

# दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या FI(9)/86-MP

टिप्पणी

पत्रव्यवहार

विषय

Reg. Draft Minutes of the meeting of  
Technical Committee held on 9.4.86.

पिछले सवसे

बाद के सवसे

10/5/86

Dr. Des  
12/4/86





DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No. F<sub>1</sub>(9)/86-MP.

Dated 16th April, 1986

Draft minutes of the meeting of Technical Committee held on 9th April, 1986 at 3.00 p.m. placed opposite may kindly be seen for approval.

14556DCB  
17/4/86

Pradip Behari  
(Pradip Behari)  
Deputy Dir.(MP). 16/4/86

Director (DC&B).  
Vice-Chairman, DDA.

Refn  
17/4

Refn  
17/4/86

Dir (DC&B)

by air mail

Refn  
22/4

405 50  
17/4/86  
Sl. No. 405 50  
Date 17/4/86  
S. S. OFFICE  
Sl. No.  
Date



DELHI DEVELOPMENT AUTHORITY  
(MASTERPLAN SECTION)

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Draft minutes of the meeting of Technical Committee  
held on 9.4.86 at 3.00 P.M in the conference room of  
Delhi Development Authority, Vikas Minar, New Delhi.  
The following were present:-

Delhi Development Authority.

1. Sh. Prem Kumar  
Vice-Chairman
2. Sh. J.C.Gambhir  
Director (PPW)
3. Sh. S.C.Gupta  
Director (DC&B)
4. Sh. Pradeep Bahari (Convenor)  
Dy. Director (MP)
5. Mrs. I.P.Parate  
Asstt. Director (MP)

N.D.M.C.

6. Sh. V.K.Bansal  
Dy. Chief Architect.

Police Department.

7. Sh. Joginder Singh  
A.C.P. (Traffic)

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
VIKAS MINAR, I.P.ESTATE  
NEW DELHI.

Agenda for the meeting of the Technical Committee to be held on Wednesday, the 9th April, 1986 at 3.00P.M in the Conference Room of Delhi Development Authority, Vikas Minar, I.P.Estate, New Delhi.

<u>S.NO.</u>	<u>SUBJECT</u>	<u>PAGE NO.</u>
1.	Gas Turbine Power Project by DESU F6(1)/86-MP	1
2.	Development of cremation ground at village Lado Sarai. F3(100)/85-MP	2
3.	Proposal for setting up a Medical Centre for the Medical Television Project. F13(7)/84-MP	3
4.	Permanent acquisition of land for construction of Ramp from <del>Sharola</del> <i>Shabada</i> Marginal Bund to Village Garhi Mandi. F3(6)/86-MP	4 to 5
5.	Development Plan of <del>Mandir</del> <i>Aggarwal Jain Temple</i> <del>Degamber Tani</del> F3(12)/64-MP(Pt.)	6 to 7
6.	Broad alignment plan of Link Road connecting Chatterpur to Qutab Monuments. F5(1)/85-MP	8 to 9
7.	Proposed Transit Camps near Tuglaka-bad regarding. FR.11(2)/85-Bir(CP).	10 to 11
8.	Request from Manavsthal School for installation of H.S.D Pump in School <del>premission</del> for their buses. F7(12)/85-MP	12 to 13.
9.	Change of land use from 33 KV S/Stn to 66 KV S/Stn. at 13, Motilal Nehru Marg, New Delhi. F20(14)/85-MP	14
10.	Provision of Grave Yard for the Residents of Ranjit Nagar Area. R/59/AP/5/85	15.

Contd...2/-



2.

11. (1) Change of land use of area measuring 7.5 hectares from Agricultural Green Belt to Residential and Facility Centre, SFS Houses near Gitanjali Enclave, OPP. Saket. 16 to 17  
F20(3)/86-MP
- (2) Change of land use of an area of 0.5 acres from Institutional to Residential (120 Janta Houses) near Adchini, NCERT.  
F20(5)/86-MP
- (3) Change of land use from agricultural land to residential (change Janta and LIG Houses) at Pulpahlapur.  
F20(6)/86-MP
12. (4) Plans for Goa Sadan on Plot No. 18, Amrita Shergil Marg, New Delhi. 18  
F16(6)/86-MP



1.  
ITEM NO.1

*Dec 19.4.86*

Sub: Gas Turbine-Power-Project by D.E.S.U.  
File No. F.6(1)/86-M.P.

....

A reference has been received from General Manager (DESU) regarding the establishment of 6x30 MW gas turbine opposite I.P. Estate DTC Depot New Delhi as shown in the plan laid on the table. He has brought out that to meet the power requirement and to make regular supply of power in case of emergency, Govt. of India took a decision to have gas turbines installed in Delhi and consultancy work was assigned to CEA. GM(DESU) has informed that project has been cleared by Planning Commission and public investment Board. It was subsequently cleared by the cabinet.

2. The salient feature as mentioned by him is as follows :

- (i) There would not be any water pollution hazard as Turbines are to run on petroleum liquid fuel.
- (ii) Air pollution would be within the limits prescribed by Central Pollution Control Board.
- (iii) The noise level with all six numbers of machine running would be of the order of 73 db(a).
- (iv) There would only one small single storey building housing all control and switch gear equipment.
- (v) No addl. land is required for the project beyond what is already under the possession of DESU.

3. The proposal has been examined in the PPW and it has been observed that as per the Master Plan for Delhi Perspective-2001, the area has been earmarked for recreational use. It has been said that there would be no water pollution hazard and also the air pollution will be within the limits prescribed by Central Pollution Control Board. But as already there is a lot of air pollution because of 'C' Thermal Power Station located adjacent to it even the limited pollution by the Gas Turbines combined with the Thermal Power Station may not be desirable as shown in the plan laid on the table (P 4-5/CR)

4. The matter is placed before the Technical Committee for its consideration.

DECISION

Postponed.

*82*



ITEM NO: 2  
DATED 9.4.86

SUB: Development of Cremation Ground at  
Village Lado Sarai.  
File No.F3(100)/85-MP.

\*\*\*\*

Arch./Planning of the Slum Wing has informed that Addl.Commr.Co-ordn.(DDA) and Sh.Prem Singh, Executive Councillor(Dev.) inspected the area around Village Lado Sarai in Feb., 1985 for development of a regular cremation ground site in the area. During the inspection they agreed that the make shift open cremation ground which is existing in the south of Village Lado Sarai near the Old monument be converted into a regular 'cremation ground'. Accordingly, the Arch./Planning Office Slum Wing prepared the Detailed Proposal for the development of this cremation ground on the said existing site, which have been agreed to by the City Planning Wing. The site is marked on the copy of the Survey Plan of the area, which is laid on the table. According to the Master Plan/Zonal Plan and also as per the P.D.P.-2001, the site falls in the area proposed for "District Park/Play Ground/Open Spaces." The proposal has been examined in this office and the conversion of the existing temporary cremation ground **into** a regular site is agreed upon.

2. The proposal is put-up for consideration of Technical Committee.

#### DECISION

Postponed.

82



ITEM NO:

DATED 24/8/86

3

SUB: Proposal for setting-up a Medical Centre for the Medical Television Project.

(File No. F13(7)/84-MP).

\*\*\*\*

A proposal has been received from Dr. (Mrs.) Ragini Jain of Jain Medical Centre, NDSE Part-II, for setting-up a Medical Centre for the Medical Television Project, within the premises known as 'Scindia Potteries Complex' on Ring Road, Sarojini Nagar, New Delhi. The objective of the Project is to make the television and video technology for dissemination of information for the promotion of health, prevention of diseases and popularization of family planning practices despite providing of quality medical care services to various hospitals and institutions. Dr. (Mrs.) Jain has informed that  $\frac{1}{4}$  acre of land has been allotted to them by the Haryana Government in Udyog Vihar, Gurgaon, located at Delhi Haryana Border about 7 kms. from Palam. It will take about 2 years to complete the building and to shift to that premises. And therefore, requested that 'temporary permission' for a period of 2 years be granted to use the part premises (existing buildings area) in the above premises. It has also been consented that the requisite charges, if any, levied by DDA will be paid.

2. The site proposed for this project is about 1.79 acres having built-up area of about 4550 sq.ft. and is located in zone D-21 of Delhi Master Plan. The land use of the premises in question, in Master Plan/Zonal Development Plan, after widening of Ring Road to 210 ft., is shown for 'Public & Semi-Public Facilities' for education and research institutions. The Zonal Plan of this area is yet to be approved and notified by the Central Government. The land in question stands notified under section (6) of the Land Acquisition Act and is a sub-judice matter, pending in the Hon'ble Supreme Court in respect of Scindia Potteries Complex, mainly on the issue of Section 53 of Delhi Development Act, 1957.

3. The proposal is placed before the Technical Committee for its consideration.

#### DECISION

Postponed.

83



ITEM NO. 4.  
DATED 14.8.86

Sub: Regarding permanent acquisition of land for construction of ramp from Shahdara Marginal Band to Village Old Garhi Mandu

File No. F.3(6)/86-M.P.

A reference has been received from the Executive Engineer IV, Flood Control & Drainage Division, Delhi Admn., Shahdara, about the permanent acquisition of land for construction of ramp from Shahdara Marginal Band to Village old garhi Mandu. It has been brought out that construction of ramp is proposed to provide an approach to the village of old garhi Mandu on river side to Bhajanpura, garhi Mandu Village on City side etc. as shown in the plan. (laid on the table).

2. The proposal has been examined in the Perspective Sub: Regarding permanent acquisition of land Planning Wings of the Authority and their observations are as follows:

i) This village has access from Wazirabad Road and any permanent construction of a Ramp may provide incentives for premature development of the area within village garhi Mandu. Control & Drainage Division, Delhi

Admn., Shahdara, about the permanent acquisition of ii) Number of families from old garhi in Mandu land for construction of ramp from Shahdara Marginal village have, in fact, been shifted to Bhajan Pura Band to Village old garhi Mandu. It has been brought Colony and few families are now staying in old garhi out that construction of ramp is proposed to provide Mandu Village;

an approach to the village of old garhi Mandu on river iii) Only 3 meter width ramp can very well cater to the need of villages for connection to their fields

near the village while coming from Bhajanpura. Perspective

Sub: Regarding permanent acquisition of land Planning Wings of the Authority and their observations are as follows:

i) This village has access from Wazirabad Road and

contd...p2/.....



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-2-

iv) It would have to be adjusted in the River channelisation scheme and;

v) The utility of the ramp in relation to its cost would have to be seen by the Implementing Agency.

3. The matter is placed before the Technical Committee for consideration.

#### DECISION

The Technical Committee observed that there is no need for providing a 13 mts. wide ramp as there are only ~~two~~ structures for which an approach road has been requested and these structures are located in the river ~~back~~. However, the Technical Committee recommended that 3 mts. wide ~~ramp~~ may be provided so that there is an easy access for pedestrians.

*Refer*

*B*

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ITEM NO  
DATED 9.4.86

5.

6.

Subject: Development Plan of land (Rehabilitation) belonging to Aggarwal Jain Temple Society - Zone D-5".

File No. F2(12)/64-MP(Pt.)

The Ministry of Urban Development are considering a proposal for rehabilitation of the 75-DUs, within the Jain Temple Complex which have come up unauthorisedly and creating unhygienic conditions. The Ministry considered to convert an area of plot measuring 1300-sq.yds. out of the Temple Complex for this purpose. By a letter on 21st September, 1966 the Land & Development Office had asked for the advise of the Authority on this issue. The case was examined and a development plan for identification of area of rehabilitation was prepared by the then Architect Town Planner in 1967 which was recommended by the Technical Committee for approval on 25.8.67 (plan laid on table). The Screening Board subsequently examined this proposal for further processing. After deliberations through various meetings, it resolved by resolution no.616 in their continued meetings of 30.7.68, 3.8.68 and 6.8.68 that the President, NDMC should examine the feasibility of rehabilitation of the families who are occupying the land around Aggarwal Jain Temple. The NDMC submitted their scheme on 9.3.71 which was examined by the then Architect Town Planner DDA who observed that the residential component as provided should be restricted to the extent required for rehabilitation of families.

2. In September, 1971 the Ministry of Works & Housing created an Advisory Committee as 'New Delhi Redevelopment Advisory Committee'. This Committee was to prepare the redevelopment proposals for various zones of New Delhi area, including the Zone D-5 wherein the Jain Temple falls. Therefore, proposals pertaining to the New Delhi areas were held up till finalisation of the redevelopment schemes by the NDRAC.

.....2/-



3. The Land & Development Office has now again referred the case as the redevelopment proposals were finalized by the New Delhi Redevelopment Advisory Committee. A tentative scheme has been prepared as per details given below:

(a) The residential development has been prepared in the area already earmarked for this purpose in the development plan prepared in 1967. In addition to this some more area has been taken on the other side of the access way of Khandelwal Jain Temple.

(b) The development has been proposed in the area along 11.5-mts.(38') R/W road. It envisages a height of three storey completely towards the 11.5-mts.(38') R/W road facing the private residential plotted development. The plinth area of each D.U. has been proposed to be about 25-sq.mts. with the average area including circulation and staircase etc. of about 32.5-sq.mts. This gives a total ground coverage of about 560-sq.mts. with 22-DUs. on ground floor, and the total floor area of about 2439.5-sq.mts. The area of land requirement has been worked out to about 1539-sq.mts. (1830-sq.yds.) instead of 1087.4-mts. (1300-sq.yds.) proposed earlier. The land area has been increased as the height of development has been restricted to be in harmony within the surrounding development. The existing access to the Khandelwal Jain Temple through the proposed development has been retained.

4. In the approved plan of this area prepared by NDRAC, existing road has been retained except for a portion towards Shaheed Bhagat Singh Marg. In the proposal now formulated, it has been followed. The construction of the proposed flats may be phased out in a manner so that the rehabilitation of the families could be possible.

5. The matter is placed before the Technical Committee for its consideration on the following two issues:-

1. Manner of development as proposed.
2. The change of land use for an area of 1530-sq.mts. from 'Institutional' (religious) to 'Residential' for rehabilitation.

#### DECISION

The Tech. Com. noted that to accommodate 75 families in ~~independent~~ 75 DUs 1300 sq.yds. of land is not sufficient, and therefore desired that the L&DO may be informed accordingly. It was also desired that the minimum area required to accommodate single room tenements with an appropriate urban form to accommodate 75 UDs. should be about 2000 sq.yds.

Meanwhile, it was desired that the scheme as prepared, may be re-examined keeping in view that the resdl. scheme may be segregated from the rest of the area by an approach connecting the existing entry through Khandelwal Jain Temple with the other temple complex in consultation with the Temple authorities.



ITEM NO. 6Dated: 9.4.86

SUB:- Broad alignment plan of Link Road connecting Chattarpur to Qutab monumnets (bye passing the Temple Complex).  
(File No. F.5(1)/85-MP).

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In the first and in the draft modified Master Plan of Delhi, the R/W of Mehrauli Road from its junction with Lado Sarai upto Delhi Harayan Border has been taken as 60 mtr. The r/w of the connecting roads i.e. Mehrauli-Badarpur Road, Mehrauli-Mahipalpur Road and Chattarpur Road are 75 mtr. and 24 mtr. respectively.

2. Commissioner, MCD in November, 1984, requested and emphasized the need to the Link Road connecting Mehrauli Gurgaon Road to Village Chattarpur to bye-pass the temple complex, so that the trucks coming and going to Bhati Town do not disturb Chattarpur Village as well as the Temple Complex and Andheria More i.e. a junction of Mehrauli-Mahipalpur Road, Chattarpur Road, road to village Mehrauli and the main Mehrauli- Gurgaon Road.

3. Based on the request of MCD, alternative alignments were studied at site with Chief Engineer-I, MCD, and other officers. It was observed that the terrain is undulating and it would need a detailed study for proposing an economical alignment. A draft proposal was prepared and sent to MCD which agreed with the proposal except for the r/w of the road in front of Temple Complex which was taken as 18 mt. and suggested by MCD as 30 mt.

Contd....4/-



4. The case was discussed in a committee consisting of official from MCD, DDA etc., in which it was suggested to improve the junction of the proposed Link Road with Mehrauli Gurgaon Road and to keep a r/w of 24 mtr. road in front of Temple Complex. The proposal was modified accordingly.

PROPOSAL:

5. Right-of-way of the proposed Link Road connecting Mehrauli Road and Chattarpur has been taken as 30 mtrs. The r/w of the road in front of Temple Complex connecting Chattarpur and Delhi-Gurgaon Road has been taken as 24 mtr. The r/w of Mehrauli Road has been taken as 60 mtr. While preparing the alignment, it has been tried to use the maximum available infrastructure. The existing carriageways of Mehrauli Road have been utilised to the maximum extent, except in a small portion near Adheria More and a little before it, in order to avoid kinks on this major road. The proposed Link Road will connect Mehrauli Road in a right angle junction with proper traffic. This junction will be a two phase signalised junction. The 24 mtrs. r/w road in front of temple complex has been joined with a proposed Link Road in right angle instead of 'Y' junction, in order to discourage the movement of heavy traffic on this road. The movement to trucks coming from Bhatti Mines side will take the proposed Link Road to go to Mehrauli-Mahipalpur Road and Mehrauli-Gurgaon Road.

6. The above said proposal as in para 5 is put up before the Technical Committee for its consideration.

DECISION

This was already discussed in the last meeting of the Committee, and therefore, was deleted.

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ITEM NO. 7.  
~~Date: 9/4/86~~

10.

SUB:- Proposed Transit Camps near Tughlakabad-Regarding  
File No. FR 11(2)/85 Dir.(CP)

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This case is regarding proposed Transit Camps near Tughlakabad for rehabilitation of people whose structures were demolished in Lalji Nagar. On the instructions from E.M./V.C. It was decided that the plot size shall be 2.5 mtr.x4mtr. after leaving green buffer with 45 mtr and 30 mtr wide roads meeting at the round-about.

2. The layout plan was initially prepared for 376 plots by City Planning Wing and the same was subsequently revised to 686 plots(laid on the table) with 2 gas godowns on the feasibility report from Chief Engineer(SEZ). The proposal has been formulated assuming that the transit camp will continue only for a year or so and it will not be a permanent settlement. In the MPD-62, the land use has been shown as district park, playground and open space and the site in question is very nearer to a important historical monument at Tughlakabad.
3. The proposal has been also examined in PPW in the light of PDP-2001 and they have stated that the proposed land use of the area is shown as Recreational(District Park). They have further stated that no gas godowns are not permitted in residential areas and they are to be located only in Service Centres as mentioned on page 127 of Gazette notification.

Contd.....2/-



4. The matter was also examined in DC&B Wing and it is stated that these temporary permissions generally become permanent and it may not be possible to get the land back from these occupants of transit camps.

However, it is to be decided whether the change of land use is to be processed.

5. The matter is placed before the Technical Committee for consideration.

#### DECISION

The Technical Committee felt that the site under reference proposed as Transit Camp etc. is very near to Tughlakabad Fort (Historical monument). The land use of this area is earmarked as 'green' and should be developed as such the alternate site for the Transit Camp may, however, be explored somewhere else.

*12*  
*Ref*



ITEM NO 8.  
DATED 9.4.86

SUB:- Request from Manavsthali School for installation of H.S.D. pump in school premission for their buses. File No. F7(12)/85-MP.  
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This is a case of issue of No Objection Certificate under land use point of view as desired by the DCP(Licence) for the installation of H.S.D. pump vide his letter No. 1705560/DCP/Lic., dated 23.6.85. The Management of the Manavsthali School, 'R' Block, New Rajinder Nagar, New Delhi, vide their letter dated 5.12.85 have requested for permission of 15,000 liters storage of petroleum 'B' class in the Manavsthali School Premises for opening a consumers' pump. In their request they have stated that they have got a fleet of 10 deluxe luxury private buses of their own and they will use this pump for catering the transport need of their own students on non-commercial/non-profitable basis. They have also mentioned that their requirement to consume the diesel is ranging between 30,000 -40,000 litres per month approximately and that the IOC has agreed to incur the expenditure on installation of this pump. But no letter from IOC is sent to us in this regard.

2. In the letter the school authority has also stated that DCP(Licence) has further obtained views from other concerned departments for the installation of this pump at the school premises i.e. i) Zonal Asstt. Commr.(MCD), Chief Fire Officer, Cannaught Place, DCP(Traffic), DCP(Central Police), Tehsildar notification, Ministry of Petroleum and Chemicals etc. The Land owing Authority(L&DO) has allotted the land vide letter No. L/11/3-44(118)/67, dated 23.8.68 at page 10/C specifically for institutional purposes i.e. for constructing the higher secondary school only.

Contd...2/-



3. The proposed location of the storage pump in the school campus is marked red on the plan which is laid on the table. It is notice that no pump has been allotted for the school.

4. The matter is placed before the Technical Committee.

#### DECISION

The Technical Committee did not favour for a proposal to provide HSD pump within the school complex. As it was felt that such a storage installation within the school complex, although may have been cleared by the Explosive Department, yet it is not permitted within the land use category and the school should obtain the diesel/petrol for their buses from the regular outlets.

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ITEM NO 9.  
DATED 4.4.86

SUB:- Expansion/upgradation of 33KV Electric Sub-Station at 13 Moti Lal Nehru Marg-regarding allotment of addl. addl. land.(F20(14)/85-MP.

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Executive Engineer(EP), NDMC has made a reference to this office in which he has brought out that to meet the growing load demand augmentation is required to be made both in feeder capacity and transformation capacity and therefore, it is necessary to up grade. The existing 33 KV Sub-Station at 13 Moti Lal Nehru Marg to "66 KV sub-station" by getting addl. land i.e removing portion of Bunglow no.13 Moti Lal Nehru Marg, New Delhi.

2. During Asiad, a piece of land measuring 199'x145' at the rear portion of plot No.13 Moti Lal Nehru Marg, was allotted to NDMC for setting up a 33 KV ESS. Which is now proposed to be upgraded.(as shown in the plan laid on the table) Further it is noted that in New Delhi Area, sub-stations sites are hardly main roads.

3. The land use of plot as per the NDRAC proposals are however, Public & Semi-Public(NS & PS)

4. The matter is placed before the Technical Committee for favour of consideration.

#### DECISION

The Technical Committee desired that the item be discussed in the next meeting in which representatives of L&DO and NDMC be invited. Meanwhile, NDMC may be asked to clarify the ownership of the land for which a 'no objection' from land use point of view is required.

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*12 defn*



ITEM NO.10

Dated: 9.4.86

SUB:- Location of graveyard near Ranjit Nagar.  
File No. R/59/AP/5/85.

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1. Executive Councillor(Health), Delhi Admn. vide his letter dated 29.12.84 have requested for development of a graveyard for the residents living in Ranjit Nagar.
2. As per zonal plan provisions there is a site measuring about 5 acres for the cremation ground as shown on the plan laid on the table.
3. J.T.P., Slum has proposed a site for the graveyard near to the cremation ground after leaving a buffer in between the two.
4. The case has been examined by Director(DCW) who has observed that it may not be possible to utilise this land for cremation as well as burrial ground since the total area is only 5 acres and as such no other site for the burrial ground may have to be explored.
5. Director(PPW) has also examined the case and has suggested that the site for burrial ground for the people of Ranjit Nagar in the green area alongwith Njagarh Drain opposite Punjabi Bagh would be suitable.
6. Once again Director(Slum & J.J.) has observed that site suggested by Director(PPW) opposite Punjabi Bagh would not be suitable and the problem be solved on priority.

The case is placed before the Committee for consideration.

DECISION

The Technical Committee observed that the site earmarked for the cremation ground near Ranjit Nagar is in a rocky area and its size is only 5 acres. In a rocky area, it is difficult to develop a burial ground, and therefore was of the opinion that the existing burial ground in the vicinity of Punjabi Bagh, if necessary, should be further developed to meet the requirement of the area under reference or alternatively, Commr. (Slum & JJ) may explore the possibility of locating the grave-yard of a more suitable site. ~~if the above suggestion is not acceptable to the Slum & JJ Deptt.~~

*[Signature]*

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Item No. 11Dated: 9.4.86

Chief Engineer/Chief Architect, D.D.A. have proposed certain sites for D.D.A. Housing schemes. These schemes involve change of land use and their details are described below:

- 1) Change of land use of area measuring 7.5 hectares from Agricultural Green Belt to Residential and Facility Centre, SFS Houses near Gitanjanli Enclave, opposite Saket.  
(File No. F.20(3)/86-MP).

The proposal forwarded by Chief Engineer (SFZ) DDA (Appended at Appendix 'A') is regarding utilisation of 7.5 hectares of land near Gitanjanli Colony, opposite Saket for the construction of SFS Houses under D.D.A.'s Housing Programme (Detailed layout plan laid on the table).

The proposal has been examined. The land under reference falls in zone F-10 and forms part of Master Plan Recreational (Green) as per the approved Zonal Dev. Plan/Master Plan. In the draft Perspective Development Plan, 2001, this land is marked for Facility Centre under Public and semi-public facilities.'

- 2) Change of land use of an area 0.5 acres from Institutional to Residential (120 Janta Houses) near Adhchini, NCERT.  
(file No. F.20(5)/86-MP).

The proposal forwarded by Suptdg. Engineer, DDA (appended at appendix B) is regarding utilisation of 0.5 hectares of land lying vacant near village Adhchini for the construction of Janta Houses under D.D.A.'s Housing Programme. The proposal consists of 120 Janta Houses with the density of 240 dwelling units per hectare (1080 persons per hectare). The detailed layout plan is laid on the table). The location of the land is as under:

North and West	-	Boundary of NCERT.
East	-	Old monuments with its frontage on the main mehrauli Badarpur Road.
South	-	A small Ashram.

The proposal has been examined. This is a case of land located between the boundary of NCERT and village Adhchini. The land is highly prone to encroachments, and the



villagers are using this land for stocking and collection of cowdungs etc. The land under reference falls in zone F-11 and forms part of institutional land use (reserach insyitutions/special institutions) , as per Zonal Development Plan/Master Plan. As per PDE 2001 also, this land is shown for public and semi-public facilities (institutional).

- 3) Change of land use from Agricultural land to residential (Janta and LIG Houses) at Pulpahladpur.  
(file No. F.20(6)/86-MP).

The proposal regarding the vacant land measuring 3.38 hectares near Pulpahladpur has been forwarded by Additional Chief Architect, D.D.A. (appended at app. RC) It has been decided by D.D.A. to utilise this land for the the construction of Janta/LIG houses under D.D.A.'s Housing programme. The proposal consists of 608 Janta and 128 LIG houses with the density of 218 dwelling units per hect. i.e. 981 person per hectare. (detailed layout plan laid on the table).

The proposal has been examined. The land under reference is in the south of Mehrauli-Badarpur Road and outside the proposed urbanisable limits. The location of the site is as under:

- North side - Pulpahladpur village and unauthorised extension.
- South side - Interstate boundary with Haryana.
- West side. - The road leading from Mehrauli-Badarpur road to Suraj Kund and crusher beyond encorachmenets.

The land use of the area is shown as agricultural green in the Master Plan. In PDP-2001, this land is shown for 'Regional Park/Distt Park'. Unauthorised encorachments already exist in the surroundings and this piece of land and is also prone to unauthorised occupation.

These cases for the change of land uses are placed before the Technical Committee for its consideration.

DECISION

Postponed.

12



Appendix 'A' to item no.11.

DELHI DEVELOPMENT AUTHORITY  
ENGINEERS  
CHIEF ENGINEER (SFZ)

No. CE(SEZ)/1(43)/86/225

Dated 16.1.1986.

From:

R. L. Hans,  
Chief Engineer(SEZ),  
DDA, Vikas Bhawan Annexe,  
New Delhi.

To:

Shri H. R. Laroya,  
Consultant,  
Type-V/37, Lodi Road Complex,  
New Delhi.

Subject:- Construction of SFS houses at Village Begampur  
opposite Saket.

...

With reference to your letter dated 20th Dec., 1985 regarding the proposal for change in land use, I am to inform you that your proposal for miz land use of residential and facility centre has since been agreed to by the Vice-Chairman, D.D.A. dated 9.1.86. You are requested to kindly go ahead with the scheme, as per the terms and conditions of the Draft agreement already given to you by this office.

This issues with the approval of CE(SEZ).

sd/-  
(GURBAX SINGH)  
T.O. to CE(SEZ)/DDA.

Copy to:-

- 1) Director (DC&B) & D(PPW) for taking necessary action for change of land use, as was discussed in the meeting in V.C.'s chamber on 9.1.86.
- 2) S.E. Circle-XVI for information.
- 3) Chief Arch., DDA with photostat copy of VC's approval for information.

sd/-

sd/-  
TO to CE(SEZ)/DDA.



Appendix 'B' to item no.11.

DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE SUPTD. ENGINEER, CIRCLE V  
MUNIRKA, NEW DELHI-110067.

No. SEI/4(1)/85/Misc./CPD-1(1)/106-9 Dt. 6.1.86.

From:

Suptd. Engineer, Circle-I, DDA  
New Delhi.

To:

Sh. R. G. Gupta,  
Director (CP), DDA, Vikas Minar,  
New Delhi.

Subject:- Constn. of 120 Janta houses near village  
Adchini i/c int. development.

...

A layout plan had been prepared by the Chief Architect/DDA for construction of 120 Janta Houses near village Adchini where a piece of land is lying vacant. Tenders were invited for the same and the work was about to be started. On reference of EE/CPD-III, it was learnt that this area has been earmarked for INSTITUTIONAL USE in the master plan. In this connection a reference was also made by EE/CPW III vide his letter No. F.12(1)/EE/CPD-III/DDA/1860 dated 12.12.85 to you, as the vacant land is available and it has not been allotted to any institution so far. The same is likely to be encroached upon if it is not put to the use immediately. The best and immediate use of this land could be by utilising the same for housing purposes for which the scheme had been processed as stated above.

In view of above, you are requested to kindly take up this matter immediately with appropriate authority for approval of change of the land use plan for this area and give clearance to the undersigned so that the work can be started at the earliest.

sd/-  
(S.C.Gupta)  
S.E.(C-I), DDA, New Delhi.

Copy to:-

- i) CE9SWZ ) for information and necessary action.
- ii) Sh. M.N. Khuller, Architect. He is requested to kindly refer my letter No. SEI/4(1)/85/hisc./CPD-III/6549-51 dt. 18.12.85 addressed to the Chief Architect, DDA in this regard. He may examine the proposals immediately and pursue with the Director (CP) for early approval of land use plan so that work can be taken up at the earliest.
- iii) EE/CPD-III for information and necessary action.

sd/-  
Suptd. Engineer,  
Circle-I, DDA, New Delhi.



APPENDIX 'C' TO ITEM NO. 11

DELHI DEVELOPMENT AUTHORITY  
HOUSING AND URBAN PROJECTS WING

HUPW/ACA/86/34

15th January, 1986.

Sub: Housing project in an open land near  
Pulpahlad Pur.

...

An area measuring roughly 3.38 HAC is lying vacant near Pulpahladpur. This land although falls in the outside of urbanisable limits in the agriculture green belt but is prone to unauthorised construction and encroachments. It has, therefore, been decided to utilise this land for the construction of Janta/LIG houses under DDA's Housing Programme. Accordingly, a layout plan consisting of 608 Janta and 128 LIG houses was prepared. The V.C. has already approved the change of land use from agriculture green belt to residential as communicated by the Director (works) vide his endorsement dated 22.11.85 (copy enclosed).

The geographical location of the site is as under:-

North side	Pulpahlad pur village and unauthorised extn.
South side	Interstate boundary with Haryana
West side	The road leading from Mehrauli-Badarpur road to Surajkund and Crusher beyojd.
East side.	Encroachments.

You are now requested to kindly process this case for change of land use on the basis of the details given in the layout plan.

sd/-  
(T.S. Punj)  
A.D.A.

CA/Director (DC&B).



Item No. 12  
Dated: 9.4.86.

18

Sub: Plans for Goa Sadan on plot no. 18,  
Amrita Shergil Marg, New Delhi.  
(F.16(6)/86-M.P.)

....

N.D.M.C. had forwarded the Building Plans in respect of plot no. 18, Amrita Shergil Marg, New Delhi for Goa Sadan. The plans have been examined and it is observed that this plot falls in zone D-11. As per the draft zonal development plan for composite zones D-11 and D-12, the plot is earmarked for 'residential' (group housing) use. The proposal has been submitted for a 'State Guest House' on this plot. The ground coverage of 25% and F.A.R. of 75 has been achieved as per the proposed development controls for this plot. The front and rear set backs of 65' and 40' have also been adhered to, but the side set backs of 25' as permissible in the NDRAC Scheme have been reduced to 20' on both the sides.

2. On the basis of 20 dwelling units per acre, as the prescribed density, the plot should accommodate about 80 persons whereas in the proposal it has been proposed to accommodate 89 persons. As per the development controls, the basement is prescribed to be used for storage and parking facilities. In the proposal, offices, dormitory toilets etc. have been proposed at the basement level, which have not been taken in FAR calculation. No provision has been made for covered parking as required in the development controls to the extent of 80% of one car space per d.u. permissible for this plot.

3. The matter is placed before the Technical Committee for a decision on the following issues :

- i) Whether the 'State Guest House' should be permitted on residential plot as the plot is owned by the State.
- ii) Whether the relaxation of side set backs should be allowed from 25' to 20' as proposed.
- iii) Whether the use of the basement be changed from storage and parking to dormitory, offices and toilets etc., within the permissible F.A.R. of 75.
- iv) Whether increase in number of persons on this plot be allowed considering it as the State Guest House to the extent proposed.

#### DECISION

A representative of Goa Sadan was present in the meeting. He was asked to revise the scheme keeping in view the development controls prescribed in this plot with regard to the set back lines, use of basement, height of the building and the F.A.R. The representative was agreeable to revise the scheme and to re-submit. The Technical Committee desired that if the scheme is found within the prescribed norms, the same may be cleared as and when it is submitted by the Architect for the use as a Transit accommodation in the form of a Guest House.

....