This was discussed with Commr. (Plg.) by 30/6/2000. The above noting may pl. be seen for further advice.

13/7/2000

Commr. (Plg.)

for approval at (B) about 10 so that matter can go before authority with other sites at Matanpur Khandara & Hasthal.

13.7.2000

VC Encl 12/7

2000 must go to next meeting authority on 31.7.2000.

ACCD 18/7/2000

Urgent. Pl. submit.

Dir. (P)

28/7/2000

Joint

COMMITTEE  
DATE 13-7-2000

13/7/2000

13/7/2000

13/7/2000

13/7/2000

The objection has been filed for the transit camp change of land use is not required and this should be retained as green. There is consensus in both the decision.

This would require modification in the decision of the Tech. Committee wherein it has been stated that the change of land use is not required. Copy of the TC is placed at flag A.

Dir. (DC)

As above would require to be discussed with the Planning Committee. May pl. see.

(R.K. Jain)  
Jt. Dir. (MR)  
4.7.2000

Ac (DC)

JD (MR) may pl. show the file to Comr. (Plg.).

JD (MR)

This has been discussed with Comr. (Plg.) The proposal for the change of land use from Agricultural and Rural to the Residential for the purpose of rehabilitation of JJ Cluster in village Bhalswa Jahangirpur area was received in DDA in Dec. 1996 and subsequently information has been provided by the Slum & JJ Deptt. to process the change of land use of an area measuring about 200 acre in Zone P. Along with this proposal the other location for which the request for the change of land use for the purpose of rehabilitation of JJ Cluster have been identified at Madanpur Khadar (35 acres) Hasthal (50 acres) Bakarwala (200 acres). After examining the proposal the matter was put up for Tech. Committee in its meeting held on 30.5.2000. Although 4 sites were put up for consideration of the Tech. committee for the change of land use from Rural to Residential. In the meeting Tech. Committee has taken the following decision:

The proposed change of land use for the Temporary transit camps may not be required. However, the proposal to develop these pockets for temporary transit camps for relocation of squatters was recommended subject to reconciliation of the area at each of the proposed locations by the concerned Area & Planning / Project Planning Wing.

Since the resettlements in Bhalswa itself could be the extent of 45,000 jhuggies therefore transit accommodation would be sufficient to meet the requirement and include public facilities which are needed. Therefore



30/5/2000

Subject: Change of Landuse for 4 Pockets in Zone 'O', 'T' & 'K'.

U.S.I.P. 3(19)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 Pelti. In a couple of meetings, E.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 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 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 I&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.

DECISION

The proposed change of land use for the 'temporary transit camps' may not be required. However, the proposal to develop these pockets for temporary transit camps for relocation of squatters was recommended subject to reconciliation of the area at each of the proposed locations by the concerned Area Planning/Project Planning Wing.

Carpend.  
K. D. S.  
23/6/70

13/7/70

  
26/6/2000  
Member Secretary  
Technical Committee  
Delhi Development Authority



30/5/2000

LHD - NTABLE

LHD/NTABLE/35/2000/T.C.

Subj: Development of Car Parking between Spur No. 18-19 of L.M. Bund of River Yamuna  
(File No. F3(134)/98-MF)

1.0 BACKGROUND :

- 1.1 The scheme for development of car parking between Spur No. 18-19 of L.M. Bund of River Yamuna was put up by the I&F department of GNCTD in the 14th meeting of the Joint Technical Advisory Committee held on 27th Oct. 1998 & cleared by the members of the committee with the condition that the approval of Technical Committee of DDA may be obtained before implementation of the scheme.
- 1.2 The Car Parking with similar specifications has already been executed on Spur No. 18 sometime back and it is reported that no complaint whatsoever have been encountered in the said scheme.

2.0 BRIEF OF THE PROJECT :

- 2.1 Development of Car Parking and Waterbody between Spur No. 18-19 of L.M. Bund of River Yamuna is being done by the FWD and the estimated cost has been worked out to about 99.91 lacs. This scheme provides additional car parking facilities for about 600 vehicles in extension to the existing parking lot already developed by widening of the left marginal bund between Spur No. 18-19 and also Spur No. 19 in a length of 50 mtr. after leaving a space of 10 mtr. for the widening of road at later stage by FWD. A waterbody/lake is also proposed in this area. The funds for the construction of this project would be made available by the Trans Yamuna Development Board.

3.0 EXAMINATION :

- 3.1 The site under reference forms the part of Zone 'O' (River Yamuna Bed). Parking and Parks, as per Master Plan are permissible in all use zones and therefore the same can be permitted under the provisions of the Master Plan at the location under reference.

4.0 LAND STATUS

4.1 The matter was referred to Land Deptt. for identifying the status of land. It has been reported that the land under reference belongs to U.P. Canal Deptt. and is under unauthorized occupation of rice cultivator. There is also a court case of this land in the court of Shri P.E. Jain, Sub Judge, Tis Hazari Court.

Two-three meetings have/arranged <sup>been</sup> by CE(J&F) GNCTD to resolve the issue but final view in regard to status of land has not emerged. Deputy Commissioner (East) has indicated that this stretch of land is owned by GNCTD.

5.0 OBSERVATION :

5.1 In principle from the land use point of view, we may agree to the proposal subject to the following conditions :

- i) Proposal may be examined from traffic point of view as the parking is strutting the major road.
- ii) Issue of land ownership may be resolved by the GNCTD.
- iii) All required statutory clearances may be taken by GNCTD before implementation of the project.

5.2 Proposal is put up to the Technical Committee for consideration of Para 5.1 above (Location plan & detailed scheme are laid on the table).

DECISION

The item was deferred.

*Handwritten notes:*  
21/6/72  
21/6/72

30/5/2000

LAIID : NTABLE

LIAIT#00-35/2000/TIC

Subj: Development of Car Parking between Spur No.18-19 of L.M.Bund of River Yamuna  
(File No.F3(134)/98-MF)

1.0 BACKGROUND :

- 1.1 The scheme for development of car parking between Spur No.18-19 of L.M. Bund of River Yamuna was put up by the I&F department of GNCTD in the 14th meeting of the Joint Technical Advisory Committee held on 27th Oct. 1998 & cleared by the members of the committee with the condition that the approval of Technical Committee of DDA may be obtained before implementation of the scheme.
- 1.2 The Car Parking with similar specifications has already been executed in Spur No.18 sometime back and it is reported that no complaint whatsoever have been encountered in the said scheme.

2.0 BRIEF OF THE PROJECT :

- 2.1 Development of Car Parking and Waterbody between Spur No.18-19 of L.M. Bund of River Yamuna is being done by the FWD and the estimated cost has been worked out to about 99.91 lacs. This scheme provides additional car parking facilities for about 600 vehicles in extension to the existing parking lot already developed by widening of the left marginal bund between Spur No.18-19 and also Spur No.19 in a length of 50 mtr. after leaving a space of 10 mtr. for the widening of road at later stage by FWD. A waterbody/lake is also proposed in this area. The funds for the construction of this project would be made available by the Trans Yamuna Development Board.

3.0 EXAMINATION :

- 3.1 The site under reference forms the part of Zone 'O' (River Yamuna Bed). Parking and Parks, as per Master Plan are permissible in all use zones and therefore the same can be permitted under the provisions of the Master Plan at the location under reference.



4.6 LAND STATUS

4.6.1 The matter was referred to Land Deptt. for identifying the status of land. It has been reported that the land under reference belongs to U.P. Canal Deptt. and is under unauthorised occupation of some cultivator. There is also a court case of this land in the court of Shri R.K.Jain, Sub Judge, Tis Hazari Court.

4.6.2 Two-three meetings have/arranged <sup>been</sup> by CE(IAF) GNCTD to resolve the issue but final view in regard to status of land has not emerged. Deputy Commissioner (East) has indicated that this stretch of land is owned by GNCTD.

5.0 OBSERVATION :

5.0.1 In principle from the land use point of view, we may agree to the proposal subject to the following conditions :

- i) Proposal may be examined from traffic point of view as the parking is stuffing the major road.
- ii) Issue of land ownership may be resolved by the GNCTD.
- iii) All required statutory clearances may be taken by GNCTD before implementation of the project.

5.0.2 Proposal is put up to the Technical Committee for consideration of Para 5.1 above (location plan & detailed scheme are laid on the table).

DECISION

The item was deferred.

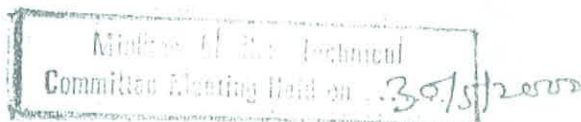
*Handwritten:*  
24/6/70

*Handwritten signature:*  
S. S. Jaiswal

Sr. No- 1/ITEM No. 29/2000/TC.

Subject : Redevelopment scheme of Anand Parbat Industrial Area

File No.: F.16(33)71-MP



## 1.0 BACKGROUND:

- 1.1 The redevelopment scheme of Anand Parbat Industrial Area was placed before the Technical Committee vide item No.44/99/TC on 28.9.99. The decision was taken as under (Annexure-I):

*"After detailed presentation it was desired that the scheme be first discussed internally under the Chairmanship of Commissioner(Plg.) within the Planning Department where representatives of MCD, Delhi Police, Fire Department, Lands Department, DDA and concerned agencies be invited."*

- 1.2 As per Master Plan/Zonal Development Plan certain major roads have been proposed for connecting this area with Patel Road, D.B. Gupta Road, Arya Samaj Road & Rohtak Road but no road with the right of way of the MPD/ZDP is feasible due to the dense unauthorised development in the surrounding area as shown in the Plan and therefore, the scheme is modified keeping in view that minimum number of existing industrial units are affected/re-located, their rehabilitation is possible within the same area on the vacant land available, improve the circulation and provide parking to the maximum extent possible.

- 1.3 The scheme was further modified and discussed under the Chairmanship of Commissioner(Plg.) on 24.3.2000 where representatives of DVB, C.E.O., MCD, Traffic Police, Directorate of Industry, Associations of Anand Parbat Industrial Area, Lands Section, DDA and Director(TI) were invited. The proposal discussed was principally agreed. The details of the same are as under:

## 2.0 PROPOSAL:

- 2.1 The strategy for the redevelopment of Anand Parbat Industrial Area is worked out in two phases:

- i) Environmental Improvement.
- ii) Provision of physical infrastructure and improvement of circulation system.

### 2.2 Environmental Improvement:

- The closing down of non-conforming industries as per MPD-2001/Supreme Court.
- Removal of projections from the existing roads in the shape of roof projections, chajjas, stair cases, generator sets etc.

Contd....2/-

- 2.3 Provision of Physical Infrastructure & Improvement of Circulation System;
- 2.3.1 Some industries in the area will have to be relocated thereby providing a major circulation network of width varying 32-46 mtr. Which would be used for circulation as well as parking predominantly.
- 2.3.2 The industries so required to be relocated are proposed to be accommodated in the acquired area available with the DDA wherein some structures are already existed which shall have to be accommodated while formulating the scheme of this pocket.
- 2.3.3 An area measuring about 5.31 hac. Is also proposed for exclusive transport centre, located on land under litigation for which action will have to be taken for vacating the stay.
- 2.3.4 DDA acquired lands are proposed to be used to meet the requirement of the industrial area.
- 2.3.5 During the meeting, the proposal explained was agreed in principle and it was decided that the matter be placed before the Technical Committee and once approved, further action for the implementation of the scheme will be taken in consultation with the Lands Department, DCP(Traffic), DVB and the Association of the industrial units of the area.
- 3.0 The proposal contained in para 2 above (plan laid on the Table) is placed before the Technical Committee for its consideration.

#### DECISION

The broad redevelopment scheme of Anand Parbat industrial area was presented by Dir. (AP) III, DDA. In view of the fact that the scheme presented before the Technical Committee had the consent of the Associations of Anand Parbat Industrial area as well as it met the requirements of DVB, CFO, MCD, Traffic police, Directorate of Industries etc; Technical Committee approved the scheme for implementation of the proposed improvement plan. During the discussion, it was also pointed out that the industrial units which were not compatible/polluting as per MPD-2001 should not be regularised, in view of the environmental considerations.

Compared with Original

*Compared*

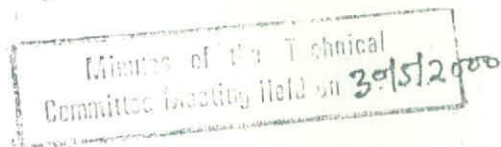
*29/11* *MD*  
*29/11*

*29/11/2001*  
Member Secretary  
Technical Committee  
Delhi Development Authority



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 and 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/PMR/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. mtr
Total Area	510.33 sq. mtr

A letter 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 1 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.mtr. as per MPD 2001) and one residential plot no. 12 can be carved out which can be auctioned by DDA. Gurudwara will have to be adjusted in 3 plots instead of 1, retaining the position of Nishan Sahib as it is, and one plot to be made available shall be auctioned by DDA.

This item was discussed in the last TC meeting held on 31/12/2000 wherein it was decided that item may be put up again for consideration of TC in its next meeting.

#### 4. RECOMMENDATIONS

The above two proposals are placed before the Technical Committee for consideration.

#### DECISION

"The alternative proposals to regularise Gurudwara in the Northern Railway CWS at Shanker Vihar, Vikas Marg was discussed and it was decided that a decision in this regard will be taken after the site inspection by the VC, DDA.

Chairman

*[Signature]*  
23/1/01

*[Signature]*  
Member Secretary  
Technical Committee  
Delhi Development Authority

DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL & BUILDING

No.F.1(2)99/MP

Dt.

Sub: Minutes of the IV Technical Committee meeting held on 30.5.2000 at 10.00 AM in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

1. **Item no 29/2000 - Redevelopment scheme of Anand Parbat Industrial Area.**  
**F.16(33)71/MP**

The broad redevelopment scheme of Anand Parbat industrial area was presented by Dir.(AP) III, DDA. In view of the fact that the scheme presented before the Technical Committee has the consent of the Associations of Anand Parbat Industrial area as well as it <sup>meets</sup> the requirements of DVB, CFO, MCD, Traffic police, Directorate of Industries etc.; Technical Committee approved the scheme for implementation of the proposed improvement plan. During the discussion, it was also pointed out that the industrial units which <sup>were</sup> ~~are~~ not compatible/~~are~~ polluting as per MPD-2001 should not be regularised, in view of the environmental considerations.

2. **Item no.30/2000 - Resitement of retail outlet by the name Mukul Diesel**  
**F.13(41)91/CRC/DDA**

The item was deferred.

3. **Item no.31/2000 - Allotment of Additional land for 220 KV Grid sub-station at South of Wazirabad in River bed, Zone 'O'.**  
**F.6(17)99/MP**

The proposal for allotment of land for 220 KV grid sub-station at South of Wazirabad in River bed (zone O) was considered and it was decided that DVB <sup>should</sup> ~~shall~~ surrender the surplus land i.e. 3.235 ha. as identified on the plan to DDA, and the road R/W of marginal bund road be maintained in accordance with the approved alignment plan.

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

The proposal was discussed in detail and it was decided that in view of the following considerations, the proposal to revise the development control norms in respect of Sr.Secondary Schools be again put up to Hon'ble LG on file for a review:

- a. Bifurcation of the Sr.Secondary School sites in the existing urban area in the manner proposed in many cases, is not feasible/practical due to locational considerations.



- b. School sites in the existing urban area are mostly located in a scattered manner and hence, pooling of land for a common play field is often not feasible. However, the concept of common play field area for 3-4 schools could be experimented in case of new urban extensions/sub city projects.
- c. Experiences have shown that 'common play field area' is difficult to maintain due to overlapping responsibilities of its maintenance and up keep by a heterogeneous group of users i.e. Education deptt., trusts & private institutions etc. who are normally allotted lands for running the schools.
- d. The proposed norms for school sites, however, could be considered in case of congested central city areas, urban villages, unauthorised colonies, JJR schemes etc. in view of severe land constraints.

Play fields are essential requirements of all the school premises and they should not be compromised while reconsidering the norms for Sr.Secondary schools as in any case open area for assembly/physical training etc. would have to be anyway provided for.

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

The proposed change of land use for the 'temporary transit camps' may not be required. However, the proposal to develop these pockets for temporary transit camps for relocation of squatters was recommended subject to reconciliation of the area at each of the proposed locations by the concerned Area Planning/Project Planning Wing.

6. **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 alternative proposals to regularise Gurudwara in the Northern Railway CHBS at Shanker Vihar, Vikas Marg was discussed and it was decided that a decision in this regard will be taken after the site inspection by the VC, DDA.

7. **Item no.32/2000 - Permissibility of farm houses in the Rural Use Zone/Agricultural Area of villages that ceased to be Rural, Under DMC Act.**  
**F.3(43)97/MP**

The quarry of MCD to permit farm house in case of certain villages in Dwarka was discussed. It was decided that <sup>not to permit</sup> ~~permitting~~ farm houses in Bijwasan, Bamnoli, Dhool Siras and Bhartal where part of the area forms part of DDA development area/Dwarka sub-city project, it may not be desirable from planning point of view.

*as the entire village revenue estate has been declared as urban.*

8. **Item no.33/2000 - Covering of Najafgarh drain between Rohtak Road and Punjabi Bagh Bridge - Change of land use from 'Utility' - Drain to 'Commercial,' Park etc.**

**F**

The item was deferred.

9. **Item no.34/2000 - Layout plan for development of New Industrial area in Bawana in Narela Area.**  
**F.20(5)97/MP**

The layout plan for the development new industrial area in Bawana Narela prepared by the consultants of DSIDC i.e. RITES was principally approved with following observations:

- i. DSIDC shall ensure reservations of about 10% of land for allotment/handing over to Slum deptt. for relocation of JJ clusters.
- ii. Service plans specially with regard to water supply, sewerage and solid waste management shall be furnished by DSIDC to DDA alongwith the clearances obtained from the concerned Municipal agencies.
- iii. The detailed Environmental Impact Assessment Report prepared by DSIDC alongwith the clearances obtained from CPCB, DPCC etc. for the same shall be furnished by DSIDC to DDA.
- iv. The provisions of Master plan with regard to permissible categories of industries have to be duly ensured while allocating space to various industries that are to be relocated in this industrial estate. Extensive industrial units as per the provisions of Master plan are not permissible.

10. **Item no.35/2000 - Development of car parking between Spur no.18-19 of L.N.Bund of River Yamuna.**  
**F.3(134)98/MP**

The item was deferred.

11. **Item no.36/2000 - Change of land use for allotment of land to Central Wakf Board Council on Link Road (opposite CGO Complex, Lodhi Road) measuring 1000 sq.yds (836.12 sqm.) from 'Recreation' to 'Public and semi public (socio-cultural institutions)'**  
**F.20(8)99/MP**

The proposal for change of land use for allotment of land to Central Wakf Board Council on Link Road, (opposite CGO complex, Lodhi Road) measuring about 1000 sq. yds. from 'Recreational' to 'Public and semi public (socio-cultural institutions)' was discussed and the Technical Committee recommended processing of the proposed change of land use.

**DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL WING**


No.F.1(2)99/MP

Dated:25.5.2000

**MEETING NOTICE**

The IVth Technical Committee meeting of Delhi Development Authority will be held on 30.5.2000 (Tuesday ) at 10.00 AM in the Conference Hall, 5th floor, Vikas minar, I.P.Estate, New Delhi.

**Kindly bring the agenda already circulated vide meeting notice dt. 12.5.2000.** Supplementary agenda containing two more items for this 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**



DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL WING

No.F.1(2)99/MP

May 12th, 2000

**MEETING NOTICE**

The IVth Technical Committee meeting of Delhi Development Authority will be held on 16.5.2000 at 10.00 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) 5720916

## I N D E X

Sl.No.	Item no.	Particulars	Page No.
1	29/2000	Redevelopment scheme of Anand Parbat Industrial Area. F.16(33)71/MP	1 - 5
2	30/2000	Resitement of retail outlet by the name Mukul Diesel F.13(41)91/CRC/DDA	6 - 11
3	31/2000	Allotment of Additional land for 220 KV Grid sub-station at South of Wajirabad in River bed zone "O" F.6(17)99/MP	12
4	20/2000	Development control norms for Sr.Sec.School for Delhi F.9(11)99/MP	13 - 14
5	28/2000	Change of land use for 4 pockets in zone "O", "P" & "K" F.3(10)2000/MP	15
6	21/2000	Regularisatoin of Gurudwara Sri Guru Singh Sabha at Northern Railway CHBS Shankar Vihar, Vikas Minar F.19(5)99/MP	16 - 18
7	32/2000	Permissibility of farm houses in the Rural Use Zone/Agricultural Area of villages that ceased to be Rural, Under DMC Act. F.3(43)97/MP	19 - 24

# I N D E X

Sl.No.	Item no.	Particulars	Page No.
1	29/2000	Redevelopment scheme of Anand Parbat Industrial Area. F.16(33)71/MP	1 - 5
2	30/2000	Resitement of retail outlet by the name Mukul Diesel F.13(41)91/CRC/DDA	6 - 11
3	31/2000	Allotment of Additional land for 220 KV Grid sub-station at South of Wajirabad in River bed zone "O" F.6(17)99/MP	12
4	20/2000	Development control norms for Sr.Sec.School for Delhi F.9(11)99/MP	13 - 14
5	28/2000	Change of land use for 4 pockets in zone "O", "P" & "K" F.3(10)2000/MP	15
6	21/2000	Regularisatoin of Gurudwara Sri Guru Singh Sabha at Northern Railway CHBS Shankar Vihar, Vikas Minar F.19(5)99/MP	16 - 18
7	32/2000	Permissibility of farm houses in the Rural Use Zone/Agricultural Area of villages that ceased to be Rural, Under DMC Act. F.3(43)97/MP	19 - 24



Sr.No. 1/ITEM No. 29/2000/TC.

**Subject : Redevelopment scheme of Anand Parbat Industrial Area**

**File No.: F.16(33)71-MP**

**1.0 BACKGROUND:**

- 1.1 The redevelopment scheme of Anand Parbat Industrial Area was placed before the Technical Committee vide item No.44/99/TC on 28.9.99. The decision was taken as under (Annexure-I):

*"After detailed presentation it was desired that the scheme be first discussed internally under the Chairmanship of Commissioner(Plg.) within the Planning Department where representatives of MCD, Delhi Police, Fire Department, Lands Department, DDA and concerned agencies be invited."*

- 1.2 As per Master Plan/Zonal Development Plan certain major roads have been proposed for connecting this area with Patel Road, D.B. Gupta Road, Arya Samaj Road & Rohtak Road but no road with the right of way of the MPD/ZDP is feasible due to the dense unauthorised development in the surrounding area as shown in the Plan and therefore, the scheme is modified keeping in view that minimum number of existing industrial units are affected/re-located, their rehabilitation is possible within the same area on the vacant land available, improve the circulation and provide parking to the maximum extent possible.

- 1.3 The scheme was further modified and discussed under the Chairmanship of Commissioner(Plg.) on 24.3.2000 where representatives of DVB, C.F.O., MCD, Traffic Police, Directorate of Industry, Associations of Anand Parbat Industrial Area, Lands Section, DDA and Director(TT) were invited. The proposal discussed was principally agreed. The details of the same are as under:

**2.0 PROPOSAL:**

- 2.1 The strategy for the redevelopment of Anand Parbat Industrial Area is worked out in two phases:

- i) Environmental Improvement.
- ii) Provision of physical infrastructure and improvement of circulation system.

**2.2 Environmental Improvement:**

- The closing down of non-conforming industries as per MPD-2001/Supreme Court.
- Removal of projections from the existing roads in the shape of roof projections, chajjas, stair cases, generator sets etc.

**2.3 Provision of Physical Infrastructure & Improvement of Circulation System:**

- 2.3.1 Some industries in the area will have to be relocated thereby providing a major circulation network of width varying 32-46 mtr. Which would be used for circulation as well as parking predominantly.
  - 2.3.2 The industries so required to be relocated are proposed to be accommodated in the acquired area available with the DDA wherein some structures are also existed which shall have to be accommodated while formulating the scheme of this pocket.
  - 2.3.3 An area measuring about 5.31 hac. Is also proposed for exclusive transport centre, located on land under litigation for which action will have to be taken for vacating the stay.
  - 2.3.4 DDA acquired lands are proposed to be used to meet the requirement of the industrial area.
  - 2.3.5 During the meeting, the proposal explained was agreed in principle and it was decided that the matter be placed before the Technical Committee and once approved, further action for the implementation of the scheme will be taken in consultation with the Lands Department, DCP(Traffic), DVB and the Association of the industrial units of the area.
- 3.0 The proposal contained in para 2 above (plan laid on the Table) is placed before the Technical Committee for its consideration.**

*[Handwritten signature]*

*[Handwritten signature]*

ITEM No - 44/99

**SUBJECT: REDEVELOPMENT SCHEME OF ANAND PARBAT INDUSTRIAL AREA**

**FILE NO: F.16(33)71/MP,**

**1.0 BACKGROUND**

- 1.1 Anand Parbat Industrial area is located in the Western part of the city and is part of Zone 'B'. The unauthorised industrial area in the form of light and service industry has been developed in this area. In the Master Plan for Delhi - 1962, Anand Parbat Area was designated for public and semi-public facilities, district park, residential and govt., land (use undetermined). In MPD-2001, Anand Parbat Area is proposed for public & semi-public facilities, district park, residential, light and service industry (Urban Renewal).

**2.0 LAND STATUS:**

- 2.1 The land of the Anand Parbat Industrial Area was owned by a Trust known as 'Ranjnas Foundation'. As per the decision of the Court 718 bighas & 14 biswas land has been acquired and placed at the disposal of Delhi Development Authority for the purpose of redevelopment as per the provision of MPD-2001.

**3.0 MASTER PLAN PROPOSALS:**

- 3.1 Anand Parbat Industrial area is a part of the special area under the category of other than Urban Renewal Areas. The development of this area shall be in accordance with the respective comprehensive re-development scheme, prepared after proper survey and appraisal of Industrial units which are safe and compatible in the use zones, could be regularised after upgrading the environment. The regularisation of each industrial unit shall be on individual merits. The land tenure could be decided while taking up the regularisation of these schemes. The charges for the development of these areas shall be levied by the Authority on the beneficiary.

**4.0 DEMOGRAPHY:**

- 4.1 There are 3524 units with the land holding of upto 25 sq.yard - 30%, 26-50 sq.yard - 22%, 51-100 sq.yards - 23%, 100-150 sq.yard - 9%, 150-200 sq.yard - 7%, 200 and above, about 9% as per the information given by the Association. 62% of the units are having single storey structures, 35% double storey and remaining 3% more than double storey. There are approximately 17000 workers working in the Anand Parbat Industrial Area.



## 5.0 FACILITY REQUIREMENT:

5.1 The MPD-2001 has laid down the following facilities for an employment size of 20,000 workers.

S.No.	Use Premises	Area in Hact.
1.	Fire Station	0.60
2.	Police Station	1.00
3.	Industrial Area Center, commercial center to accommodate essential commercial and other facilities required for industrial estate	1.00
4.	Electric sub-station	0.50
5.	Parking area for trucks, tempo taxi and three wheelers etc.	1.00

**Total : 4.1 hact.**

## 6.0 FACILITY PROVIDED:

6.1 A layout plan of OCF pocket in the vacant area has already been prepared and approved by the Screening Committee vide item No.58/98/198<sup>th</sup> SC. The facilities which are proposed in OCF pocket are:

S.No.	FACILITY	area in hact.
1.	Electric sub-station	0.32
2.	Police Post	0.167
3.	Fire Station	0.32
4.	Local shopping Center	0.148
5.	Club	0.2
6.	Parking and circulation	0.25

**Total area : 1.5 hact.**

## 7.0 PROPOSALS:

7.1 The strategy for the re-development of this industrial area could be worked out in two phases;

- (i) Environment Improvement
- (ii) Provision of Physical Infrastructure and improvement of circulation system.

### Environment Improvement:

- The closing down of the non-conforming industries -> Removal of projections in the shape of roof, chajja, stair cases, generator set etc.
- Provision of common affluent plant.
- Provision of facilities like fire station, electric sub-station, police station, parks and post office etc

### Physical Infrastructure:

- Improving the peripheral road net-work like connecting with the Desh Bandhu Gupta Road, Patel Nagar, Shadipur Depot and Military road etc.
- Improvement in the width of the certain selected internal roads as shown in the plan.
- Provision of facilities in addition to the OCF Scheme, already approved in the area, made available after shifting of non-conforming units etc.
- Provision of parks and parking on the open land made available after shifting of non-conforming industries and vacant pockets available with DDA.

*Sub*  
24/09/99

*[Signature]*  
24/09/99

DECISION

This item was laid on the table. After detailed presentation it was desired that the scheme be first discussed internally under the Chairmanship of Commr. (Plg.) within the Planning Deptt. where representatives of MCD, Delhi Police, Fire Deptt. Lands Deptt., DDA and concerned agencies be invited.

Commr. (Plg.)

C/S  
2/11/89

27/3/89

3/11/89  
Member Secretary  
Technical Committee  
Delhi Development Authority

Sr. No. 2/ITEM No. 30/2000/TC

Sub: Resitement of Retail Outlet by the name Mukul Diesel.

Ref: F. 13(41)/91/CRC/DDA.

.....

This is the case regarding shifting of the Retail Outlet located at Wazirabad Loni Road of M/S B.P.C. in the name of Mukul Diesel which is effected due to construction of Flyover on the Wazirabad Road over the Wazirabad Loni Road Crossing constructed by U.P. State Bridge Corpn. (Annexure 'A').

The State level Coordination has already given NOC for its resitement (Annexure-'B') also the existing Retail Outlet is on land acquired (Annexure 'C').

This may be placed before the Technical Committee for consideration as most of the Petrol Pump Sites marked 'A' in Annexure 'B' <sup>have</sup> already been resited wherein SLC has issued N.O.C.

R  
G  
( SHARDA PRASAD )  
COMMISSIONER (L.D.)

elo



भारत पेट्रोलियम  
कॉर्पोरेशन लिमिटेड

(भारत सरकार का उपमंत्रालय)



Bharat Petroleum  
Corporation Limited

(A GOVERNMENT OF INDIA ENTERPRISE)

(दिल्ली विभाग)

जी. 7, लक्ष्मी भवन,

कनारा सरकारी, पोस्ट बॉक्स नं. 196,

नई दिल्ली-110 001

तार: "करोडिव" फोन: 3321603/3328682

(DELHI DIVISION)

G-7, LAKSHMI BUILDING,

KANARA SARAKI, POST BOX NO. 196,

NEW DELHI-110 001.

GRAM: "KIRODIV" PHONE: 3321603/3328682

D. ODD. 1077

21.6.91

The Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan,  
INA,  
NEW DELHI.

Dear Sir,

RESITEMENT OF OUR RETAIL OUTLET  
M/S MUKUL DIESELS

We have a retail outlet M/s Mukul Diesels situated on Wazirabad Loni Road. We enclose a sketch plan giving the details of the flyover that is being constructed on the Wazirabad Road, over the Wazirabad-Loni Road crossing, by U.P. State Bridge Corporation. We understand that this flyover is likely to be completed and commissioned shortly.

Our retail outlet M/s Mukul Diesels is situated in close proximity to the Wazirabad Loni Road crossing. From the attached sketch plan you will observe that consequent to the construction of the flyover, majority of the traffic will flow over the flyover and the HSD trade of this retail outlet (which will come below the flyover) will drop to almost 5% of its existing trade, as a result of which this dealership will become unviable.

We, therefore, propose resiting the HSD facilities at this retail outlet to a suitable site, that is approved and earmarked by you and shall be grateful if suitable steps are initiated to earmark a retail outlet site of size 120ft. x 100ft. for a filling station, as the servicing facilities will not be required for vehicles drawing their HSD requirements from the new site.

JDC:SP) on 25/6/91

contd.....2/-

22/6/91 6/864.

रजिस्टर्ड ऑफिस : भारत भवन, 4 और 6 करीमगंज रोड, बेलार्ड इस्टेट, बम्बई-400 038.

Registered Office: Bharat Bhavan, 4 & 6 Currimbhoy Road, Ballard Estate, Bombay-400 038.

-8-

- 2 -

As has been confirmed earlier, we will make payment for lease premium/ground rentals for all new sites handed over by DDA as per DDA's Policy Guidelines, approved in consultation with Ministry of Petroleum & Chemicals and Ministry of Urban Development.

We shall be grateful if the site is handed over to us at the earliest as the flyover is in advanced stage of completion.

Thanking you,

Yours faithfully,  
for BHARAT PETROLEUM CORPN.LTD.

*Carindia*







-64/N - -10- Annexure "C"

The petrol pump site shown as "Red" at stage "X" on page 81/c falls in khasra Nos 613/2, 614/2 and 616/2 min of village Gachhi Pur. (2-15) (2-8) (0-10)

As per land record Register of village Gachhi Pur khasra Nos mentioned above stand repaired vide award No 14/72-73. The physical possession of land bearing khasra No 613/2 measuring <sup>B</sup> (2-15) has been taken over from LAC/LAB (LAC) on dt 29.7.72 and same has been ~~transferred~~ placed at the disposal of DDA of 220 of LAC vide notification No F9(18)/92/LAB/LA dt 25.1.95 and same has been transferred to HST Deptt on dt 14-7-1975.

The physical possession of remaining land Kh. No 614/2 (2-8) and 616/2 (0-10) has not been taken over by LAC/LAB Deptt due to Built up

Supdt (LAC)

*[Signature]*  
31/12/89

*[Signature]*  
H. V. Zaidi

The note of Commr. (Pins) may kindly be perused at P-62/N wherein it has been desired D.M. to examine the case and send the agenda to Commr. (Pins.)/AC(D&B) for placing before T.C. In this connection it is submitted that we may prepare an agenda item for consideration of the T.C. giving the facts of the case. The Company has claimed for resitment of Petrol Pump of M/S Mukul Diesel of Bharat Petroleum Corpn. Ltd. on the grounds that the Petrol Pump is closed due to Low Flyover constructed and its face have been covered and no vehicle is coming in the Petrol Pump.

SLC has already issued a No objection for its resitment (P-102/C



हिन्दुस्तान पेट्रोलियम कॉर्पोरेशन लिमिटेड  
(भारत सरकार उपक्रम) रजिस्टर्ड ऑफिस : 17, जामशेदजी टाटा रोड, मुंबई - 400 020

**HINDUSTAN PETROLEUM CORPORATION LIMITED**

(A GOVERNMENT OF INDIA ENTERPRISE) REGISTERED OFFICE : 17, JAMSHEDJI TATA ROAD, MUMBAI - 400 020

जीवन भारती, 11वीं मंजिल, टॉवर-1, इंदिरा चौक, नई दिल्ली-110 001 टेलिफोन: 3712523, 3712526, 3718537, 3718538 फैक्स: 3320068 तार: हिन्दपेट्रॉक  
Jeevan Bharati, 11th Floor, Tower - 1, Indira Chowk, New Delhi - 110001 Tel.: 3712523, 3712526, 3718537, 3718538 Fax: 3320068 Telegram: Hindpet:or

REF : SLC/AU

Date: 02.02.2000

Shri. P. C. Silvastava,  
Chief Territory Manager  
Bharat Petroleum Corp. Limited  
Shakurbasti Installation  
Punjabi Bagh  
New Delhi

SUB: RESITEMENT OF M/S MUKUL DIESEL WAZIRABAD ROAD, LONI.

This is with reference to your letter REF RTD ODD.1077 dated 5.01.2000 and subsequent telecon that we have had on the above subject. You had enclosed minutes of resitement meeting in which number of cases of resitement of retail outlets due to road closure /construction of the flyover were cleared by the all industry members. The name of the outlet M/s Mukul Diesels has also been cleared by the industry members in their meeting held on 28.06.90.

In this regard we wish to state that the MOP&NG vide their letter reference MOP 19011/15/97-IOC dated 3.08.98 had issued new policy guidelines for resitement of RO Dealerships/LPG Distributorships. These guidelines are currently in force and all cases of resitements / Dealerships are to be processed in line with the guidelines.

We therefore request you to be guided by the current policy guidelines for resitement of your existing retail outlets M/S Mukul Diesels. We are enclosing the copy of guidelines for your ready reference.

Thanking you,

Very truly yours

  
ALOK UPADHYAYA  
DY.MANAGER, SLC



Sr. No. 3/ITEM No. 31/2000/TC

Sub: Allotment of additional land for 220 Grid Sub-Station at South of Wazirabad in River Bed, Zone 'O'. F-6C17) 99-MP.

### BACKGROUND

- 1.0 The DDA in the year 1989 had handed over a plot size of 400mx250m (10 ha) along the Marginal Bund Road (60m R/W) and to the further South of Wazirabad Rpad (90 R/W), however, DVB (earlier DESU) used only 190mx250m = 4.75 ha. Due to floodable character of the area, DVB had to construct three bunds on the North, West and South as indicated in the yellow colour on the plan. This was with a view to protect the equipments installed there for grid sub-station. A total of 18800 sqm. Area has been utilised for the bunds referred above. Now, DVB had been requesting the DDA for additional strip of land on the Eastern and Northern sides for accommodating the other equipments of grid sub-station to cater to the electricity needs of East Delhi. The position of land to be handed over and taken back from DVB is as follows:-

i)	Pkt. Marked 'A' 80mx205m	= 16,400 sqm.
ii)	Pkt. Marked 'B' 250mx15m	= 3,750 sqm.
iii)	Total additional land A&B	= 20,150 sqm.
iv)	Land already allotted/handed over	= 10 ha.
v)	Land actually being used by DVB	= 4.75 ha.
vi)	Total land required by DVB	= 6.765 ha. as against 10 ha earlier
	handed over. Therefore DVB has to surrender 3.235 ha of land.	

### 2.0 EXAMINATION

- 2.1 As per the provisions of MPD-2001 utilities are permissible in all land uses. Therefore, as per Master Plan provisions we may not have objection for allotment of this land and no change of land use is required.
- 2.2 As per the report of Lands Department, the land under reference has not been handed over by the LAC/L&B Deptt. till date. Lands Deptt. has already asked the SDM/LAC to hand over the physical possession of this land.
- 2.3 The comments of Traffic and Transportation Wing were invited to know if the land under reference forms the part of road R/W of the Marginal Bund Road, but in the absence of latest survey they were unable to comment.

### 3.0 PROPOSAL

Proposal of additional land as requested by DESU may be agreed to subject to following conditions:

- 3.1 Total land required by DVB is 6.765 ha as against 10.0 ha earlier handed over. Therefore DVB has to surrender 3.235 ha of land.
- 3.2 Lands Deptt may sort out issues of ownership of land before issue of allotment letter.
- 3.3 At the time of handing over possession, the DVB and PWD must ensure that the road R/W of the Marginal Bund Road is maintained in accordance with approved alignment plan of this road.
- 3.4 DVB may obtain all the required statutory clearances before installation of the sub-station.
- 3.5 the route alignment of H T line for this sub station must also be sorted out simultaneously.

Proposal is put up to the Technical Committee for its consideration of para 3 above.

  
 Sr. (MPD) - I



$f(v)$  by 20

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

- 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.

■ Maximum ground coverage	:	30%
■ Maximum floor area ratio	:	120
■ Maximum height	:	1.4 mt.

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. :

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 : 1.00 Ha minimum of 68 mt. 126 mt. to be ensured for effective play	■ Play field area <del>per</del> : 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.
- mm*

**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 L.G. 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.

*S. Srinivas*  
*(Secretary)*



**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 plot no. 12 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.

This item was discussed in the last TC meeting held on 31/3/2000 wherein it was decided that item may be put up again for consideration of TC in its next meeting.

#### 4. **RECOMMENDATIONS**

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

(Y.P.BHATLA)  
ASSTT.DIRECTOR(AP)II

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

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

(N.K.AGARWAL)  
OSD(AP)

TO FREET VIHAR CHOWK

VIKAS MARG

TO I.T.C.

R.O.M.D. 45 R/W



ROAD 24.40 M. R/W

COFFEE HOME

ROAD 24.40 M. R/W



SHANKAR VIHAR

Report for  
Guidance Plot  
No. 9/10/11

ST. DIR.	PLG. D. J. J. J. J.
SCALE	1:600
SET BACK	(REVISED) (PLG. D. J. J. J.)
DATE	
PROPOSED PLAN OF THE A/C CO. OF HO. LTD. AT SHAR	

Prepared by  
J. K. SALVA  
Director (MD)

AREA PL



SUB: PERMISSIBILITY OF FARM HOUSES IN THE RURAL USE ZONE \  
AGRICULTURAL AREA OF VILLAGES THAT CEASED TO BE RURAL UNDER  
DMC ACT.  
F.3(43)97-MP

1. INTRODUCTION:

Municipal Corporation of Delhi has desired for a policy decision regarding the permissibility of Farm Houses in the Rural use Zone \ Agricultural green of villages that ceased to be rural under Delhi Municipal Corporation Act specially for the villages falling in the development area no. 171 and 172 notified as urban vide notification dt. 24.10.94 Copy of Reference is annexed.

2. GIST OF MCD'S PROPOSAL:

I. The Municipal Corporation of Delhi vide Resolution no. 2376\GW\Corporation dt. 27.7.92 approved the proposal U/s 507-A of the D.M.C. Act, 1957 for declaration of the area of the 20 villages falling in the development area no. 171 and 172 as Urban. The Gazette Notification to this effect was published in November, 1994.

II. The contention of the Notification was to include only the area covered by Development Area no. 171 and 172 (Dwarka Project) but it was observed that the certain portion of villages Bijwasan, Bannoli Dhoolsiras and Bhartal out of the 20 villages were only partly covered by the Development Area of DDA No. 171 and 172.

III. As a result a situation had arisen that the portion of these villages which are not covered under the Pappan Kalan Scheme were also declared urban.

IV. The revenue estate of these villages falling outside the Pappan Kalan Scheme, therefore, did not qualify for any urban scheme for planned development of Delhi under Delhi Development Act and hence the land use continues to remain Rural \ Agricultural Green as per MPD-2001. But due to the area having been declared urban u/s 507 (a) of DMC Act the uses permitted under 'Rural Use Zone' \ Agriculture Green were not allowed.

V. Farm Houses being one of the permitted use under the 'Rural Use Zone' was also not being permitted and sanction of farm houses was discontinued after the Notification of Nov., 1994.

VI. In view of the fact explained above the opinion of DDA is sought regarding permissibility of farm house in the portion of these four villages which are not covered by Development Area no. (s) 171 & 172 but ceased to be rural under section 507 (a) of DMCA Act.

3. PROVISION OF MPD - 2001: As per provisions of MPD-2001 Farm Houses are allowed in the rural use zone and recently Authority vide item no. 8 dt. 9.2.2000 has decided to allow Farm Houses in the development area no. 176.

4. PROPOSAL AND RECOMMENDATIONS: A policy is to be decided whether Farm Houses could also be allowed in the village area ceased to be rural under Delhi Municipal Corporation Act. and not covered under Development Area Notification as per DD Act.

Page 176

(176/2000)  
12/5



570-DT  
14-3-2000



21



नगरिक सेवा के लिए दृष्टक- नई सदी, नया विकास, प्रगति अथक

614/ml  
28/3

MUNICIPAL CORPORATION OF DELHI  
BIGAM BUDAWAN, KASHMIRE GATE  
DELHI-110 006

No: 7 P/G/656/2000

Dated: 13-3-2000

To

The Commissioner(Plg.),  
D.D.A., Vikas Minar,  
I.P.Estate, N.Delhi-7.

Sub: Permissibility of Farm House in the Rural Use  
Zone/Agricultural Green of Villages that ceased  
to be Rural under DMC Act.

Sir,

Please recall discussions held in the office of Chief  
secy. and subsequently at various other meetings regarding  
permissibility of Landuses in the villages declared urban under  
DMC Act but not fully covered by the development area of Dwarka.  
MCD's proposal to withdraw Section 507(a) from the area of the  
villages not covered under the development area has not been  
accepted by C.N.C.T.D.

In view of above, kindly go through the enclosed note for  
an opinion so that Landuse and the permissible uses in this  
area are restored.

And early opinion on the subject will oblige.

Thanking you,

Yours faithfully,

(V.K.BUGGA)  
TOWN PLANNER

Encl: As above.

Copy to:

P.S. to Vice Chairman for kind information of V.C., D.D.A.  
Vikas Sadan, I.N.A., New Delhi.

TOWN PLANNER

*Handwritten notes and signatures:*  
Jalmp  
urgent  
for put up  
for personal use  
ACB(B)  
17-3-2000  
22/3/2000  
B73  
P.D. (B)  
22/3/2000



22

Subject : Permissibility of Farm Houses in the Rural U/s Zone/ Agricultural Green of villages that ceased to be rural under DMC Act.

DDA vide two different Notifications dated 1986 & 1987 declared the area covered by 20 villages (list enclosed) as Development Area No. 171 & 172 for taking up Pappan Kalan Scheme (Dwarka Project). The Municipal Corporation of Delhi vide Resolution No. 2376/GW/Corporation dt. 27.7.92 approved the proposal U/s 507-A of the D.M.C Act, 1957 for declaration of the area of the 20 villages falling in the development area No. 171 & 172 as Urban. The Gazette Notification to this effect was published in November, 1994. The contention of the Notification was to include only the area covered by Development Area No. 171 & 172 (Dwarka Project) but it was observed that the certain portion of villages Bijwasan, Bannoli Dholsiras and Bhartal out of the 20 villages were only partly covered by the Development Area of DDA No. 171 & 172. As a result a situation had arisen that the portion of these villages which are not covered under the Pappan Kalan Scheme were also declared urban. This situation had arisen because DDA had not specifically mentioned the Kh. Nos. or the portion of revenue estate of the 20 villages covered by the Development Area/ Pappan Kalan Scheme.

The revenue estate of these villages falling outside the Pappan Kalan Scheme, therefore, did not qualify for any urban scheme for planned development of Delhi under Delhi Development Act & hence the land use continues to remain Rural/ Agricultural Green as per MFD-2001. But due to the area having been declared urban u/s 507(a) of DMC Act the uses permitted under 'Rural Use Zone'/Agriculture Green were not allowed. Farm Houses being one of the permitted use under the 'Rural Use Zone' was also not being permitted and sanction of farm houses was discontinued after the Notification of Nov., 1994. |

The situation which has arisen out of this discrepancy was discussed at various levels of Govt. of N.C.T. of Delhi including the then Chief Secy. GNCTD and it was decided to denotify the rural area of the 4 villages from the purview of Section 507(a) of the DMC Act, 1957. This would ensure that the portion of the villages not covered under Development Area No. 171 & 172 would revert back to 'Rural Use Zone'/Agricultural Green. The matter was, therefore, considered again by the Corporation and vide its Decision No. 5601/GW/Corpn. dated 18.12.96, it was decided to modify the the earlier Notification of Nov., 94 as under :

" Villages - Bijwasan, Bannoli, Dholsiras & Ambarhal shall cease to be rural u/s 507(a) of the DMC Act 1957 only for the parts covered by the DDA Development Area No. 171 & 172."

The Resolution of the MCD had been forwarded to Govt. of N.C.T. of Delhi for formal Gazette Notification. Deptt. of Urban Development, Govt. of N.C.T. of Delhi after detailed correspondence with M.C.D and D.D.A

has finally turned down the proposal of MCD to denotify the areas -- not covered by the Development Areas No. 171 & 172 from the purview of Section 507(a) of the DMC Act. This has resulted into a situation that urban uses are not proposed by DDA for this area & rural uses cannot be permitted since the area is Urban as per DMC Act.

DDA has also permitted the construction of farm house in the DDA Development Area No. 176 due to a recent judgement of the Hon'ble High Court. Because the development plan for the land covered under "Development Area" has neither been finalised by DDA nor any "Urban Extension" has been proposed by DDA or the NCR Planning Board.

In view of the fact explained above, the opinion of DDA is sought regarding permissibility of farm house in the portion of these four villages which are not covered by Development Area No(s) 171 & 172 but ceased to be rural under Section 507(a) of DMC Act.

Annexure :-

1. Notification dated 24th Oct, 1994 declaring 20 villages as urban.

*A. D. Bismay*

Joint Secretary  
Municipal Corporation of Delhi

## दिल्ली नगर निगम

## प्रधिमूचना

दिल्ली, 24 अक्टूबर, 1994

सं. एफ. 33/एंग.टी.पी. (डीपी)/11424/94:—दिल्ली नगर निगम अधिनियम, 1957 1957 का 66 की धारा 507 (ए) के अन्तर्गत प्रदत्त अधिकारों का प्रयोग करते हुए सरकार की पूर्व स्वीकृति से निम्नलिखित अनुसूची में दिये गये ग्रामीण क्षेत्र नगर निगम द्वारा शहरीकृत घोषित कर दिये गये हैं।

## अनुसूची

क्रम	क्षेत्र का नाम	रेवेन्यू एस्टेट का नाम	यह क्षेत्र जिन शहरीकृत किया जाना है
1	2	3	4
1.	नजफगढ़ क्षेत्र	पालम	राजस्व संपत्ति का सम्पूर्ण अर्थात् हुमा भाग जो अब तक शहरीकृत घोषित नहीं किया गया।
2.	-वही-	भिर्जापुर	-वही-
3.	-वही-	डाबरी	-वही-
4.	-वही-	नासिरपुर	-वही-

1	2	3	4
5.	नजफगढ़ क्षेत्र	सागरपुर	राजस्व संपत्ति का सम्पूर्ण अर्थात् हुमा भाग जो अब तक शहरीकृत घोषित नहीं किया गया।
6.	-वही-	बागडोला	-वही-
7.	-वही-	साहपुरा	-वही-
8.	-वही-	मटियाला	-वही-
9.	-वही-	बिन्दुपुर	-वही-
10.	-वही-	काकरोला	-वही-
11.	-वही-	लोहारहरी	-वही-
12.	-वही-	तोगनपुर	-वही-
13.	-वही-	अम्बरहई	-वही-
14.	-वही-	शाहबाद-मोहम्मदपुर	-वही-
15.	-वही-	भरवल	-वही-
16.	-वही-	नवादा	-वही-
17.	-वही-	पोचनपुर	-वही-
18.	-वही-	बामनोली	-वही-
19.	-वही-	धुलसिरा	-वही-
20.	-वही-	बिजवासन	-वही-

ह.०/- (अपठनीय)  
आपूर्ति

## MUNICIPAL CORPORATION OF DELHI

## NOTIFICATION

Delhi, the 24th October, 1994

No. F. 33/Engg.TP(DP)/11424/94.—In exercise of the powers conferred by clause (a) of Section 507 of the Delhi Municipal Corporation Act, 1957 (66 of 1957), the Corporation with the previous approval of the Government hereby declares that areas mentioned in column 3 of the Schedule below and falling in the revenue estate/zone as detailed therein hitherto forming part of the rural areas, shall cease to be rural areas :—

## SCHEDULE

Sl. No.	Name of the Zone	Name of the Revenue Estate	Particulars of the areas proposed to be Urbansied
1.	Najafgarh	1. Palam 2. Mirzapur 3. Dabri 4. Nasirpur 5. Sagarpur 6. Bagdola 7. Sahupura 8. Matiala 9. Bindapur 10. Kakrola 11. Loharhari 12. Toganpur 13. Amberhai 14. Shahbad Mohammadpur 15. Bhathal 16. Nawada 17. Pochanpur 18. Bemboli 19. Dhulsiras 20. Bijwasan.	The old abadis as well as the entire revenue estate of the said villages declared as urban.

Sd./- (Illegible)  
Commissioner



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, HOUSAGE
16. Sr. Architect (H&TP), CPWD
17. Chief Engineer (Plg.) DVB
18. Dy. Commr. of Police (Traffic), Delhi
19. Director (Land Scape), DDA

SPECIAL INVITES:

1. Chief Engineer (elect.), LDA
2. Asdl. 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 (AP-III) DDA.

**DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL WING**


No.F.1(2)99/MP

Dated:25.5.2000

**MEETING NOTICE**

The IVth Technical Committee meeting of Delhi Development Authority will be held on 30.5.2000 (Tuesday) at 10.00 AM in the Conference Hall, 5th floor, Vikas minar, I.P.Estate, New Delhi.

Kindly bring the agenda already circulated vide meeting notice dt. 12.5.2000. Supplementary agenda containing ~~two~~<sup>one</sup> more items for this meeting is enclosed. You are requested to make it convenient to attend the meeting.

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

SUPPLEMENTARY AGENDA

I N D E X

<u>Sl.No.</u>	<u>ITEM NO.</u>	<u>PARTICULARS</u>	<u>PAGE NO.</u>
1.	33/2000	Regarding covering the Najafgarh drain between Moti Nagar Bridge and Karampura bridge i.e. from RD 118250 to 120215 ft F.3 (66) 96-MP	1 - 7



Sr.No.1/ITEM No. 33/2000/T.C

Sub: Regarding covering the Najafgarh drain between Moti Nagar bridge and Karampura bridge i.e. from RD 118250 to 120215 ft.  
F.3(66)96/MP

#### 1.0 BACKGROUND

The proposal alongwith the techno feasibility report from Irrigation and Flood Department, GNCTD was received in DDA during the last week of December 1998. The Irrigation and Flood deptt. was informed of the decision of the Technical Committee of 3.3.98 regarding covering of drains and also the norms for utilisation of the land to be followed. It was also conveyed that the techno feasibility will be the responsibility of Irrigation and Flood Deptt. of GNCTD.

Another reference has been received from Supdt.Engg (Flood) Circle III dt.8.5.2000 (Annexure A) desiring reconsideration of the norms for utilisation of the land by Technical Committee. A meeting was convened by Engineer Member DDA on 12.5.2000 and accordingly the matter is put up for reconsideration of the Technical Committee.

#### 2.0 DECISION OF THE TECHNICAL COMMITTEE OF 3.3.98

In the meeting of the Technical Committee held on 3.3.98, Technical Committee had taken the following decision:

"The proposal arrived at after the detailed discussion with various departments was agreed to. The land owning agencies, who wish to cover the drain will utilise such spaces as per the utilisation which is:

Commercial and Service shops	15%
Parks	15%
Parking and Roads	15%
Other facilities including weekly markets	30%
Open drain	25%
<hr/>	
Total	100%

The techno-economic feasibility will be the responsibility of land owning agency. The parameters suggested would be used as a general principle. (Annexure B)

### 3.0 PROPOSAL OF IRRIGATION AND FLOOD DEPARTMENT

In the proposal submitted by I&F Deptt. there is a variation in the utilisation pattern of the land. This variation as worked out by the Flood Deptt. for this pilot project, is given in the following table:

Table: Comparison of the land utilisation in the Covered Reach Portion with the Areas Suggested by the DDA

<u>Proposal for the Utilisation</u>	<u>As suggested by DDA</u>	<u>As provided in the proposal</u>
Commercial & Service shops	15%	16.51%
Parks	15%	15.65%
Parking & Roads	15%	45.79%
Other Facilities including Weekly Markets	30%	20.55%
Open Drains	25%	1.50%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>

#### OBSERVATIONS:

The basic variation in the proposed utilisation of the land is under facility including the weekly market which has been reduced to about 20% and open portion of the drain to about 1.5%. The reduction in the percentage of the open portion of the drain may cause difficulties in the cleaning of the drains; therefore, a mechanical system for the cleaning of the drain is required to be ensured.

#### RECOMMENDATIONS:

This variation and the utilisation of the land which would become available after covering of the drain may be considered by the Technical Committee subject to (1) installation of a proper arrangement for cleaning of the drain (2) adopting the guidelines as suggested by I&F Deptt. for covering the drain for Palam drain within Dwarka sub-city project.

14/11/15/16

*[Handwritten signature]*  
15/11/16



अधीक्षण अभियन्ता  
SUPERINTENDING ENGINEER  
FLOOD CIRCLE-III  
Rohini Office Complex,  
Sector-15, Near Gas Godown,  
Delhi - 110085

ANNEXURE-A

दिल्ली सरकार  
Govt. of NCT of Delhi  
सिंचाई एवं बाढ़ नियंत्रण विभाग  
IRRIGATION AND FLOOD CONTROL DEPT

आ. सं. SE/FC-III/SW/CD-II/T-7/98/99/314

DATE 8 May, 2000

To

Shri R.K.Jain  
Joint Director(NP)  
Delhi Development Authority,  
Vikas Minar, I.P.Estate,  
NEW DELHI 1-110002

Sub: Regarding Covering of Najafgarh Drain between Moti Nagar Bridge and Karampura Bridge i.e. from RD 118250 to 120215ft

Dear Sir,

Please refer to your letter No.F.3(66)/96-MP/495 dated 30-4-2000 addressed to SSW to CE(I&F) on the above subject, wherein you have reiterated the approval granted by the technical Committee of DDA to the norms, to which the recouped drain area by its covering, shall be put to use as follows:

Norms already approved by DDA

Commercial & Service shops	= 15%
Parks	= 15%
Parking and Roads	= 15%
Other facilities including weekly markets	= 30%
Open drain	= 25%
	= 100%

You have also stated that there is no need for the Drain owning agency to refer the techno-economic feasibility report to DDA.

In this connection, your attention is again invited to this office letter of even No. dated 30-6-1999 whereby it was clarified that the Project Report of the Pilot Project for Covering of Najafgarh Drain between Moti Nagar Bridge to Karampura Bridge, has been sent to DDA for approving the changed land use parameters, as adopted in this pilot project, which differs from the ones already approved by DDA, to the extent shown in Annexure-I.

Since the parameters adopted in our instant pilot project widely differs from the parameters already approved by DDA's Technical Committee in its meeting dated 3-1-1998, it is again requested that the approval of DDA may kindly be given

PKD  
n/s  
um 5

contd...2/-



- 4 -

2

for the changed/revised parameters, which are indicated below  
(Also see Annexure-1)

Revised Norms to be aproved by DDA

Commercial & Service shops	= 16.51%
Parks	= 15.65%
Parking & Roads	= 45.79%
Other facilities including weekly markets	= 20.55%
Open Drain	= 1.50%
	<hr/>
	= 100%

Yours sincerely,

(S.K.GARG)  
SUPERINTENDING ENGINEER  
FLOOD CIRCLE-III

No. SE/FC-III/SW/CD-II/T-7/98/99/

Dated the May, 2000.

Copy to:

- i) Chief Engineer(I&F), Govt. of NCT of Delhi-for information and necessary action. It is requested that DDA may be requested to call a fresh meeting of their Technical Committee to approve the revised norms of land area use. The scheme may also be placed before the TAC for its consideration & approval
- ii) Guard file.

SUPERINTENDING ENGINEER  
FLOOD CIRCLE-III

*Comparison of the Covered Reach Portion with the Areas Suggested by the D.D. A.*

Proposal for the Utilisation	As suggested by the D.D. A.	As provided in the in the proposal
Commercial & Service Shops	15%	10.51%
Parks	15%	15.65%
Parking & Roads	15%	15.50%
Other Facilities Including Weekly Markets	30%	20.55%
Open Drains	25%	1.50%
<b>Total</b>	<b>100%</b>	<b>100%</b>

The major change/alteration has been the shifting of the area allocated for the open drain to the area of Roads and Parking. With the changed drain characteristics, the drain shall have self cleaning velocity even during the lean period and hence the open space has been more appropriately used for the road ways.

A Drawing No 5 shows the proposed layout of the proposal as discussed above.

ITEM No.34/2000/T.C.

Sub : Layout Plan for development of New  
Industrial area in Bawana Narela Area  
F.20(5)97-MP

1. The case was placed in the T.C. meeting vide item No.7 dated: 18.1.2000 wherein the following decisions were taken :

In the absence of representative of DSIDC/ their consultant dealing with the subject the item was presented by Director (Narela)DDA. On the basis of examination carried out by the Narela Project Unit of DDA and also the discussion held in the meeting following modifications were proposed.

- a) All the proposed road r/w to be kept as 24 meter instead of 10-12 meter as prescribed in MPD-2001.
- b) All the facilities/infilities ... have to be suitably provided as per MPD-2001.
- c) Specific site for solid waste management be also identified.

The modified scheme to be submitted to DDA for consideration in the next meeting of Technical Committee.

2) Accordingly, a meeting was held in the chamber of Commissioner (Planning), DDA on 5.4.2000 wherein DSIDC/RITES and DDA officers were present and the following was recommended:

i) Roads

- . To locate large plots of 200-250 sq.mtrs. on peripheral roads.
- . In case of smaller plots of 100-150 sq.mtrs. location along lesser wide roads could be permitted.

ii) Facilities

- . The facilities should be as per MPD 2001. Regarding details of facilities the DSIDC is consulting respective agencies like DVB, DFS, Delhi Police etc. and provision would be made accordingly.
- . The Petrol Pump/CNG sites would be earmarked while preparing the sector plan as per MPD 2001 norms.

3. The DSIDC vide its letter dated: 19.4.2000 submitted modified plans stating that they have already received clearance from DVB & Airport Authority of India. The scheme has been submitted to DFS & Delhi Police. The facilities required will be incorporated by preparing sector plans for facilities and commercial areas.

....2/-



In the modified plans, Sector V (Holambi Khurd) has been shown as extensive industry. According to letter from Principal Secretary & Commissioner (Industries) GNCTD dated: 4.4.2000 addressed to Vice Chairman, DDA about 7061 industries have been identified under 'F' category among eligible applicants which are required to be shifted on priority. Accordingly about 325 acres of land downstream Western Yamuna Canal at Holambi Khurd is proposed for extensive industries to accommodate about 5000 such units ~~for~~ which change of land use has been required.

In this regard attention is invited to Supreme Court order dated: 28.4.2000 (WFC no.4677 of 1985) according to which no new heavy or large industries be permitted to set up in Delhi, and such unit shall shift to Delhi Metropolitan area and NCR or change to conforming activity. As such, it is suggested that this issue may be resolved before layout plan submitted by DSIDC/Deptt. of Industries, GNCTD is put up for approval of Technical Committee.

4. RECOMMENDATION :

The proposed modified layout plan and typical cluster/sector plan is laid on the table which may kindly be ~~considered~~ keeping in view of the examination at the para -3.

- ..... -

WAL



**DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL WING**


No.F.1(2)99/MP

Dated: 25.5.2000

**MEETING NOTICE**

The IVth Technical Committee meeting of Delhi Development Authority will be held on 30.5.2000 (Tuesday) at 10.00 AM in the Conference Hall, 5th floor, Vikas minar, I.P.Estate, New Delhi.

Kindly bring the agenda already circulated vide meeting notice dt. 12.5.2000. Supplementary agenda containing <sup>one</sup> ~~two~~ more items for this 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

9C

TCPO



1. Vice Chairman, DDA (CHAIRMAN)
2. Engineer-in-Chief, DDA
3. Principal Commissioner, DDA
4. Commissioner (Plg.), DDA
5. Commissioner (LD), DDA
6. Commissioner (LD), DDA
7. Chief Architect, DDA
8. Addl. Commr. (MP&R), DDA
9. Addl. Commr. (ULP), DDA
10. Addl. Commr. (DC&B), DDA
11. Chief Planner, CPD — *referred 26/5/50*
12. Chief Architect, DDA
13. Town Planner, DDA
14. Secretary, DDA
15. Land & Development Officer, DDA
16. Sr. Architect (Plg.), CPD
17. Chief Engineer (Plg.) DDA
18. Dy. Commr. of Police (Traffic), Delhi
19. Director (Land Survey), DDA

SPECIAL EMPLOYEES:

1. Chief Engineer (Elect.), DDA
2. Addl. Chief Architect-I, DDA
3. Addl. Chief Architect-II, DDA
4. C.O. (Area Plg.), DDA
5. Director (DC), DDA
6. Director (MP&R) I, DDA
7. Director (MP&R) II, DDA
8. Director (PP), DDA
9. Director (AV)-I, DDA
10. Director (A.P-II) DDA
11. Director (AP III) DDA
12. Director (AP IV) DDA

**DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL WING**


No.F.1(2)99/MP

Dated:25.5.2000

**MEETING NOTICE**

The IVth Technical Committee meeting of Delhi Development Authority will be held on 30.5.2000 (Tuesday ) at 10.00 AM in the Conference Hall, 5th floor, Vikas minar, I.P.Estate, New Delhi.

Kindly bring the agenda already circulated vide meeting notice dt. 12.5.2000. Supplementary agenda containing <sup>one</sup> ~~two~~ more items for this 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**

1. Vice Chairman, DDA (CHAIRMAN)
2. Engineer-Member, DDA
3. Principal Commissioner, DDA
- ✓ 4. Commissioner (Plg.), DDA 28/26/15
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
- ✓ 7. Chief Architect, DDA 26/5/2000
- ✓ 8. Addl. Commr. (MP&PR), DDA 26/5/2000
- ✓ 9. Addl. Commr. (ULP), DDA 26/5/2000
- ✓ 10. Addl. Commr. (DC&B), DDA 26/5/2000 MEMBER-SECRETARY
11. Chief Planner, TCPO
12. Chief Architect, NDIC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, HOUSE
16. Sr. Architect (RWTP), CPWD
17. Chief Engineer (Plg.) DVB
18. Dy. Commr. of Police (Traffic), Delhi
- ✓ 19. Director (Land Scape), DDA 26/5/2000

SPECIAL DUTY CLERK:

- ✓ 1. Chief Engineer (Struct.), DDA 26-5-2000
- ✓ 2. Addl. Chief Architect-I, DDA 26/5
- ✓ 3. Addl. Chief Architect-II, DDA 26/5
- ✓ 4. OSD (Area Plg.), DDA 26/5/2000
- ✓ 5. Director (DC), DDA 26/5/2000
- ✓ 6. Director (MP&PR) I, DDA 26/5
- ✓ 7. Director (MP&PR) II, DDA 26/5/2000
- ✓ 8. Director (TT), DDA 26/5
- ✓ 9. Director (AP)-I, DDA 26/5
- ✓ 10. Director (A.P-II) DDA 26/5
- ✓ 11. Director (AP III) DDA 26/5/2000
12. Security officer. Vikas Minar. DDA
13. AE (Electrical) Vikas Minar. DDA
14. AE (Maintenance) Vikas Minar. DDA
15. Receptionist. Vikas Minar. DDA



DELHI DEVELOPMENT AUTHORITY  
VIKAS MINAR, I.P. ESTATE  
NEW DELHI

NO F 1(1)95 MP

DATED 25/5/2000

FROM, JOINT DIRECTOR (MP)  
DDA NEW DELHI

TO

Smt Asma Manzar  
Director (Lands) DDA.  
A Block, Vikas Sadan

Sir,

I am directed to forward a copy of Agenda item no 21/2000  
of the Technical Committee Meeting to be held on 30.5.2000  
at 10.00 A.M. in the Conference Room of Vikas Minar, Delhi Development  
Authority, New Delhi.

Yours faithfully,



JOINT DIRECTOR (MP)

ENCL. AS ABOVE



  
20/5

DELHI DEVELOPMENT AUTHORITY  
VIKAS MINAR, 1<sup>ST</sup> FLOOR  
NEW DELHI

NO. F-1(1)95 MP

DATED: 25/5/2000

FROM, JOINT DIRECTOR (MP)  
DDA NEW DELHI

TO,

Sh. Jagdish Chandra  
Director (C.R.L.) DDA.  
A Block, Vikas Sadan

Sir,

I am directed to forward a copy of Agenda item no. 21/2000  
of the Technical Committee Meeting to be held on 30.5.2000  
at - 10.00 A.M. in the Conference Room of Vikas Minar, Delhi Development  
Authority, New Delhi

Yours Faithfully,

  
JOINT DIRECTOR (MP)

ENCL. AS ABOVE

9/c

  
26/5

**DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL WING**


No F-1(2)99/MP

Dated: 25.5.2000

**MEETING NOTICE**

The IVth Technical Committee meeting of Delhi Development Authority will be held on 30.5.2000 (Tuesday) at 10.00 AM in the Conference Hall, 5th floor, Vikas minar, I.P.Estate, New Delhi.

Kindly bring the agenda already circulated vide meeting notice dt. 12.5.2000. Supplementary agenda containing <sup>one</sup> more items for this meeting is enclosed. You are requested to make it convenient to attend the meeting.



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



1. ✓ Vice Chairman, DDA *an 26/5* (CHAIRMAN)
2. ✓ Engineer-Member, DDA *W 26/5*
3. ✓ Principal Commissioner, DDA *26/5*
4. Commissioner (Plg.), DDA
5. ✓ Commissioner (LD), DDA *re 26/5*
6. ✓ Commissioner (LI), DDA *26/5*
7. Chief Architect, DDA
8. Addl. Commr. (MP&PR), DDA
9. Addl. Commr. (UDF), DDA
10. Addl. Commr. (DC&B), DDA MEMBER-SECRETARY
11. Chief Planner, TCPO
12. Chief Architect, DDUC
13. Town Planner, HCD
14. Secretary, DDAC
15. Land & Development Officer, DD&LE
16. Sr. Architect (H&TP), CPWD
17. Chief Engineer (Plg.) DVB
18. Dy. Commr. of Police (Traffic), Delhi
19. Director (Land Scapes), DDA

SPECIAL OFFICIALS:

1. Chief Engineer (Elect.), DDA
2. Addl. Chief Architect-I, DDA
3. Addl. Chief Architect-II, DDA
4. OSD (Area Plg.), DDA
5. Director (LC), DDA
6. Director (MP&PR) I, DDA
7. Director (MP&PR) II, DDA
8. Director (PT), DDA
9. Director (AS)-I, DDA
10. Director (A.P-II) DDA.
11. Director (AP-III) DDA.
12. Director (AP-IV) DDA.

As per Kumr

26-5-2000

**DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL WING**


No.F.1(2)99/MIP

Dated: 25.5.2000

**MEETING NOTICE**

The IVth Technical Committee meeting of Delhi Development Authority will be held on 30.5.2000 (Tuesday) at 10.00 AM in the Conference Hall, 5th floor, Vikas mihar, I.P.Estate, New Delhi.

Kindly bring the agenda already circulated vide meeting notice dt. 12.5.2000. Supplementary agenda containing <sup>one</sup> ~~two~~ more items for this 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

QC R/P

1. Vice Chairman, BDA
2. Engineer-Member, BDA
3. Principal Commissioner, BDA
4. Commissioner (Plg.), BDA
5. Commissioner (LD), BDA
6. Commissioner (LH), BDA
7. Chief Architect, BDA
8. Addl. Commr. (SP&PR), BDA
9. Addl. Commr. (ULP), BDA
10. Addl. Commr. (DC&B), BDA
11. Chief Planner, TCPO
- ✓ 12. Chief Architect, ADHC
- ✓ 13. Town Planner, HCD
- ✓ 14. Secretary, DDAC
- ✓ 15. Land & Development Officer, HOUA
- ✓ 16. Sr. Architect (HSTP), CPWD
- ✓ 17. Chief Engineer (Plg.) DVB
- ✓ 18. Dy. Commr. of Police (Traffic), Delhi
19. Director (Land Scapes), BDA

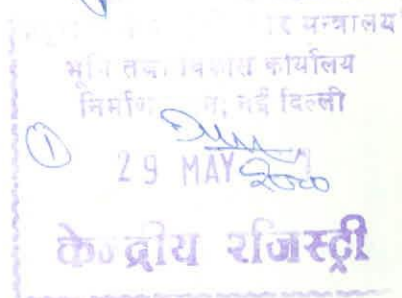
(CHAIRMAN)

MEMBER-SECRETARY



**SPECIAL ATTENTION:**

1. Chief Engineer (Elect.), CPA
2. Addl. Chief Architect-I, BDA
3. Addl. Chief Architect-II, BDA
4. OSD (Asst. Plg.), BDA
5. Director (IC), BDA
6. Director (SP&PR) I, BDA
7. Director (SP&PR) II, BDA
8. Director (IT), BDA
9. Director (AW)-I, BDA
10. Director (A.P-II) BDA
11. Director (AP III) BDA
12. Director (W.P) BDA



OK