

दिल्ली विकास प्राधिकरण

.....अनुभाग

मिसिल सं०.....

टिप्पणी

पत्र व्यवहार

विषय

15-1582

पिछला संदर्भ

बाद के संदर्भ



*for copy*

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Minutes of the meeting of the Technical Committee held on 15th January, 1982 at 3.30 p.m. in the Conference Room of D.D.A. at 5th Floor, Vikas Minar, Indraprastha Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY :

1. Sh. S. S. Shafi,  
Planning Member/Chief Planner, TCPO. (In the chair)
2. Sh. Khemani,  
Chief Engineer.
3. Sh. R. G. Gupta,  
Director (T&T).
4. Sh. S. C. Gupta,  
Addl. Director (DC).
5. Sh. J. C. Gambhir,  
Addl. Director (PPW).
6. Sh. R. D. Gohar,  
Joint Director (PP).
7. Sh. V. N. Sharma,  
Jt. Director (B).
8. Sh. A. K. Gupta,  
Deputy Director (MP). (Convenor).
9. Sh. S. P. Vatts,  
Dy. Director (P).
10. Sh. J. P. Sarkar,  
Dy. Director (ZP).

TOWN & COUNTRY PLANNING ORGANISATION:

11. Sh. P. G. Valasankar,  
Town & Country Planner.

MUNICIPAL CORPORATION OF DELHI:

12. Sh. K. L. Kapoor,  
Addl. Town Planner.
13. Sh. S. K. Chadha,  
Suptdg. Engg. (W) Plg.  
D.W.S. & D.U., MCD.
14. Sh. B. Dayal,  
Municipal Engineer.

contd...2.



15. Sh. R. P. Pande,  
Engineer (Plg.)

16. Sh. I. S. Mital

NORTHERN RAILWAYS: (MTP Rlys.)

17. Sh. V. K. Thapar,  
Chief Traffic Suptdg.

18. Sh. Sakhi Chand,  
Addl. Chief Engineer,

19. Sh. O. N. Endley,  
Addl. Chief Engineer.

20. Sh. Phool Singh,  
Divisional Supdt. Engineer.

21. Sh. D. S. Jain,  
O.S.D., MTP.

22. Sh. Ranjit Singh,  
Senior Engineer (P&D).

23. Sh. Pradeep Kumar,  
CA/CTS/MTP(R).

24. Dr. S. N. Mittal,  
CHI/MTP(R).

25. Sh. D. Sanyal,  
Sr. Project Manager.

NEW DELHI MUNICIPAL COMMITTEE:

26. Sh. R. C. Sabharwal,  
Architect (BP).

CENTRAL PUBLIC WORKS DEPTT.

27. Sh. K. M. Saxena,  
Addl. C.A., CPWD.

28. Sh. S. B. Kalkar,  
S.A. H&TP I, CPWD.

NATPAC:

29. Sh. S. Sahini,  
Project Engineer, NATPAC.

contd....3.



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Municipal Engineer.

contd...2.



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S.A. H&TP I, CPWD.

NATPAC.

29. Sh. S. Sahini,  
Project Engineer, NATPAC.

contd....3.



Item No.1:

Sub: Ground coverage in commercial areas, including local commercial areas/shop plots, shown in the already approved layout plans and already built up commercial area.  
(No.F.3(256)/72-MP).

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DECISION

The Chairman, Technical Committee desired to study the matter in consultation of Town Planner, MCD, Commr.(P) and Addl. Director (DC), DDA.

Item No.2.

Sub: (i) Parking standard for Janta-cum-3 Star Hotel to be developed by the Government Agency i.e. I.T.D.C.  
(ii) Issue regarding covered parking space.  
(No.F.10(1)/71-MP).

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DECISION

The Technical Committee recommended for approval parking standards for Janta and 3-Star Hotel, constructed by ITDC, as proposed in para 3(i) of the Agenda.

ii) Regarding the covered car space standards, the Technical Committee desired that the Perspective Planning Wing, DDA may also examine the matter in the light of the studies/surveys conducted by them for the preparation of 2nd Master Plan for Delhi.

Item No.3:

Sub: Permission for double storey construction in Anand Niketan Colony.  
(No.F.20(15)80-MP).

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DECISION

The Technical Committee discussed the issue and recommended that double-storey construction be allowed, keeping in view the plot sizes, as provided in the original plan.

contd....2.



Item No.4:

Sub: Premises situated on Plot No.156, Block No.10 known as Golf Links, New Delhi - Letting out of the premises to Shastri Indo-Canadian Institute for use as Library.  
(No.F.16(65)81-MP).

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DECISION

The Technical Committee recommended the temporary use as 'library' to the present occupant. However, no expansion to the existing library be permitted. It further recommended that as soon as the building is vacated, the same be put to 'residential use'.

Item No.5:

Sub: Request for approval of a site located on Delhi Curzon Road (N.H.8) at 22 Km. from Delhi for the purpose of a Motel.  
(No.F.10(7)78-MP).

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DECISION

The Technical Committee desired that the proposal be placed before the Authority, although it observed that the proposed site does not meet the required set backs, as provided in the Regulations-1977.

Item No.6:

Sub: Location and layout plan of Sewa Nagar Railway Station.  
(No.F.9(8)/82/Director (TTP)

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Item No.7:

Sub: Location and layout plan of Pragati Maidan Railway Station.  
(No.F.9(7)/82/Director (TTP).

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Item No.8:

Sub: Location and layout plan of Patel Nagar Railway Station.  
(No.F.9(4)/Dir.(TTP)/82.)

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contd...3.



Item No.9.

Sub: Location & Layout plan of Sardar Patel Marg  
Railway Station.  
(No.F.9(6)/82/Director (TTP)).  
....

Item No.10:

Sub: Location and layout plan of Lodi Colony  
Railway Station.  
(No.F.9(5)/82/Director (TTP)).  
....

Item No.11:

Sub: Location & layout plan of Sarojini Nagar  
Railway Station.  
(No.F.9(9)/82/Director (TTP)).  
....

Item No.12:

Sub: Location & layout plan of Naraina Railway Station.  
(No.F.9(10)/82/Director (TTP)).  
....

Item No.13:

Sub: Location & layout plan of Brar Square  
Railway Station.  
(No.F.9(12)/82/Director(TTP)).  
....

Item No.14:

Sub: Location & layout plan of Chanakya Puri  
Railway Station.  
(No.F.9(11)/82/Director (TTP)).  
....

DECISION

Item No.6 to 14:

The Technical Committee discussed in detail the layout plans of Railway Stations prepared by NATPAC. It observed that the comments given in each of these items are quite valid and should be fulfilled. The Technical Committee desired that NATPAC/MPTR may study in detail

contd.....4.



and formulate these projects keeping in view the comments given in the Agenda. It also desired that these projects may also be examined by the Perspective Planning Wing, DDA in the light of the 2nd Master Plan proposals.

Item No.15:

Sub: Proposal for carving out 714 additional plots within the layout plan of Chittaranjan Park Colony (EPDP Colony) by the Association of Displaced Persons from East Pakistan declared eligible for allotment of plots in Delhi. (No.F.23(11)79-Bldg. & F.3(156)/78-MP).

....

DECISION

The consideration of the item was postponed.

Item No.16:

Sub: Animal Quarantine Station and certification Service Village Kapashera near Palam Airport. Case of Special Appeal. (No.F.3(59)/80-MP).

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DECISION

The consideration of the item was postponed.



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

Minutes of the meeting of the Technical Committee held  
on 11.2.82 at 3.00 P.M. in the Conference Hall of Delhi Develop-  
ment Authority, Vikas Minar, I.P.Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Shri S.S.Shafthi  
Chief Planner, TCPO  
Planning Member, DDA (In the chair)
2. Shri E.F.N.Ribeiro  
Commr.(Planning)
3. Shri S.C.Gupta  
Addl. Director(DC)
4. Mr. J.C.Gambhir  
Addl. Director(PPW)
5. Mr. K.K.Bandyopadhyay  
Joint Director( ZB)
6. Mr. P.N.Dongre  
Joint Director(UVC)
7. Mr. J.P.Sarkar  
Deputy Director(ZP)
8. Mr. A.K.Gupta  
Deputy Director(MP) (Convenor)

Ministry of Agriculture

9. Dr. V.Saturaman

Central Public Works Department

10. Mr. H.K.Walia  
Architect Town Planner
11. Mr. Kalkar  
Deputy Architect

Land & Development Office

12. Shri Sewan Singh  
A.E.form L&DO

Municipal Corporation of Delhi

13. Shri B.S.Khurana  
Addl. Town Planner.



Item No.1

SUB: Proposal for carving out 714 additional plots within the layout plan of Chittaranjan Park Colony (EPDP Colony) by the Association of Displaced Persons from East Pakistan declared eligible for allotment of plots in Delhi.  
(No. F.23(11)/79-Bldg. & F.3(156)/78-MP).

DECISION

The Technical Committee examined the matter and was of the opinion that so far as the increase in the Master Plan density is concerned, it is not desirable to change the stipulated density of Master Plan at this stage. The Technical Committee, however, felt that 714 persons may be accommodated by developing a few pockets within the colony as group housing(flats), provided the prescribed norms and standards are not compromised.

Item No. 2.

SUB: Animal Quarantine Station and certification Service Village Kapashera near Palam Airport. Case of special appeal.  
(No. F.3(59)/80-MP)

DECISION

The Technical Committee felt that in view of the fact that earlier the proposal was accepted by the Technical Committee, the matter be recommended for approval to the Authority as a case of 'special appeal'.

Item No.3.

SUB: Request for permission to use premises No.B-3/61, Safdarjung Enclave, New Delhi, a case of special appeal.  
(F.10(52)/81-MP)

DECISION

The Technical Committee observed that the Authority vide its Resolution No.60 dated 20.5.81 resolved that the regulations be reviewed to tighten the provisions, so that such constructions are discouraged. Keeping this decision in view, the Technical Committee felt that in the absence of definite policy for granting such permissions for using the residential premises for guest house/lodging house/boarding house, it will not be desirable to allow such uses and desired that the matter be put up to the Authority for its guidance and consideration.



Item No. 4

SUB: Request for increase in F.A.R. for Indian Medical Association Building at I.P.Estate, New Delhi.  
F.13(47)/80-Bldg.

DECISION

The Technical Committee examined the proposal and recommended that the FAR of 175 requested by Indian Medical Association be allowed subject to the fulfillment of the parking requirements.

Item No. 5

SUB: Proposal for the change of land use of a site shown for Higher Secondary School to 'Residential use' for the construction of Houses for Self-Financing Scheme at Kalkaji near Desh Bandhu Gupta College.  
(F.20(29)/81-MP)

DECISION

The Technical Committee noted that the objections/suggestions received on the draft zonal development plan have been considered by the Authority and the recommendations of the Screening Board have been approved. The plan is under modification for submission to the Govt. of India for approval. The Technical Committee desired that the norms of community facilities should not be reduced at this point of time, and the proposal be placed before the Authority with the recommendations that the number of schools be provided as per norms and the site if already used for group housing be adjusted accordingly.

Item No. 6

SUB: Allotment of land to Chandravati Chaudhry Sanrak Trust for running a home for the destitute children.  
(No.F.12(39)/79-LSB.I)

DECISION

The Technical Committee noted that the plot in question does not have any independent access and, therefore, was of the opinion that there may not be any objection for its use as part of the school.



Item No. 7

SUB: Farm Houses and other farm buildings in the 'Agricultural green belt' and 'rural use zone'.

DECISION

The Technical Committee desired that the proposal be put up before the Authority alongwith all the objections/suggestions received on the subject. The Technical Committee also examined the point raised by the Ministry and observed that, as there is no change envisaged in the foot-note, there is no need for a fresh notification nevertheless, if it is felt necessary to add the words mentioned by the Ministry, the same could be done in the final notification.

Item No. 8

SUB: Ground coverage in commercial areas, including local commercial areas/shop plots, shown in the allready approved layout plans and already built up commercial areas.  
(F.3(256)/72-MP)

DECISION

The Technical Committee desired that a comparative statement regarding coverage, FAR etc. be worked out and be discussed with the Chairman, Technical Committee, before placing it before the Authority.

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*Shri R.K. Goel*

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Minutes of the meeting of the Technical Committee held on 26th March 1982 at 3.00 P.M. in the Conference Room of D.D.A. at 5th Floor, Vikas Minar, New Delhi.

The following were present:

Delhi Development Authority

1. Shri S.S.Shafi (In the Chair)  
Planning Member/Chief Planner (TCPO)
2. Shri E.F.N.Reberio  
Commr. (Planning)
3. Mr. R.G.Gupta,  
Director (TTP)
4. Shri S.C.Gupta  
Addl. Director (DC)
5. Shri J.C.Gambhir  
Addl. Director (PP)
6. Mr. K.K.Bandyopadhyay  
Joint Director (ZP)
7. Shri P.N.Dongre  
Joint Director (UVC)
8. Shri R.Karam,  
Sr. Architect/H.U.P.W.
9. Shri H.B.D. Mallick  
Architect, H.U.P.W.
10. Mr. R.D.Gohar  
Joint Director (CP)
11. Mr. A.K.Gupta (Convener)  
Deputy Director (MP)

Delhi Urban Art Commission

12. Shri R.K.Goel,  
Asstt. Secy/Urban Designer

Public Works Department

13. Shri Gulzar Singh  
Supdtg. Engineer

Municipal Corporation of Delhi

14. Shri K.L.Kapoor  
Addl. Town Planner
15. Shri C.M.Vij,  
E.E. (V)

5, 7, 9



Item No. ①

ROAD WIDENING & INTERSECTION IMPROVEMENT PROGRAMMES IN  
CONNECTION WITH ASIAD 1982.

Jawaharlal Nehru Marg Asaf Ali Road Delhi Gate Complex.  
.....  
F.9(8)/81-Dir.(TT)Plng.

DECISION

DDA The Technical Committee noted that the proposal for road widening and inter-section improvement of Jawahar Lal Nehru Marg and Asaf Ali Road (Delhi Gate Complex) is under implementation and has been approved by the various Committees. The Committee recommended that the proposal be approved by the D.D.A. It, further, desired that the alternate location of Asaf Ali statue within a proper landscape design be referred to Delhi Urban Art Commission for their opinion and approval.

Item No. ② Improvement plan for Pandara Road from its crossing with Cornwallis Road to India Gate.  
File No.F.5(79)/81-MP

DECISION

DDA The Technical Committee noted that the Improvement Plan of Pandara Road from its crossing with Cornwallis Road to India Gate is under implementation and has been approved by the various Committees. The Committee recommended that the proposal be approved by the Authority.  
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Item No. ③ Alignment plan of Road No.70.  
F.9(13)/82/Director(TT)Plng.)

DECISION

DDA The Technical Committee noted that the alignment plan of road No.70 is under implementation and has been approved by the various Committees. The Committee recommended that the proposal be approved by the Authority.



Item No.4

SUB: Eastern Approach to Bridge over Yamuna River in continuity of Boulevard Road.  
(Drg. No.DTT-2-81/P-2-P.W.D) near I.S.B.T(No.F.5(62)/81-MP).

DECISION

The Technical Committee examined the proposed Eastern Approach to Bridge over Yamuna River in continuity of Boulevard Road and desired that the Intersection of G.T.Shahdara Road with Eastern approach be re-examined as a 'Y' shape intersection instead of 'T' junction so as to have a better circulation pattern.

Item No.5

SUB: Alignment Plan of Link Road connecting Ridge Road and Sardar Patel Marg.  
File No.F.5(77)/81-MP

DECISION

The Consideration of the item was postponed.

Item No.6

SUB: Intersection design of Boulevard Road 200' R/W and Rajpur Road 80' R/W(Immediate phase Plan) drawing No.DCP-C-I-7-80/P-50..  
F.5(77)/80-MP

DECISION

DDA

The Technical Committee examined the proposal and recommended the plans to be approved for the immediate Improvement of Intersection design of Boulevard Road (200' R/W) and Rajpur Road 80' R/W (Drg.no.DCP-E-I-7-80/P-50.)  
.....

Item No.7

SUB: Construction of a Fly Over/under bridge at Shakti Nagar level crossing connecting G.T.Road and Kalidas Marg.  
F.9(54)/81-Dir(TTP) & F.5(33)/73-MP

DECISION

The consideration of the item was postponed.  
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Item No. 8

SUB: Alignment plan of M.P. Road No. 62 from its intersection with G.T. Shahdara Road upto M.P. Road No. 70 near Seema Puri (U.P. Border). (F.5 (31)/74-MP)

...

DECISION

DDA The Technical Committee examined the proposed Alignment Plan of M.P. Road No. 62 from its Intersection with G.T. Shahdara Road upto Master Plan Road No. 70 near Seema Puri (U.P. Border) and recommended for approval.

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Item No. 9

SUB: Layout plan and construction of a small under pass (meant for cyclists) connecting Naraina Road with Kirti Nagar Road. (F.5 (45)/76-MP)

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DECISION

The consideration of the item was postponed.

Item No. 10

SUB: Alignment plan of part of the Najafgarh Road from the crossing of Ring Road upto its crossing with Jail Road. F.3 (103)/63-MP

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DECISION

DDA The Technical Committee noted that the proposed modified alignment plan of Najafgarh Road from its crossing with Ring Road upto Jail Road has been examined and approved by the various Committees and recommended that it be approved by the Authority.

Item No. 11.

SUB: Circulation plan of a part of West Delhi between Rani Jhansi Road and Zakhira.

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DECISION

The Technical Committee noted that the proposed Circulation Plan of West Delhi area between Rani Jhansi Road and Zakhira has been examined in detail and approved by the various Committees and recommended that it be approved by the Authority.

....



Item No.12

SUB: Approach Road to existing factory of Hindustan Prefab Ltd. due to starting of Electric Ring Railway and closure of level crossing.  
(No.F.5(85)/78-MP)

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DECISION

The Technical Committee noted that M/s Hindustan Prefab Ltd. is mainly working for Northern Railways and they are supplying the pre-fabricated sleepers, slabs, poles etc. to the Northern Railways. The Technical Committee was of the view that the Northern Railway should examine the possibility to take over the factory as it is located in the Railway operational Area and is also mainly working for them (making pre-stressed concrete sleepers). It was also noted that in case any access to the existing factory is to be provided, it is only possible from the Nehru Nagar side.

Item No.13.

SUB: Development Plans of Zone C-14, 15, 19 & 20 revisions.  
PA/Jt. Director/CP/133/82.

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DECISION

The consideration of the item was postponed.

Item No.14.

SUB: Commercialisation of plot No.13/28, Karol Bagh, New Delhi.  
(S/5(114)/60-OSB)

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DECISION

The consideration of the item was postponed.

Item No. 15

SUB: Way leave permission for erecting 33 KV single Circuit Rail Pole Line along Bund (Tee-off from I.P.-Patparganj O/H line from I.P. barrage to Seelampur).  
F.16(18)/81-MP

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DECISION

DDA  
The Technical Committee noted that the proposed route alignment for 33 KV Single Circuit Rail Pole Line along Bund (Tee-Off from I.P.-Patparganj O/H line from I.P. barrage to Seelampur) has been examined and approved by the various Committees and recommended that the same may be placed before the DDA for approval

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Item No.16

SUB: Request for permission to erect the statue of Maharaja Agarsen Ji on the land adjoining the play-field of St. Stephens College outside Mori Gate.  
(File No.F.3(120)/81-MP)

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DECISION

The representatives of the Municipal Corporation of Delhi informed that the land proposed for the erection of statue of Maharaja Agarsen Ji, belongs to the Land and Development Office. The Technical Committee, therefore, desired that the consent of Land & Development Office may first be obtained. Also, the proposal be referred to Delhi Urban Art Commission for their approval.

Item No.17

SUB: Request for permission to use premises No.1/7, Roop Nagar, Delhi as Guest House:  
(No.F.10(29)/81-MP).

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DECISION

The Technical Committee was of the opinion that since the premises is located in the local commercial area shown in the draft Zonal Plan, there may not be any objection for use of the existing premises as a Lodging house, as stipulated in the "Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977".

Item No.18

SUB: Alternative site for cremation ground for Village Nangli Sayed. (F.7(1)/71-DDA/CS)

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DECISION

The Technical Committee examined the alternative site for a cremation ground for village Nangli-Sayed and recommended for the approval of the site suggested.

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Item No.19

SUB: Alternate approach road to the Hr. Sec. Schools opposite R-block, New Rajinder Nagar, New Delhi.  
(No.F.10(127)/76-MP).

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DECISION

The Technical Committee examined in detail the proposal and took a very grave view of the manner in which a road (truck-track) has been developed connecting Ridge Road with the two school sites (namely J.D.Tytler School and Manav Sthali Public School). The Technical Committee was informed that out of the six school sites originally proposed in this area of the Ridge, only two school sites have however been retained, the allotment of the remaining school sites has been cancelled. In view of this, the Technical Committee is of the opinion that the School buses/light vehicles for these two schools may ply on the road in R-block, New Rajinder Nagar, and such vehicles should be parked within the school premises. It further desired that the truck-track carved out in the Ridge area should be restored and re-planted, and, on no account this track should be recognized for vehicular movement as it is a clear violation and should not be condoned.

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Item No.20

SUB: Setting up of 66KV Traction Sub-station in Delhi Area for feeding Delhi Ring Railway in connection with Asiad-1982.  
F.6(1)/82-MP.

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DECISION

DDA The Technical Committee examined the proposal of setting up of 66 KV Traction Sub-station in Delhi area for feeding Delhi Ring Railway in connection with Asiad-1982 (Drg.No. MTP/EL/81/SS/49) and recommended for approval.

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Item No. 21

SUB: Addition/alteration to the Chelmsford Club at 1-Raisina Road,  
New Delhi-110001.  
(No.F.3(24)/76-MP(pt.))

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DECISION

The Technical Committee desired that the proposal be re-examined keeping in view the residential accommodation existing in various clubs in New Delhi area and proposal for FAR, ground coverage etc. for such uses be worked out.

Item No. 22

SUB: Change of land use from 'Hospital' to 'Residential (Group Housing)' in Zone H-1. (Gulabi Bagh area).  
No.F.4(30)/65-MP).

....

DECISION

DDP The representatives of the Municipal Corporation of Delhi informed the Technical Committee that about 8 HA (20 acres) of land has been indicated for a Hospital in the Master Plan as well as in the zonal development plan for this area. The land belongs to the Municipal Corporation of Delhi. The plans for this hospital site were formulated and approved by the Corporation in the year 1968. But, the construction work of the hospital and its staff quarters could not be taken up as the area was heavily encroached upon. Subsequently, it was learnt that a decision was taken in the year 1978 by the Delhi Development Authority to develop the part of this site for Group Housing. Accordingly, plans for Group Housing (Self Finance Scheme) for the part of this site measuring 5.12 HA were formulated. The rest of the area i.e. 3.0 HA has been kept reserved for Dispensary/Hospital.

2. The M.C.D representatives also informed the Technical Committee that they are willing to construct the hospital in the

contd.....



remaining area. However, they desired that the land required for the accommodation of essential staff attached to the Hospital should be made available by the Delhi Development Authority in lieu of the area being utilised for Group Housing by them.

3. The Technical Committee discussed the matter in detail and desired that Delhi Municipal Corporation should immediately take up construction of the Hospital in the left-over area. The land required for the accommodation of essential staff of the hospital may, however, be allotted by the DDA in the nearby area. The Technical Committee further recommended that the necessary action for change of land use of an area 5.12 Hact. be processed in accordance with the prescribed procedure under Delhi Development Act-1957.

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Item No.23

SUB: Issue regarding covered car parking space/standards.

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DECISION

~~The Chairman Tech.~~ Committee desired to visit the site along with the Architect of the project.

Item No.24.

SUB: Allotment of land to Kalindi College.  
(file No.S/12(1)/74-pt.)

DECISION

The Chairman, Technical Committee desired to visit the site in the first instance.



ADDITIONAL ITEMS

Item No.25

SUB: Proposed route alignment for 66 KV D/C tower line from 220 KV Mehrauli Sub-station to 66 KV I.O.C. Bijwasan IAAI Palam ESS.  
(F.6 (6)/80-MP)

....

DECISION

DOA

The Technical Committee examined the proposed route alignment of 66 KV D/C tower line from 220 KV Mehrauli sub-station to 66 KV I.O.C. Bijwasan IAAI Palam ESS and recommended that DESU should maintain a distance of about 70 mt. from the existing 220 KV tower line in the south from Mehrauli upto Rajokri village and thereafter this should follow the route north of existing 220 KV tower line, maintaining a distance of 70 mt. with TEE off Palam Airport. The Technical Committee further desired that the pylon design be got approved by DUAC.

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Item No.26

SUB: Proposed route alignment for 66 KV tower line from Nangloi-Pitampura-Jahangirpuri.  
(F.6 (11)/80-MP)

DECISION

DOA

The Technical Committee examined the proposed route for 66 KV tower line from Nangloi-Pitampura-Jahangirpuri and recommended for approval the proposed route suggested by Project Planner (Rohini).

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*Sm* *agpt*

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of Technical Committee held on 27th May, 1982 at 3.00 P.M. in the Conference Room of Delhi Development Authority, Vikas Minar, I.P.Estate, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY:

- 1) Sh. S. S. Shafi,  
Chief Planner, TCPO/  
Planning Member, DDA. (in the Chair)
- 2) Sh. E. F. N. Ribeiro,  
Commissioner (Plg.)
- 3) Sh. R. G. Gupta,  
Director (TT).
- 4) Sh. J. C. Gambhir,  
Director (CP).
- 5) Sh. S. C. Gupta,  
Additional Director (DC).
- 6) Sh. R. D. Gohar,  
Jt. Director (PP).
- 7) Sh. P. N. Tongre,  
Jt. Director (UVC)
- 8) Sh. A. K. Gupta,  
Dy. Director (MP). (Convenor)
- 9) Sh. J. P. Sarkar,  
Dy. Director (ZP).

TOWN & COUNTRY PLANNING ORGANISATION:

- 10) Sh. P. G. Valasankar.  
Town & Country Planner.

PUBLIC WORKS DEPTT.

- 11) Sh. M. S. Sharma,  
Senior Arch. (DA) I, Delhi Admn.

MUNICIPAL CORPN. OF DELHI.

- 12) Sh. D. D. Mathur,  
Town Planner.

LAND & DEV. OFFICE:

- 13) Sh. T. S. Bassali,  
Asstt. Engineer.

TRAFFIC POLICE DEPTT.

- 14) Sh. D. S. Bimra,  
A.C.P., (West Delhi).



Item No.1.

Sub: Alignment plan of Link Road connecting Ridge Road and Sardar Patel Marg.  
(No.F.5(77)/81-MP).

....

DECISION

The consideration of the item was postponed as no representative from NATPAC was present.

Item No.2.

Sub: Construction of Fly-over/under bridge at Shakti Nagar level crossing connecting G.T. Road and Kalidas Marg.  
(No.F.9(54)/81/Dir.(TTP) & F.5(33)/72-MP).

....

DECISION

The Technical Committee desired that both the proposals for road under-bridge and road over-bridge at Shakti Nagar Level crossing be referred to DUAC/TCPO for their comments.

Item No.3:

Sub: Layout plan and construction of a small under pass (meant for cyclists) connecting Naraina Road with Kirti Nagar Road.  
(No.F.5(45)/76-MP).

....

DECISION

The Technical Committee was of the opinion that the approved alignment plan be followed.

Item No.4:

Sub: Alignment plan of Qutab Road from Sadar Bazar crossing to G.T. Road.  
(No.F.5(8)/64-MP).

....

DECISION

The Technical Committee noted the suggestion made in para (3).

contd....2.



Item No.5:

Sub: Alignment plan of New Pusa Road between East Patel Nagar and Rajendra Place..  
(No.F.5(8)/82-MP).

....

DECISION

The Technical Committee noted that the alignment plan of New Pusa Road between East Patel Nagar and Rajendra Place has been approved by various committees and recommended for its approval by the Authority.

Item No.6:

Sub: Alignment plan of 'Under Hill Road' from Rajpur Road to Alipur Road.  
(No.F.5(24)/67-MP.Pt.I).

....

DECISION

The Technical Committee noted that the alignment plan of Under Hill Road from Rajpur Road to Alipur Road has been approved by various Committees and recommended for its approval by the Authority.

Item No.7:

Sub: Way leave permission for laying of one no.33 KV 3 x 400 sq.mm. U/G cable alongwith 4 x 2.5 sq.mm. Pilot Wire cable from I.P.Stn. to newly proposed 33 KV S/Stn. at Delhi Gate.  
(F.6(14)/81-M.P.)

....

DECISION

The Technical Committee examined the proposal of way leave permission for laying of one 33 KV sq.mm. U/G. cable alongwith 4 x 2.5 sq.mm. Pilot Wire cable from IP Station to newly proposed 33 KV S/Stn. at Delhi Gate and recommended for its approval.

Item No.8:

Sub: Construction of road over bridge on Railway line from Delhi to Mathura near Badarpur Village in the Alignment of Mehrauli Badarpur Road.  
(No.F.5(17)/63-MP).

....

DECISION

The Technical Committee considered the proposal and desired that an officer from the TCPO may visit the site alongwith Director (TT), DDA and feasibility report of the proposed road under-bridge be put up before the Technical Committee.

contd....3.



Item No.9:

Sub: Improvement plan for Aurobindo Marg and Prithvi Raj Road Intersection.  
(No.F.5(89)/81-MP).

....

DECISION

DOA The Technical Committee noted that the improvement plan of Aurobindo Marg and Prithvi Raj Road Intersection, which is under implementation, has the approval of various Committees. The Technical Committee recommended for the approval of the plan by the Authority.

Item No.10:

Sub: Modification in the alignment plan of part of M.P. Road No.45 opposite Tibetan Refugee Camp.  
(No.F.5(49)/79-MP).

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DECISION

DOA The Technical Committee noted that the modified alignment plan of road no.45 has been approved by the Co-ordination Committee and recommended that the revised plan be approved by the Authority.

Item No.11:

Sub: Development plans of Zone C-14, 15, 19 & 20 revisions.  
(No.PA/Jt.Dir./CP/133/82)

....

DECISION

The Technical Committee after a detailed discussion recommended for the extension of the urban limits of Zones C-14, 15, 19 and 20 upto road No.50 and desired that further details be worked out for amendment in the Master Plan/Zonal Development Plan land uses to be processed under section 11-A of Delhi Development Act, 1957.

Item No.12:

Sub: Request for permission to use premises No.C.4 Panchsheel Enclave, New Delhi, as lodging house-case of special appeal.  
(No.F.10(10)80-MP).

....

DECISION

The Technical Committee did not favour the proposal for the use of property no.C-4, Panchsheel Enclave as a 'Lodging House'.

contd....4.



Item No.13:

Sub: Representation from Delhi State Book-sellers and Publishers Association for permission to use the residential premises for the trade in Darya Ganj. (No.MCE(1835)/24/Ans.Rd./DG/78-Pt.).

....

DECISION

The Technical Committee noted that this issue was examined earlier also. It was noted from the Survey report that a large number of book-sellers and publishers are running their trade in the residential premises. This trade is fire and traffic hazard. The Technical Committee, therefore, was of the opinion that the residential area should not be allowed to be used for such purposes.

Item No.14:

Sub: Resitement of Objectionable Petrol Pump at Mehrauli Road near ESSEX Farm. (No.F.7(4)/68-MP).

....

DECISION

The Technical Committee desired that the proposal be referred back to Director (Hort.) for his specific recommendations.

Item No.15:

Sub: Request for issue of N.O.C. for setting up a Rice Mill at Village Bakoli, G.T.Karnal Road. (No.F.3(21)/81-MP).

....

DECISION

The Technical Committee did not agree to the proposal for setting up of a rice-mill along the National Highway.

Item No.16:

Sub: Proposed change of land use from 'Green Belt and Agricultural-cultivable land' to 'Circulation Airport'. (No.F.15(51)/79-LSB(I)).

...

DECISION

The Technical Committee was informed that the proposal for change of land use from 'agricultural green belt' to 'circulation' (Airport) is being placed before the Authority since there is no major objection to the proposal.

contd...5.



Item No.17:

Sub: Provision of Parking space near Gurudwara  
Road area in Karol Bagh.  
(F.20(14)/82-MP).

DECISION

The Technical Committee agreed to the proposal of developing a part of Shastri Park as 'Parking area' at the crossing of Gurudwara Road and Padam Singh Road.

Arising out of the discussion, the Technical Committee also agreed to the suggestion made by the representative of Police Deptt. that out of 18' wide footpath along the Arya Samaj Road, 10' may be utilised for parking purpose, wherever available at site.

Item No.18:

Sub: Request for permission to use premises No.B-2/13, Safdarjung Dev. Area, New Delhi as a Guest/lodging/boarding House a case of Special Appeal.  
(No.F.10(21)20-MP).

DECISION

The Technical Committee did not favour the proposal for use of property No.B-2/13, Safdarjang Development Area, as a Guest/lodging/boarding house.

Item No.19.

Sub: Approval to the proposed route alignment for 33 KV O/H line between Nangloi and Paschimpuri & extension of the same to tower No.54 of 66 KV double ckt. tower line between Nangloi and Najaigarh. (F.6(5)/82-MP).

DECISION

The Technical Committee noted that the proposed route alignment for 33 KV O/H line between Nangloi and Paschimpuri and further extension to tower No.54 to 66 KV double line between Nangloi and Najaigarh was approved by the Co-ordination Committee and recommended that the proposal be approved by the Authority.



Item No.20:

Sub: Request for the issue of 'No objection' for using property No.2/16, East Patel Nagar, New Delhi, as Guest House - Case of Special Appeal. (No.F.10(40)81-MP).

DECISION

50A The Technical Committee noted that this issue was discussed earlier also in its meeting held on 13.5.1982 wherein the Technical Committee desired some information. The Technical Committee noted from the report submitted by the party that the building under construction has the following accommodation:-

- (a) Basement:- Hall measuring 62'x38' (2,356 sq.ft.) and a room of 30'x21' (630 sq.ft.). The basement is also provided with lift and other services.
- (b) Ground Floor:- Office room measuring 17'x10' (170 sq.ft.) bed rooms (2 nos.) each measuring 16'x9' (144 sq.ft.), Restaurant measuring 41'x38' (1,558 sq.ft.) and a kitchen of 30'x17' (510 s.ft.) Toilets (4 Nos.) and circulation for vertical and horizontal has also been provided.
- (c) Mezzanine: Hall measuring 41'x22' (902 sq.ft.) with a Balcony and circulation area.
- (d) First floor: Bed rooms (11 Nos.) each measuring 16'x10' (160 sq.ft.) with attached toilets.
- (e) Barsati floor: Bed rooms (2 Nos) each measuring 16'x10' (160 sq.ft.) with attached toilets.

2. The Technical Committee also noted that the Land & Development Office vide their letter No.K-13011/11/81-DDIIA dated 30th January, 1982 has already given permission as a lessor for the use of this premises as a guest house with the condition that no meals are to be served.

3. The Technical Committee keeping in view that the Land and Development Office as a lessor had agreed to the use of this plot/building as "guest house" and the building has already been constructed, desired that the proposal be submitted to the Authority for taking decision whether permission for running "guest house" should be given. However it was noted that there will not be sufficient space available for parking within the plot/building.

contd....7.



Item No.21:

Sub: Proposal of a Group Housing Scheme on plot Nos. 1288, 1288-C and 1289 known as R.B. Sultan Singh Building, Kashmere Gate, Delhi.  
(No.F.3(121)/80-MP).

DECISION

The Chairman desired that he would like to visit the site with other planners of D.D.A., MCD etc.

Item No.22:

Sub: Proposed change of land use in Kilokri area, Zone D-18. (F.20(10)/82-MP).

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DECISION

DDA  
The Technical Committee recommended for approval the proposal for change of land use and desired that the same be processed under Section 11-A of Delhi Development Act, 1957.

Item No.23:

Sub: Proposed multi-storeyed office building for Delhi Administration at 5, Alipur Road, Delhi.  
(No.F.3(1)/81-MP).

....

DECISION

The Technical Committee examined the proposal of multi-storeyed office building for Delhi Admn. at 5, Alipur Road, Delhi and observed that Civil Lines is one area the character of which has been specifically mentioned for conservation in the Master Plan. The Technical Committee, therefore, felt that generally/normally, the height for such developments should not be more than 80'. It desired that Delhi Urban Art Commission keeping in view the character of Civil Lines area, recommendations of Master Plan, aesthetics and overall urban form may finally give a ruling about the height of the buildings to be planned in the complex.



Jm *leapt*

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
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Minutes of the meeting of Technical Committee  
of the Authority held on Thursday, 10th June, 1982  
at 3-30 P.M. in the Conference Room of the DDA., Vikas-  
Minar, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Shri. S.S. Shafi,  
Chief Planner/TCPO, Plg.Member, DDA (in the chair)
2. Sh. J.C. Gambhir,  
Director (CP)
3. Sh. Ashok Bakshi,  
Director (OSB)
4. Sh. R.G. Gupta,  
Director (T&T).
5. Sh. S.C. Gupta,  
Addl. Director (DC).
6. Sh. R.D. Gohar,  
Jt. Director (PP)
7. Sh. K.K. Bandyopadhyay,  
Jt. Director (ZP)
8. Sh. J.P. Sarkar,  
Dy. Director (ZP) II.
9. Sh. Pradip Bihari,  
Dy. Director (DCW).
10. Sh. A.K. Gupta,  
Dy. Director (MP). (Convenor)

LAND & DEV. OFFICE.

11. Sh. Sawan S-ingh,  
Asstt. Engineer (I).

POLICE DEPTT.

12. Sh. Paras Nagh,  
ACP/Traffic.

TOWN & COUNTRY PLANNING ORGN.

13. Sh. V.K. Verma,  
Associate Town & Country Planner.

MUNICIPAL CORPN. OF DELHI.

14. Sh. D.D. Mathur,  
Town Planner.



Item No. 1.

SUB:- Proposal for Group Housing scheme on plot No.1288, 1288-C and 1289 known as R.B. Sultan Singh Building, Kashmere Gate, Delhi. F.3(121)/80-M.P.

DECISION.

The Technical Committee discussed at length the proposal for group housing on plot No.1288, 1288-C and 1289 known as R.B. Sultan Singh Bldg., Kashmere Gate, Delhi and noted that the concerned Architect was requested to send a plan indicating the existing bldgs./trees, height of the bldgs, within the plot and surrounding the plot with their uses, at the time of site inspection. The Tech. Committee desired that this information be collected and placed in the next meeting. It was also desired that Dir.(Slum & JJ) be also requested to attend the meeting.

Item No. 2

SUB:- Commercialisation of plot No.13/28, Karol Bagh, New Delhi. F.(S/5(114)/60-OSB).

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DECISION

The Technical Committee discussed in detail the proposal for commercialisation of plot No.13/28, Karol Bagh. During the discussions it was pointed out that the land use of plot No. 13/29 was changed to commercial use by the then V.C. vide his orders dated 6.6.79 keeping in view -

- (a) That plot No. 13/29 and 13/30 both owned by the same party;
- (b) That the building plans will be sanctioned as a combined plot on the basis of permissible residential coverage;
- (c) That only ground floor will be used for retail business and upper floor for residential use; and
- (d) That no entry will be allowed from the side roads and the combined plot will have the entry from the main Ajmal Khan Road.

The Technical Committee noted that the land use of plot No. 13/28 is residential as per the zonal plan submitted to the Ministry of Works and Housing for approval. The case of plot No.13/28 was neither considered by the Technical Committee nor by the Authority. The Technical Committee was of the opinion that in accepting the request for commercialisation of this particular plot, it would be difficult to refuse a similar request of conversion of use of the adjoining plots and in that event one has to reconcile that entire street eventually have to be declared as commercial. The Tech. Committee desired that the matter be placed before the Authority for a decision.

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Item No. 3

SUB:- Parking provision for 5-star Hotel at S.P. Marg, New Delhi. F.20(8)/82-M.P.

DECISION

The Technical C-ommittee discussed at length the parking proposal at S.P.Marg, New Delhi and desired that the Traffic and Transportation consultant of the Perspective Planning Wing may be invited in the next meeting for his advice on the subject.

Item No. 4

SUB:- Allotment of sites for Jai Jawan stalls in different areas of Delhi. (F.3(147)/81-M.P.).

DECISION

The Technical Committee examined the proposal and observed that the foot-paths in many areas have been heavily encroached upon by permitting the kiosks and desired that no kiosks should be allowed within the R/W.

Item No.5

SUB:- Highway Service Station on Rohtak Road. (F.7(2)/81-MP).

DECISION

The Technical Committee examined the proposal and desired that in the first instance its land use in the detailed layout plan of this area be examined keeping in view that the proposed site is not affected by any of the DDA's scheme/proposals.

Item No. 6

SUB:- Retail outlet opposite IIT Hostel, on outer Ring Road (M/S Sant Service Stn.). F.7(1)/81-M.P.

DECISION

The Technical Committee noted that the existing outlet was developed on a Master plan (Petrol Pump) site. It therefore, desired that land required for widening of road may be taken from the existing outlet and the land be allotted in the rear of the existing outlet subject to the condition that no trees should be cut.

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Item No. 7

SUB:- Request for change of land use of land in Agricultural Green Belt in Union Territory of Delhi for setting up export-oriented Garment Unit.  
F.20(28)/81-M.P.

DECISION

The Technical Committee discussed in detail the proposal for change of land use for the proposed site for industrial use from Green Belt and observed that as the proposed site was outside the existing urban limits, it is difficult to say whether the new urban limits of Delhi-2001 would fit this case and was of the opinion that it would be difficult to adjust an isolated industrial use unless it forms part of a rural scheme. The Technical Committee therefore, was of the opinion that the change of land use is not desirable, and observed that it would be most appropriate if the land could be allotted within the comprehensive scheme of any resettlement schemes for such a project.

Item No. 8

SUB:- The proposal for conversion of 7 plots shown for "tot-lots/park" in the implementation plan of Karol Bagh Area to be changed into "residential".  
F.S/22(10)/72-OSB.

DECISION

The Technical Committee recommended for approval the proposal of using 7 residential plots for allotment under 'Gadgil Assurance' which were shown as tot-lots in the detailed plan and was of the opinion that no change of land use is required as the plots are located in "tot-lots/park" in the 'Residential area' in the implementation plan.



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

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Minutes of the meeting of Technical Committee of the Authority held on Thursday, 24th June, 1982 at 3.30 P.M. in the Conference Room of D.D.A., Vikas Minar, I.P.Estate, New Delhi.

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The following were present.

DELHI DEVELOPMENT AUTHORITY

1. Shri S.S.Shafi,  
Chief Planner/TCPO,  
Planning Member,  
D.D.A. (in the chair)
2. Shri E.F.N. Ribeiro,  
Commissioner (Planning).
3. Mr. R.A.Khemani,  
Addl.Chief Engineer,
4. Mr. Ved Prakash,  
Chief Architect.(H)
5. Mr. S.C.Gupta,  
Addl. Director(DC)
6. Mr. R.D.Goher,  
Joint Director(TP).
7. Mr.F.N.Dongre,  
Joint Director(UVC).
8. Mr. Pradip Behari,  
Deputy Director(DC)
9. Mr. S.C.Gupta,  
Junior Town Planner/Slum-JJ).
10. Mr. A.K.Gupta,  
Deputy Director(MP) (Convener).

Delhi Urban Art Commission

11. Mr. R.K.Goel,  
Asstt.Secy./Urban designer.



Item No.1

SUB: Proposal for group housing scheme on plot No.1288,1288-C and 1289 known as R.B. Sultan Singh Building, Kashmere Gate, Delhi.  
(No.F.3(121)/80-MP).

....

DECISION

The Technical Committee discussed in detail various proposals prepared by the Architect keeping in view the existing buildings and the heights of the buildings in the vicinity. The Technical Committee recommended that the plot may be utilised for group housing purposes subject to that the housing scheme be formulated on the pattern of Traditional Housing and the ground coverage may not exceed to 33-1/3% of the plot area and no portion of the already developed land is encroached upon by the new construction. The housing scheme be prepared with a maximum height of 35 ft. having balcony and terrace for each dwelling units. The envelop control line should be well defined and the building should be constructed within the envelop control line and the density should not exceed 30 D.U.s per acre. The basement, if approved, should not be more than ground coverage only for parking purposes.

Item No.2

SUB: Parking provision for 5-Star Hotel at S.F.Marg, New Delhi.  
(F.20(8)/82-MP)

DECISION

The Technical Committee discussed in detail the parking plan, prepared by M/s. Kadri & Associates for Five Star Hotel at S.F.Marg, New Delhi. The Technical Committee observed that in the actual parking plan, as prepared, the space indicated for parking and for circulation is sufficient, as the covered

contd.....



parking space has been designed by the Architect exclusively as a parking space and there is no other structure over the parking space. The Technical Committee recommended that the parking plan, as prepared, on the basis of 1.14 car space per thousand sq.ft. of built up space by the Architect be approved.

Item No.3

SUB: Proposal for Group Housing on Plot No.10-A Prithvi Raj Road, New Delhi.  
(No. F.3(183)/79-MP).

DECISION

On the request of the representatives of the Land & Development Office, the item was postponed.

Item No.4.

SUB: Approval of revised layout plan for carving out 4 additional plots in Kalindi Colony.  
F.3(30)/82-MP

DECISION

The Technical Committee noted that the reference is received from the M.C.D. for increasing the density so as to accommodate 4 more residential plots in the colony. The Technical Committee desired that the matter be referred back to the MCD to examine the case in accordance with the norms. However, it was felt that the one isolated plot proposed in the layout plan is totally incongruous.

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Item No.5

SUB: Relaxation in revised Cinematographic rules in the organised commercial areas and cases approved prior to enforcement of the revised Regulations.  
F. HUPW/CA/82/138

DECISION

The Technical Committee in general agreed with the observations made in para-5,6,7,& 8. However, it desired that the item be placed in the next meeting when the Chief Architect, DDA is also present.

Item No.6

SUB: Proposal to revert back the land uses of the following pocket to 'recreational' use:-

- i) Part plot of 'Commercial' use (underground shopping centre) opposite Regal Theatre, Communication Building, Connaught Place, New Delhi. (F.16(91)/77-MF).
- ii) 'Institutional' area at the junction of Mandir Marg and Shankar Road. (F.16(147)/75-MF).
- iii) "Public & Semi Public Use" adjacent to 150 ft. wide link road connecting Ring Road to Lodhi Road. (F.20(11)/77-MF)

DECISION

- i) The Technical Committee observed that the site under reference is already utilised as a parking lot as part of the underground shopping centre. It, further, observed that within commercial area the parking is a permitted use and there is no case of re-processing the change of land from 'commercial' to 'recreational' as the site is used for a parking lot as a part of the underground shopping centre.
- ii) The Technical Committee approved the proposal and desired that the case be processed after obtaining the Govt.'s approval.
- iii) The Technical Committee approved the proposal and desired that the case be processed after obtaining the Govt.'s approval.



Item No.7

SUB: Proposed change of land use from 'recreational' (Neighbourhood park) to 'public & semi-public facilities' (Educational) for the area in the north of Chata Masjid, Daryaganj, Delhi.  
(F.9(4)/77-MF)

DECISION

The Technical Committee observed that the school is already functioning on the site for which the change of land use is being processed and desired that the matter may be submitted to the Authority for the change of land use.

Item No.8

SUB: Proposal for allotment of land for community centre/ Ladies Club behind Malcha Marg, Diplomatic Enclave.  
(F.20(21)/82-MF).

DECISION

The Technical Committee noted that Community Hall is a permitted use in a residential area and therefore, desired that clearance for the proposed site measuring about 467 sq.mt. for community centre (Ladies Club) may be given to L&DO. The Technical Committee also agreed for the proposal made by L&DO for an alternative site for shifting Enquiry Office and stores of W.D.M.C. to a site measuring about 1400 sq.yds. as shown in the L&DO plan.

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*Shri E.F.N. Reberio*

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

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Minutes of the meeting of Technical Committee of the Authority held on Thursday, 26th August 1982 at 3.00 P.M. in the Conference Room of D.D.A., Vikas Minar, I.P. Estate, New Delhi.

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The following were present.

DELHI DEVELOPMENT AUTHORITY.

1. Mr. S.S. Shafi,  
Chief Planner/T&CPO,  
Planning Member, DDA. (in the chair)
2. Shri E.F.N. Reberio,  
Commr. (Planning).
3. Mr. J.C. Gambhir,  
Addl. Director (PP).
4. Mr. S.C. Gupta,  
Addl. Director (DC).
5. Mr. K.K. Bandyopadhyay,  
Joint Director (ZP).
6. Mr. P.C. Jain,  
Project Planner(Rohini).
7. Mr. R.D. Gohar,  
Joint Director(CP).
8. Mr. P.N. Dongre,  
Joint Director (UVC).
9. Mr. V.N. Sharma,  
Joint Director(Building).
10. Mr. Pradip Bihari,  
Deputy Director (DC).
11. Mr. S.P. Vatts,  
Deputy Director (T&T).
12. Mr. A.K. Gupta,  
Deputy Director (MP). (Convener)

DELHI URBAN ART COMMISSION.

13. Mr. R.K. Goel,  
Asstt. Secy./Urban Designer.

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MUNICIPAL CORPORATION OF DELHI.

14. Mr. B.S. Khurana,  
Addl. Town Planner.

DELHI POLICE TRAFFIC.

15. Mr. R.C. Garg,  
A.C.P./Head Quarter.
16. Mr. Ram Prakash,  
A.C.P./Traffic.
17. Mr. D.S. Bindra,  
ACP/Traffic Polie West.

LAND & DEVELOPMENT OFFICE.

18. Mr. C.P.S. Shastri,  
Engineer Officer.

CENTRAL PUBLIC WORKS DEPARTMENT.

19. Mr. B.B. Chakravarty  
Sr. Architect-I.
20. Mr. V.S. Sardar,  
Asstt. Architect.

SPECIAL INVITEES FROM DDA

21. Mr. Nathu Ram,  
Secy. DDA.
22. Mr. Ashok Bakshi,  
Director (CEB).
23. Mr. O.P. Pabbi,  
Addl. Secy.(Enforcement).
24. Mr. Trilok Singh,  
Project Engineer (Rohini).
25. Mr. Vijay Risbud,  
Deputy Director (Rohini Project).
26. Mr. Ram Aggarwal,  
Architect (Rohini Project).

INVITEES FROM NATPAC.

27. Mr. D. Sanyal,  
Sr. Project Manager.
28. Mr. Jai Dev,  
Sr. Project Officer.

INVITEES FROM NORTHERN RAILWAY

29. Mr. Ravinder Singh,  
Chief Engineer (Const.).



30. Mr. M.P. Singhal,  
C.M.P. Railway.
31. Mr. J.S. Badhwar,  
Dy. Chief Engineer (Constn.).
32. Mr. J.L. Mathur,  
Asstt. Engineer.
33. Mr. Raj Rewal,  
Architect.
34. Mr. Akshay Jain,  
Architect.

INVITEES FROM DESU.

35. Mr. D.K. Suri,  
Executive Engineer.(Plg.)IV.
36. Mr. O.P. Anand,  
S.E. (Plg.)I.
37. Mr. S.N. Bhardawaj.  
A.E. (Planning).

INVITEES FROM DIRECTOR OF HEALTH SERVICES.

38. Dr. (Mrs.) K. Gidwani,  
Addl. Director Delhi Admn.,

INVITEES FROM FLOOD CONTROL DEPARTMENT.

39. Mr. S.N. Murthy,  
Suptdg. Eng.,
40. Mr. Ajit Prashad,  
Ex. Engineer.



Item No.1

SUB: Construction of 32 servants' Quarters at Western Court, Janpath, New Delhi.  
(F.16(16)/82-MP)

.....

DECISION

The Technical Committee examined and approved the proposal contained in para-2 of the agenda note.

.....

Item No.2

SUB: Change of land use from 'Residential to 'commercial' (District Centre Site) in zone E-6 (Dilshad Garden).  
(F.20(25)/82-MP)

.....

DECISION

The Technical Committee recommended for approval the proposal for change of land use and desired that the same be processed under section-11A of Delhi Development Act, 1957.

Item No.3

SUB: Change of land use from 'recreational' to 'commercial' (Hyama Prasad Mukerjee Market-junk market) located at the intersection of Rani Jhansi Road and Faiz Road.  
(F.20(26)/82-MP)

.....

DECISION

The Technical Committee was of the opinion that this is not a proper location for a 'Junk Market' and desired the case be referred to the Authority for its re-consideration.



Item No.4

SUB: Sites for a mall hospitals.  
(No.JD/PPW/113/81-)

....

DECISION

The Technical Committee was informed by the representatives of Health Services Delhi Admn., who was present in the meeting that the Committee constituted by the Delhi Admn. under the Chairmanship of Secretary(Medical), Delhi Admn. is examining the proposal for location of small hospital sites in Delhi.

The Technical Committee desired that the report of the Committee referred to above be obtained and the matter be again put up before the Technical Committee.

Item No.5

SUB: Allotment of alternate site for IOC Limited in lieu of their petrol pump on Mehrauli- Badarpur Road at 4/3 Milestone.  
F.7(42)/71-MP

....

DECISION

The Technical Committee observed that the site under reference has DDA's approval and noted that no further approval is required.

.....

Item No.6

SUB: Relaxation in revised Cinematographic rules in the organised commercial areas and cases approved prior to enforcement of the revised Regulations.  
(F.HUPW/CA/82/138.)

DECISION

The Technical Committee examined and recommended for approval the proposal contained in the agenda note.

Arising out of the discussions, it was desired that norms for Commercial space within the cinema plots auctioned by the Authority be re-examined.



Item No.7

SUB: Resitement of the Self-Rehabilitated persons of Ashok Nagar, Karol Bagh, Zone A-4, New Delhi.

S2(52) 72 P -

DECISION

20/10/81  
The Technical Committee noted that 75 persons are eligible for alternate allotment and recommended that they should be allotted alternate plots in the residential scheme.

Item No.8

✓ SUB: Guest House/Boarding House/Lodging house in residential areas. (F.10(52)/81-MP

....

DECISION

The Technical Committee was of the opinion that the basic principle governing the permission for running guest house/boarding house/lodging house in residential areas, need to be re-examined and permission should only be considered after receiving 'no objections' from the concerned neighbourhood/ locality through a public notice (at the cost of the applicant). Further the Technical Committee approved the proposal for such uses in the buildings located in the local/convenient/retail shopping centres.

....

Item No.9

SUB: Request for permission to run a Nursing Home at 9, Palam Marg, Vasant Vihar, New Delhi.  
(F.13(7)/82-MP)

DDA  
DECISION

The Technical Committee examined the proposal and recommended for approval the permission as a case of 'special appeal' on the terms and conditions already decided by the DDA.



Item No.10

SUB: NOC from land use point of view for acquisition of land for the DAP Battalions for South and New Delhi District.  
(F.8(2)/82-MP).

....

DECISION

The Technical Committee was agreeable to the suggestion made in para 2 of the agenda item.

Item No.11

SUB: Route approval for the erection of 33 KV O/H line from pole No.44 of 33 KV Mehrauli-Vasant Vihar O/H line to JNU 66 KV sub-station.  
(No.F.6(19)/81-MP)

....

DECISION

The Technical Committee examined and recommended for approval the proposed route alignment of 33 KV O/H line from pole No.44 of 33 KV Mehrauli Vasant Vihar O/H line to JNU 66 KV sub station.

Item No.12

SUB: Alignment Plan of Link Road connecting Ridge Road and Sardar Patel Marg.  
File No.F.5(77)/81-MP).

.....

DECISION

The Chairman, Technical Committee desired that the proposed alignment may be referred to TCPO for comments, in the first instance.

....



Item No 13

SUB: Provision of facilities along Ring Railway on the proposed 18 Railway stations.  
(F.4(23)/82-Dir.(T&T))  
.....

DECISION

The Technical Committee recommended for approval the proposal contained in the agenda note.

Item No.14

SUB: Proposal for 2½ storeyed construction in the Kalyan Vihar Co-operative Society Area (Zone C-16 & 17).  
(F.3(29)/82-MP).  
.....

DECISION

The Technical Committee examined and recommended for approval the proposal contained in para 2 of the agenda note.

Item No.15

SUB: Proposed Multi-storeyed Railway Office Complex at State Entry Road, New Delhi.  
..... 16(29)82

DECISION

The Technical Committee discussed in detail the proposal and desired that the Rly. Department should submit a comprehensive scheme for the entire area showing the exact requirement for offices, parking etc., in the first instance.  
.....



Item No.16

SUB: Layout plan of Transport Nagar at Jhangirpuri, prepared by Town Planning Department, MCD.  
(No.EM.3(51)/77/872).

....

DECISION

The Technical Committee recommended for approval the proposal contained in the agenda note.

Item No.17

SUB: Approval of route alignment for the proposed 66 K V/ DC Tower line from Narela to 66 KV sub-station at Badli Indl. area.  
(No.F.6(13)/82-MP).

.....

DECISION

The Technical Committee examined and recommended for approval the route alignment for the 66 KV/DC tower line from Narela to 66 KV Sub-station at Badli Indl. area.

Item No.18.

SUB: Development of Rohini Project-Group Housing Scheme on plot sizes of 26 sq.mts., 32 sq.mts. and 48 sq.mts.

....

P20 (27) 82-MP

DECISION

The Technical Committee examined and recommended for approval the proposal and desired that the same be incorporated in the Unified Building bye-laws for plotted development only and noted that there can not be approved for group housing.

.....



Item No.19

SUB: Issue of N.O.C. for diesel pump to be installed in Mechanical Stores on the back of Najafgarh drain near Kakraula.  
(No. F.7(10)/82-MP).

.....

DECISION

The Technical Committee examined and approved the proposal contained in the agenda note.

...

Item No.20

SUB: Route approval of 66 KV D/C Tower line from 66 KV Malviya Nagar Extn.ESS to 66 KV Okhla Ph.I via proposed Kalkaji Extn. 66 KV sub-station.  
(F.6(3)/82-MP)

.....

DECISION

The Technical Committee examined and recommended for approval the route alignment of 66 KV D/C tower line Okhla Ph.I via proposed Kalkaji Extn.66 KV sub-station, as modified by P.P.W.

.....

*Agreed.*  
*[Signature]*



DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

....

Minutes of the meeting of Technical Committee  
of the Authority held on Friday, the 24th Sept., 1982  
at 3.30 P.M. in the Conference Room of DDA, Vikas Minar,  
I.P. Estate, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY:

1. Mr. S.S. Shafi,  
Chief Planner, T&CPO/  
Planning Member, DDA. ( in the chair)
2. Mr. E.F.N. Reberio,  
Commr.(Planning).
3. Mr. S.C. Gupta,  
Addl. Director (DC).
4. Mr. J.C. Gambhir,  
Addl. Director (CP).
5. Mr. V.N. Sharma,  
Joint Director (B).
6. Mr. K.K. Bandyopadhyay,  
Joint Director (ZF).
7. Mr. H.S. Sikka,  
Dy. Director (CP).
8. Mr. Pradip Bihari,  
Dy. Director (DC).
9. Mr. A.K. Gupta,  
Dy. Director (MP). ( convener )

DELHI URBAN ART COMMISSION

10. Mr. R.K. Goel,  
Asstt. Secy./Urban Designer.

PUBLIC WORKS DEPARTMENT, DELHI ADMINISTRATION:

11. Mr. T.K.D. Burman,  
Sr. Architect, PWD,  
for C.E., P.W.D.
12. Mr. Shyam Narain,  
S.E., P.W.D. Circle-V.

Contd;;;/-



Item No.1

SUB: Development of institutional area in Lodhi Estate  
on land adjoining Bal Bharati Air Force School -  
Change of land use.  
F.20(4)/82-MP.

DECISION

The Technical Committee was of the opinion that in view of the increasing demand of educational facilities at National and International level the proposal to change the land use from 'educational' to 'institutional' use to accommodate a number of institutions by sub-dividing the land into too many smaller plots, is not desirable.

.....

Item No.2

SUB: Norms and standards for schools namely:  
Primary and Higher Secondary School.  
(No.F.1(8)/80-MP)

DECISION

The representative of Delhi Urban Art Commission informed that the Commission have sent their recommendations to D.D.A.. The Technical Committee desired that the norms/standards worked out by the Perspective Planning Wing along with recommendations of DUAC be referred to Town & Country Planning Organisation for their comments in the first instance.

.....  
contd.....



Item No.3

SUB: Development of plot No.2 & 3, Tolstoy Lane,  
Connaught Place, New Delhi.  
(No. F.16(71)/78-MF).

DECISION

The Technical Committee examined the proposal and reiterated its earlier decision.

Item No.4

SUB: Proposal regarding shifting of Delhi College of Engineering from its present location at Kashmere Gate, Delhi.

DECISION

F3 (299) 67-MF

Whereas adequate site for the shifting of Engineering College should be provided along with the legitimate expansion in the next 20 years and absolutely essential accommodation for the students and staff of the college, the Technical Committee was of the view that considering the paucity of land in the Union Territory of Delhi, request for 150 acres of land is unrealistic for an Engineering College in Metropolitan area. Their requirements for the college may be examined very carefully in terms of space required and legitimate expansion of the college facilities. Land out of 150 acres may be given to them and the remaining area may be kept reserved for similar institutions, after processing the change of land use.

contd.....



Item No.5

SUB: Retail outlet opposite IIT Hostel, on outer Ring Road (M/s Sant Service Station).  
(No. F.7(1)/81-MP)

....

DECISION

The Technical Committee examined and approved the proposed alternate site for the resitment of the affected outlet. It further desired that the present site be developed as a part of the green area after leaving necessary land required for the widening of Outer Ring Road.

Item No.6

SUB: Route approval of 66 KV D/C tower line from 220 KV Patparganj sub-station to Patparganj Industrial area.  
No.F.2(DD-II)CP(12)/82.

DECISION

The Technical Committee examined and recommended for approval the proposal of 66 KV D/C tower line from 220 KV Patparganj sub-station to Patparganj Industrial area.

Item No.7

SUB: Improvement of 'T' junction at the foot of the Jail Road Bridge and 80' wide road leading to Janakpuri Block 'D'.  
(No. F.5(34)/82-MP)

....

DECISION

The Technical Committee examined and recommended for approval the Improvement of 'T' junction at the foot of the Jail Road Bridge and 80' wide road leading to Janakpuri Block 'D' (drawing No. DTT-9-82/P-44).

.....



Item No.8

SUB: Route approval for erection of H.T.33KV O/H  
cum U/G Feeder from Malviya Nagar to Masjid  
Moth.  
(F.6(18)/82-MP)

DECISION

The Technical Committee examined and recommended for approval the proposal for erection of H.T. 33KV O/H cum U/G Feeder from Malviya Nagar to Masjid Moth.

Item No.9

SUB: Allotment of land for 220/66 KV Sub-station at  
Burari.  
(No.F.6(1)/79-MP).

DECISION

The Technical Committee recommended for approval the proposal for allotment of land for 220 KV sub-station at Burari as a case of 'special appeal'.

Item No.10

SUB: Allotment of land for the proposed 400/220 KV  
E.S.S. near Village Barwala. Issue of No. objection.  
(No. F.29(1)/82-LSB(I)).

DECISION

The Technical Committee was of the opinion that there may not be any objection to the proposed 400/220 KV electric sub-station near village Barwala.

contd....



Item No.11

SUB: Proposed Multi-Storeyed Railway Office complex  
at State Entry Road, New Delhi.  
(F.16(29)/82-MP).

...

DECISION

Representatives of Northern Rly. informed the Tech.Com. that about 2 acres of land (marked shaded in the Plan) is required to expand the passengers facilities/amenities by putting an electronic computerisations system and ancillary offices.. In view of the diar need of the passengers facilities, the Tech. Com. recommended for approval the use for this facility with max. FAR of 150. The Tech. Com., further emphasised that it must be ensured that parking generated in the building is fully met including the visitors parking and the remaining area should, however, remain as 'residential.

.....



*San* *Ecpl*

DELHI DEVELOPMENT AUTHORITY  
( MASTER PLAN SECTION )

Minutes of the meeting of the Technical Committee held on 10th Dec., 1982 at 3.30 p.m. in the Conference Room of D.D.A. at 5th Floor, Vikas Minar, Indraprastha Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. S.S.Shafi,  
Planning Member/Chief Planner, TCPD. (In the chair)
2. Sh. E.F.N.Ribeiro,  
Commr.(Planning).
3. Sh. Ved Prakash,  
Chief Architect(H).
4. Sh. Ranbir Singh,  
D.L.M.
5. Sh. M.P.Jain,  
Director(CL).
6. Sh. S.C.Gupta,  
Addl.Director(DC).
7. Sh. R.D.Gohar,  
Jt.Director(PP).
8. Sh.K.K.Bandyopadhyay,  
Joint Director(ZP).
9. Sh. P.N.Dongre,  
Jt.Director(UVC).
10. Sh. A.K.Gupta,  
Dy.Director(MP). (Convenor)
11. Sh. J.P. Sarkar,  
Dy.Director(ZP).

MUNICIPAL CORPORATION OF DELHI:

12. Sh. D.D.Mathur,  
Town Planner, MCD.
13. Sh. S.K.Chadha,  
Supdt.Engg.(W)Plg.,  
D.W.S. & D.V., MCD.

DELHI URBAN ART COMMISSION :

14. Sh. R.K. Goel,  
Secy./Urban Designer.

Condt.....2/-



LAND & DEVELOPMENT OFFICER:

15. Sh. L.D.G. Indotra,  
Building Officer.

PUBLIC WORKS DEPARTMENT, DELHI ADMN.:

16. Sh. Gulzar Singh,  
Supdt. Engineer.

CENTRAL PUBLIC WORKS DEPARTMENT:

17. Sh. H.R. Laraya,  
Chief Architect.

DELHI ELECTRIC SUPPLY UNDERTAKING:

18. Sh. S.C. Chattopadhyay,  
Ex. Er. (Pl. I), DESU.
19. Sh. D.K. Suri,  
Ex. Engineer (Plg. IV).
20. Sh. S.N. Bhardway,  
A.E., DESU.

DELHI WATER SUPPLY & SEWAGE DISPOSAL UNDERTAKING:

21. Sh. S.S. Ram Rakhiani,  
Addl. Chief Engineer (W) I.
22. Sh. N.K. Ahuja,  
Ex. Engr. (W) C.



Item No.1

SUB:- Allotment of land to the N.D.M.C. for Barat Ghar in Laxmi Bai Nagar, New Delhi.  
F.16(19)/82-MP

DECISION

The Technical Committee approved the proposal and desired that the same be incorporated in the zonal plan of this area.

.....

Item No.2

SUB:- Allotment of land to Delhi Admn. for construction of Higher Secondary School at Bela Road (Ring Road)-change of land use.  
F.16(90)/77-M.P.

DECISION

The Technical Committee recommended for approval the proposal and desired that the same be processed under Section 11-A of Delhi Development Act, 1957.

\* \*\* \*

Item No.3

SUB:- Proposal for change of land use from 'Recreational' (Driving School) to 'Residential' (Group Housing).  
F.20(17)/81-M.P.

DECISION

The Technical Committee recommended that the matter be placed before the Authority.

\*\* \*\*\*\*

Item No.4

SUB:- Approval of revised layout plan for carving out 4 additional plots in Kalindi Colony.  
F.3(30)/82-MP.

DECISION

The Technical Committee reiterated its earlier decision and desired that the matter should be examined by M.C.D.

contd....2/-



Item No.5

SUB:- Allotment of land for construction of over-head tanks at Ajay Enclave and Subhash Nagar.  
F.3(102)/82-MP.

DECISION

This item was postponed.

\*\*\*\*\*

Item No.6

SUB:- Proposal for construction of office accommodation under 5 lac gallons capacity water tower at Najafgarh.  
No.F.3(129)/82-MP.

DECISION

DOA

The Technical Committee noted that the proposal under reference pertains to the area outside urban area of Delhi and is for Najafgarh town. It recommended that the proposal be approved and be incorporated in the zonal development plan.

\*\*\*\*\*

Item No.7

SUB:- Allotment of land measuring 598.5 sq.yds. in Pankha Road Institutional Area to Action for Food Production (A.F.P.)-Request for increase in F.R.  
No.F.3(87)/82-MP.

DECISION

The Technical Committee considered this case & was of the views that the floor area ratio prescribed in the layout be not changed.

\*\*\*\*\*

Item No.8

SUB:- Development controls in case of the area earmarked for 'service industries' in Sector-B of enlarged Zone D-1.  
No.F.3(88)/80-MP.

DOA

DECISION

The Technical Committee discussed various aspects of this case and noted that the area in the south of Babar Road is earmarked as 'Retail Trade - General Business and Commerce' in the land use plan prepared by the erstwhile New Delhi Re-development Advisory Committee for a comprehensive re-development scheme with 250 F.R. In the revised feasibility report prepared by the Town & Country Planning Organization for Barakhamba Lane area, pockets mentioned in sub paras (i) & (ii) of para 6 above, are also included and the following recommendation is made for privately leased plots forming part of this scheme:

contd.....3/-



- - -

"The Comprehensive scheme covers eight(8) privately leased plots, presently used as residential, with the recommendation that it would be desirable to have development of these plots in harmony with the rest of the scheme and suggested that fragmented ownership and leases be consolidated or brought together in some manner to enable comprehensive ~~xx~~ development so as to have a coherent over all urban form"

One of the conditions for re-development of these leases is that either the leases may be resumed by the Government of India for purposes of re-development according to the scheme or, alternatively, these be insisted upon "to combine their interests and come up with the single proposal for development within a stipulated time in accordance with the prescribed urban form".

The Technical Committee noted that the area covered under para 6(ii) or (iii) above was originally indicated for Flatted Factories in the Master Plan at an FAR of 150. Proposals since then have implied (i) comprehensive redevelopment for the total pocket known as Fire Brigadelane and (ii) catering for service industries in this area. The Technical Committee has taken cognizance that a number of changes have taken place in this area thus creating a qualitative change in the situation. In fact, the Government /NDMC have already preempted action and developments are already taking place on the basis of land use change to "retail trade-general business and commerce with FAR at 250" on the land owned by the Govt.

The Technical Committee was of the opinion that the FAR and architectural-urban form in this part of the CBD, should strictly be controlled. In case it is decided to change the land use and FAR for (ii) & (iii) above, its larger implications must be taken into account and measures should be taken so that coherent urban design is achieved in this area. If it is decided to change the land use to "retail trade-general business and commerce", preferably with an FAR 150, adequate parking as per stipulated standards is guaranteed.

Condt....4/-



Item No.9

SUB:- Shifting of Delhi Cloth Mills-Delhi  
F.3(11)/82-MP.

CPA

DECISION

The Technical Committee examined the scheme prepared for the area presently known as Delhi Cloth Mills Area, earmarked for the flattened factories and for residential use in the Master Plan and observed that the scheme envisaged is feasible for implementation in phases.

The Technical Committee noted that it is for the first time that the private enterprise is interested to implement the proposal envisaged in the Master Plan for such a large chunk of land. It was of the opinion that the scheme if taken with necessary safeguards and controls, would help in triggering re-development and rehabilitation in the congested areas of central core of the metropol. It was further observed that the shifting of Delhi Cloth Mills could involve a lot of working population and consequently the income and products manufactured by Delhi Cloth Mills. This needs to be carefully looked into in terms of consequences to Delhi Economy by Delhi Adm. and the Ministry of Industry. However, it was of the opinion that in permitting flattened factories, it may be ensured that a reasonable percentage of space or units be reserved for rehabilitating small industrial units presently functioning in congested and non-conforming area.

Item No.10

SUB:- Approval for route plan of the proposed  
66KV Double Circuit toweline from 220  
KV Najafgarh E.S.S. to 66 KV Badli E SS.  
No.F.6(15)/82-MP.

DECISION

The Technical Committee desired that the proposal be re-examined keeping in view that the route alignment should have a shorter route and should be underground.

contd....5/-



Item No.11

SUB:- Route approval for erection of 33KV O/H cum Underground Cables from Civil lines 33KV S/Stn. to proposed 33 KV S/Stn. at Subzimandi.  
F.6(14)/82 -MP.

DECISION

The Technical Committee desired that the proposal should be re-examined keeping in view that the route alignment should be underground and it should not pass through the ridge area.

Item No.12

SUB:- Route approval of 66 KV D/C Towerline from 66 KV Okhla Phase -I, ESS to 66 KV Kalkaji Extn., ESS.  
F.6(22)/82-MP.

DECISION

The Technical Committee was of the opinion that the proposal should be re-examined keeping in view that the route alignment is underground.

Item No.13

SUB:- Construction of under-bridge below the railway lines from Delhi to Mathura near Nizamuddin Railway Station to connect with inner Ring Road at Mathura Road and N.H.-24 in trans Yamuna area.  
F.5(19)/79-MP.

DECISION

The consideration of the item was postponed.

Item No.14

SUB:- Intersection design of Loni Road with Master Plan Road No. 68 near Jyoti Colony.  
F.5(56)/81-MP.

DECISION

The consideration of this item was postponed.

contd...6/-



Item No.15

SUB:- Proposed site for cremation ground at  
Pitampura.  
(No.F.3(279)/82/CRC/DD.).

DECISION

DDA

The Technical Committee recommended for approval the proposal as a case of 'special appeal.'

Item No.16

SUB:- Provision of Cremation Ground and Grave-  
yard in Nand Nagri, Shahlara area.  
(No.F.5(60)/73-S&SII.)

DECISION

The Technical Committee recommended for approval the proposal as a case of 'special appeal'

DDA

Item No.17

SUB:- Permission for allowing use of premises  
bearing plot No.99, Block 'D' in East  
of Kailash Residential Scheme for Gurd-  
wara Purpose.  
F.5(261)/66-L...B.

DECISION

DDA

The Technical Committee recommended for approval the proposal as a case of 'special appeal.'

Item No.18

SUB:- Development of Institutional areas.  
(F. 20(16)/79-MP).

DECISION

The consideration of this item was postponed.

contd...7/-



Item No.19

SUB:- Comprehensive Re-development proposals  
at Janpath Lane, New Delhi.  
(F-16(89)/81-MP).

DECISION

The Technical Committee examined the comprehensive re-development proposal for Janpath Lane area and recommended for approval the scheme after making the following adjustments-

- (i) Ground coverage on the gross area under the scheme be restricted within the prescribed limits; and
- (ii) total floor area be restricted to the standard prescribed on the net land holdings after making necessary adjustments for circulation pattern and the building bulk be worked out accordingly.

Item No.20

SUB:- Composite Draft Zonal Development Plan  
for Zones H-7(Haidarpuri) & H-8  
(Mangolpuri).  
F.1(59)/82-ZP.

DECISION

The Technical Committee recommended for approval of the composite draft Zonal Development Plan for Zone H-7(Haidarpuri) & H-8(Mangolpuri) for inviting objections/suggestions.

Item No.21

SUB:- Request for permission for nursing home on  
plot No.S-357, Panchsheel Park, New Delhi-  
110017.  
F.13(10)/82-MP

DECISION

The Technical Committee examined the proposal and recommended for approval the proposal as a case of 'special appeal' on the terms and conditions decided by the D.D.A.

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DELHI DEVELOPMENT AUTHORITY  
( MASTER PLAN SECTION )

...

Minutes of the meeting of the Technical Committee held on 23rd Dec., 1932 at 3.30 p.m. in the Conference Room of D.D.A. at 5th Floor, Vikas Minar, Indraprastha Estate, New Delhi.

The following were present.

DELHI DEVELOPMENT AUTHORITY:

1. Sh.S.S. Shafi,  
Planning Member/Chief Planner (In the chair)  
T.C.P.O.
2. Sh.F.F.N. Ribeiro,  
Commr.(Planning).
3. Sh. Ved Prakash,  
Chief Architect (Housing).
4. Sh.S.C. Gupta,  
Adml.Director(DC).
5. Sh.J.C. Gambhir,  
Adml.Director(PPW).
6. Sh.R.D. Gohar,  
Joint Director(CP).
7. Sh.H.S. Sikka,  
Deputy Director(CP).
8. Sh. A.K. Jain,  
Deputy Director(EC)I.
9. Sh.D.K. Saluja,  
Deputy Director(TTP).
10. Sh. A.K. Manna,  
Asstt.Director(TTP).
11. Sh. P.N. Dongre,  
Joint Director(UVC).
12. Sh. A.K. Gupta,  
Deputy Director(MP) ( Convenor )
13. Sh. J.P. Sarkar,  
Deputy Director(ZP).

Contd....2/-



TOWN & COUNTRY PLANNER ORGANISATION:

14. Sh. P.G.Valasangkar,  
Town & Country Planner

DELHI URBAN ART COMMISSION:

15. Sh. R.K.Goel,  
Asstt.Secy./Urban Designer,  
Land & Development Officer,

DELHI ELECTRIC SUPPLY UNDERTAKING:

16. Sh. D.K.Suri,  
Ex.Engineer(Plg.IV)

17. Sh. S.N. Bhardwaj,  
A. E.DESU.

DELHI WATER SUPPLY & SEWAGE DISPOSAL UNDERTAKING

18. Sh. S.S.Ram Rakhiani,  
Addl.E.E.(W)I

19. Sh. N.K.Ahuja,  
Ex.Engineer(W)C

NORTHERN RAILWAYS : MTP(RLYS.)

20. Sh. I.I.M.S. Jana,  
Deputy Chief Engineer,  
Bridge Designer,Northern Railways.

PUBLIC WORKS DEPARTMENT: DELHI ADMN.:

21. Sh. R.S.Shewan,  
P.W.D.

.....



Item No.1

SUB:- Allotment of land for construction of over-head tanks at Ajay Enclave and Subhash Nagar.  
F.3(102)/82-MP.

DECISION

The Technical Committee observed that the proposal from Water Supply & Sewage Disposal Undertaking, M.C.D., is to utilise the space under the water tank for parking, storage of materials and to utilise couple of floors for storage of equipments and space for emergency staff.

The Technical Committee was of the view that it is a matter of policy decision because water tanks are generally permitted in any space available, even in an open space, whereas such ancillary and incidental uses will altogether change the use and character of that area. The Technical Committee was of the considered view that in case where the land has specifically been allotted for the constn. of water tank and is to be utilised for uses other than water storage, would invariably call for change of land use.

The Technical Committee further observed that it must be ensured at the time of allotment that if the underneath space is to be utilised for ancillary uses, the allotment should be made in the conforming areas.

Item No.2

SUB:- Construction of Under-Bridge below the railway lines from Delhi to Mathura near Nizamuddin Railway Station to connect with Inner Ring Road at Mathura Road and N.H.-24 in Trans Yamuna Area. F.5(19)/79-MP.

DECISION

The Chairman, Technical Committee desired that the proposal be sent to T.C.P.O. for examination.

Item No.3

SUB:- Intersection design of Loni Road with Master Plan Road No.68 near Jyoti Colony.  
F.5(56)/81-MP.

DECISION

The Technical Committee recommended for approval the proposed intersection design of Loni Road with Master Plan Road No.68.

contd.....



Item No. 10

SUB: Allotment of land to D.T.C. for Nodal  
Terminal at I.I.T. Hauz Khas.  
(F.NO. F.2(1)/78-MP)

DECISION

The Technical Committee examined the proposal and  
desired that a layout plan of the entire complex be  
prepared and put up in the next meeting of the Technical  
Committee for consideration.



Item No.1

SUB:- Allotment of land for construction of over-head tanks at Ajay Enclave and Subhash Nagar.  
F.3(102)/82-MP.

DECISION

The Technical Committee observed that the proposal from Water Supply & Sewage Disposal Undertaking, M.C.D., is to utilise the space under the water tank for parking, storage of materials and to utilise couple of floors for storage of equipments and space for emergency staff.

The Technical Committee was of the view that it is a matter of policy decision because water tanks are generally permitted in any space available, even in an open space, whereas such ancillary and incidental uses will altogether change the use and character of that area. The Technical Committee was of the considered view that in case where the land has specifically been allotted for the constn. of water tank and is to be utilised for uses other than water storage, would invariably call for change of land use.

The Technical Committee further observed that it must be ensured at the time of allotment that if the underneath space is to be utilised for ancillary uses, the allotment should be made in the conforming areas.

Item No.2

SUB:- Construction of Under-Bridge below the railway lines from Delhi to Mathura near Nizamuddin Railway Station to connect with Inner Ring Road at Mathura Road and N.H:-24 in Trans Yamuna Area. F.5(19)/79-MP.

DECISION

The Chairman, Technical Committee desired that the proposal be sent to T.C.P.O. for examination.

Item No.3

SUB:- Intersection design of Loni Road with Master Plan Road No.68 near Jyoti Colony.  
F.5(56)/81-MP.

DECISION

The Technical Committee recommended for approval the proposed intersection design of Loni Road with Master Plan Road No.68.

contd.....



Item No.4

SUB:- Development of Institutional areas.  
(F.20(16)/79-MP.)

DECISION

The Technical Committee observed that this committee at no time had the intention to have overriding powers over the Central Government or any Local Body. The recommendations were made keeping in view that the Master Plan provisions are silent with regard to the F.A.R. of the Institutional areas and the F.A.R. is to be determined in each case depending upon the merits of individual case. The Technical Committee was of the considered view that F.A.R. for institutional areas should only be determined by the D.D.A. after each case is examined by the Technical Committee, as cases have been known where local bodies allowed F.A.R. as high as prescribed for commercial areas. The Technical Committee further observed that since 'Institutions' have a wide range of uses, same F.A.R. may not be applicable to all the institutional plots. The Technical Committee, therefore felt that the issue of F.A.R. in institutional areas should be decided by the D.D.A.

Item No.5

SUB:- Allotment of Additional land to Telephone Exchange in Shahdara in Zone  
F-6-16  
(F.26(18)/82-Instt.)

DECISION

The Technical Committee recommended for approval the proposal contained in the agenda item.

Item No.6

SUB:- Proposed Road Underbridge (RUB-23) connecting Mathura Road and M-hrauli Badarpur Road near Badarpur Thermal Power Station.  
F.5(17)/63-MP.

DECISION

The Technical Committee observed that the proposal to re-align the existing Mathura Road is under consideration of Perspective Planning Wing and desired that the proposed Road under-bridge (RUB-23) be examined in the light of the re-alignment of Mathura Road.

contd.....



Item No.7

SUB:- Alignment plan of M.P.Road No.5-C, connecting Ring Road & Outer Ring Road (Immediate phase widening).  
F.5(81)/80-MP.

DECISION

The Technical Committee recommended for approval the proposed alignment plan of M.P.Road No.5-C (Immediate phase widening).

Item No.8

SUB:- Change of land use of plot No.115 in Zone D-9 (Central Vista) from 'recreational' to 'Governmental & Semi-Government Offices' (for construction of Parliament Library Building).  
(F.20(12)/79-MP)

DECISION

The Technical Committee noted that although originally the Master Plan had indicated the site for 'government' offices but, later on, it was changed to 'recreational use', in view of its very close location adjacent to Parliament House. The Central Vista Committee had not proposed any construction on this plot. In fact, the site for Parliament Library was to be a part of the Parliament Annex Complex and was approved by the concerned authorities. From the original plan of Lutyens Delhi, it would also be seen that the site has been kept vacant.

In view of above, the Technical Committee was of the view that it would be better if this site is kept open and the Library be built where it was originally envisaged.

Item No.9

SUB:- Approval of the Alignment for 66KV Tower line and construction of tower in front of Delhi Council of Child Welfare.  
F.No.FI(52) AEU/HDVII/32/2096.

DECISION

The Technical Committee recommended for approval the proposal contained in the agenda item.

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