

दिल्ली विकास प्राधिकरण

M.P.

..... अनुभाग

मिसिल सं०.....

टिप्पणी

पत्र व्यवहार

विषय

Minutes of the Technical Committee

10-6-02

पिछला संदर्भ

बाद के संदर्भ

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).

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 Committee 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-M.P.).

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)

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, (in the chair)
Planning Member,
D.D.A.
2. Shri B.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.Gohar,
Joint Director(IP).
7. Mr. P.N.Dongre,
Joint Director(UVC).
8. Mr. Pradip Bahari,
Deputy Director(DC)
9. Mr. S.C.Gupta,
Junior Town Planner/Slum-JJ).
10. Mr. A.K.Gupta, (Convener).
Deputy Director(MP)

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).

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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

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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. HUTW/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 Ghata Masjid, Daryaganj, Delhi.
(F.9(4)/77-MI)

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-MI).

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 I&DO. The Technical Committee also agreed for the proposal made by I&DO for an alternative site for shifting Enquiry Office and stores of N.D.M.C. to a site measuring about 1400 sq.yds. as shown in the I&DO plan.

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

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.

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.

Contd.../-

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 Police 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 (C3B).
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.).

Contd.../-

30. Mr. M.P. Singha,
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, Jannath, New Delhi.
(F.16(16)/82-MP)

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DECISION

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

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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)

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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' (Phyama Prasad Mukerjee Market-junk market) located at the intersection of Rani Jhansi Road and Faiz Road.
(F.20(26)/82-MP)

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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-)

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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

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DECISION

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

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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.

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DECISION

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

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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.

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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)

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).

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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)

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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).

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DECISION

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

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Item No 13

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

....F 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.

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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.

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.

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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).

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DECISION

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

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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)

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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.

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Agreed.
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

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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 (ZP).
7. Mr. H.S. Sikka,
Dy. Director (CP).
8. Mr. Pradip Bihari,
Dy. Director (DC).
9. Mr. A.K. Gupta,
Dy. Director (MF). (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.

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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.

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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.

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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

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.

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Item No.5

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

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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)

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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).

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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.

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Item No.11

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

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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 dire 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.

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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, TPO. (In the chair)
2. Sh. E.F.N.Ribeiro,
Comar.(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.Gandotra,
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

L SUB:- Allotment of land to the N.D.M.C. for Barot 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.

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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

X 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 overhead 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

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 (AFPR)-Request for increase in F.R.
No.F.3(87)/82-MP.

DECISION

The Technical Committee considered this case & way 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.

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/-

4 Item No.9

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

DECISION

The Technical Committee examined the scheme prepared for the area presently known as Delhi Cloth Mills Area, earmarked for the flatted 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 metropolis. 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 Admn. and the Ministry of Industry. However, it was of the opinion that in permitting flatted 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 Boliella 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 Subzimanli.
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.5(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 Pitsapura.
(No.F.3(279)/82/CRC/DD..).

DECISION

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

Item No.16

SUB:- Provision of Cremation Ground and Graveyard in Nani Nagri, Shahdara area.
(No.F.5(60)/73-S&SII.)

DECISION

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

Item No.17

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

DECISION

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

X
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.

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.W.F.N. Ribeiro,
Comr.(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(DC)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. Rana,
Deputy Chief Engineer,
Bridge Designer,Northern Railways.

PUBLIC WORKS DEPARTMENT: DELHI ADMN.:

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

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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 Mehrauli 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(31)/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

SUB2- Approval of the Alignment for 66KV Tower line and construction of tower in front of Delhi Council of Child Welfare.
F.No.F1(52) AEU/HDVII/82/2096.

DECISION

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

contd.....