

# दिल्ली विकास प्राधिकरण

अनुभाग Master Plan Section

निसिद संख्या PA/DD(M.P.)/86/555

टिप्पणी

पत्र व्यवहार

विषय

English minutes of the T/C meeting  
held on 23/12/86.

पिछले सवसे

बादले सवसे

Mos Chowdhary  
30/1/87



DELHI DEVELOPMENT AUTHORITY  
(DEVELOPMENT CONTROL WING)

No. PS/Dir.(DC&B)/86/

Dated, the 24th Dec., 1986.

Placed below are the minutes for the meeting of the Technical Committee held on 23-12-1986 at 10 A.M. in the Conference Room, Vikas Miner, New Delhi. The same are submitted for kind approval.

*Agenda copy also enclosed  
- see with*

*Refali*  
(S.C. GUPTA)  
DIRECTOR (DC&B)  
24-12-1986

Encl. As above.

VICE CHAIRMAN

*Seen . approved.  
Good . P. 11/11/86  
hmr*

*25/12/86*

*Dir (D/4B)*

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*Refali*  
*26/12/86*

*For cutting stencils in proper fashion*

*Secy (Mrs. Chandra)*

*30/12/86*

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*ODP (M.P.)*

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*V C's Office*  
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*Dy. No. 24/12/86*  
*Date 24/12/86*

*Dir(DC&B) 15741*

*29/12/86*

*Recd on*  
*31/12/86*

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Draft Minutes of the meeting of Technical Committee held on 23-12-86 at 10.00 A.M. in the Conference Room of the Delhi Development Authority, Vikas Minar, New Delhi.

The following were present:

Delhi Development Authority.

1. Sh. Om Kumar, Vice-Chairman, (Chairman)
2. Sh. V.S. Murty, Engineer Member,
3. Sh. T.S. Punni, Chief Architect.
4. Sh. S.K. Chawla, Chief Engineer(WZ).
5. Sh. S.C. Gupta, Director(DC&B).
6. Sh. P.N. Dongre, Jt. Director(CP).
7. Sh. R.K. Gohar, Jt. Director(UVC).
8. Sh. Parkash Narain, Dy. Director(PPW).
9. Sh. N.K. Aggarwal, Dy. Director(CP).
10. Sh. D.K. Saluja, Dy. Director(CP).
11. Sh. S.S. Dansa, XEN, DD-IV.
12. Sh. S.K. Sinha, S.E., (E)I.
13. Sh. S.C. Gupta, Asstt. Architect(Slum & JJ).
14. Sh. C.P. Rastogi, Dy. Director(MP) (Convenor).

Land and Development Officer.

Sh. L.D. Ganotra, Engineer Officer,

Town & country Planning Organisation.

- \*16. Sh. E.F.N. Reberio, Chief Planner.
17. Sh. V.K. Verma, Associate Town & Country Planner.

Delhi Urban Arts Commission.

18. Sh. R.K. Goel, Secretary.

New Delhi Municipal Committee

19. Sh. H.S. Bindra, Architect.

Municipal Corporation of Delhi.

20. Sh. S.K. Caodha, S.E. (W)CD ) For item No. 3
21. Sh. S.K. Singha, AE(Dr.) WS&SDU )

P.W.D.

22. Sh. H.D. Sood, E.E. XVI(DA) For item No. 8
23. Sh. M.S. Asnani, SSW-I, DA For item No. 11.



D.E.S.U.

- 24. Sh. P.D. Sharma, C.E. (Pl.) )
- 25. Sh. B. Lal, A.C.E. (EMV) )
- 26. Sh. M.K.L. Kaushal, S.E. (Pl.I) )
- 27. Sh. S.C. Jain )
- 28. Sh. R.K. Bhatia, XEN. )
- 29. Sh. D.K. Suri, E.E. Plg.IV )

For item No. 9  
11 & 12.

Police Department

- 30. Sh. H.P.S. Virk, A.C.P. (Traffic)



Draft minutes of the Technical Committee meeting held on 23-12-86 at 10.00 A.M. in the Conference Room, Vikas Minar.

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Item No.1: Consideration/approval of layout plan of the functional industrial Estate for Electronics at Okhla Phase-II, New Delhi. F.23(145)/85/Bldg.

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#### DECISION

✓ The Technical Committee examined the proposal and felt that DSIDC may either revise its layout plan keeping in view the present Master Plan norms in respect to minimum plot size and frontage of individual plots or it may await the final modifications to Delhi Master Plan in these respects. Alternatively DSIDC may submit the plans only for that portion of the land where the plot size and frontage are in accordance to the norms presently applicable and for the rest of the area, the plan could be prepared and submitted when the revised norms are finalised.

Item No.2: Proposal to change the land use of the land allotted to Akhil Bhartiya Vishnoi Sabha located at Ring Road opposite I.P. College from 'Govt. Offices' to Institutional Use'. F.20(14)84/MP)

#### DECISION

✓ The Technical Committee was of the opinion that the objections/suggestions received from T.C.P.O. being time barred, should not be considered and decided that the matter be put up to the Authority for recommending the change of land use to the Govt. of India, Ministry of Urban Development as there is no objection/suggestion received for the proposed modification.

Item No.3: Allotment of land for setting up industrial effluent treatment plant at Wazirpur Area. F.23(9)83/Inst.).

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#### DECISION.

✓ The proposal was discussed in detail and the proposed site was not considered suitable as it involves cutting of a large number of trees and the road is proposed to be within the well developed green area.

Technical Committee was of the view that a site not more than one acre be selected in the vicinity of the industrial area without disturbing the Master Plan green land and for the approach to the proposed site, ~~it~~ is not necessary ~~to have~~ a major road link, ~~only~~ an approach road



of the minimum width should be provided.

Item No.4: Allotment of land for Police Station  
Preet Vihar  
(F.No.F.25(12)86/GH).

DECISION

Postponed.

Item No.5: Resitment of IBP retail outlet known  
as Rakesh Filling Station Samaypur Badli.  
(F.7(12)84/MP).

DECISION

Postponed.

Item No.6: Increasing capacity of N.G. Drain from Dhansa  
Regulator to Bharat Nagar Bridge Extn. of  
Dhansa Band along Delhi Haryana Boundary.  
(File No. PPW/Infra/86/288).

DECISION

Postponed.

Item No.7: Allotment of land to Defence Colony Welfare  
Association/Club change of land use from  
Educational Institutions (Primary School) to  
Religious Institutions.  
(F.20(18)84/MP).

DECISION.

Technical Committee examined the proposal received from  
the Govt. of India, Ministry of Urban Development for carving  
out three plots for religious institutions in Defence  
Colony out of a part of a primary school site and recommen-  
ded that the change of land use for an area measuring 0.7 acres  
be recommended to the authority for its approval.

Item No.8: Tourist Complex at Badli.  
(File No.F.3(33)85/MP).

DECISION

Postponed.

Item No.9: Expansion/upgradation of 33 KV Electric  
S/Stn. at 13 Moti Lal Nehru Marg, -regarding  
allotment of additional land.  
F.20(14)85/MP).

DECISION

Technical Committee examined the proposal received  
from N.D.M.C. and as there were certain observations made  
by the representative of L&DO and Secretary, Delhi Urban  
Art Commission, it was decided that the proposal be  
examined by the Design Group of the Ministry of Urban  
Development, keeping in view the proposals contained in the  
comprehensive scheme prepared by the erstwhile New Delhi



Redevelopment Advisory Committee and the L&DO should examine whether the land could be made available for upgrading 33 KV sub-station to 66 KV sub-station. After receiving their comments, the case be examined in consultation with D.U.A.C. and put up to the Technical Committee. Meanwhile N.D.M.C. should be asked to prepare a total plan of its area ~~xxx~~ with the help of D.E.S.U.

Item No.10: Keshopur Effluent Irrigation Scheme Phase II  
Acquisition of land thereof.  
(F.No. PPW/Infra/86/308).

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DECISION.

Technical Committee examined the proposal and decided that the land required for extension of the drain from Mundka Minor upto Madanpur drain as shown in the plan may be acquired.

Item No.11: Erection of 66 KV D/C Towerline in Najafgarh Badella Section-development of land for Cooperative Society Phase I & II Badella. Infringement on road by DESU by Tower alignment (F.6(15)82/MP).

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DECISION.

Technical Committee examined the proposals in great details which were explained by the representatives of the Engineering Wing and DESU. There was argument from D.U.A.C. that the design of the pylons should be got approved by the D.E.S.U. authorities. This was agreed by D.E.S.U. officials that in future they will get the design approved for all such pylons. After detailed discussions, it was decided that the carriage-way within the road right-of-way may be adjusted on one side by 9' to accommodate most of the pylons already erected by D.E.S.U. However, without re-designing the right of way, a scheme be worked out by E.M., Mr. Chawla, Chief Engineer, DDA and the DESU officials indicating the details of carriage-way, services and the 66 KV line by 31st December, 1986.

Item No.12: Allotment of land for establishment of 33/11 KV sub-station at Ashok Vihar. F.6(3)85-MP).

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Technical Committee examined the proposal in detail and approved the site measuring 75mx45 mts. for establishing a 33 KV/11 KV sub-station at Ashok Vihar at the proposed site ~~as keeping in view that~~ the proposed site is not abutting on the main road and is approachable by a side road.



Item No.13: Transit accommodation for Railway Coach  
Factory at Serojini Nagar, New Delhi.  
(F.16(11)86-MP).

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DECISION

✓ The Technical Committee observed that this matter was earlier examined by Delhi Urban Art Commission and therefore desired that their comments be obtained in the first instance and the case be resubmitted to the Technical Committee.

Item No.14: Study of Green Area in Delhi.  
(F.No.Dir.(PP)86/8-687

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DECISION

The matter was discussed in detail and the Technical Committee constituted a Group with the following members to examine the various aspects for:-

1. Shri E.F.N.Ribeiro, Chief Planner,TCPO,Chairman.
2. Shri S.C. Gupta, Director(DC&B)
3. Shri J.C. Gambhir, Director(PPW)
4. Shri R.G.Gupta, Director(CP)
5. Shri R.K.Goel, Secretary, D.U.A.C.
6. Representative of M.C.D.

(a) to work out the magnitude of the green area out of 34% ~~xxx~~ of the green areas utilised for various purposes as indicated in the report, falling out of the green space at the level of the neighbourhood parks/bayout plans and at the level of 'recreational area'(Master Plan green) - This report is to be prepared by PPW;

✓ (b) details with regard to green and zonal level green may be given by D.U.A.C.as worked out in their Plan No.2.

(c) suggestions to augment the green space, and removal of encroachments from such areas.

(d) to spell out the ways and means to stop diversion of green spaces for utilisation for other purposes and the restrictions to be imposed to save the recreational areas/ neighbourhood parks and open spaces for converting to other uses.

Item No.15:Construction of a memorial of Acharya Shri  
Atam Vallabh Jain Smarak Shikshan Nidhi at  
G.T. Karnal Road, Delhi.  
F.3(115)76-MP).

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DECISION

✓ The Technical Committee examined the proposal in detail and noted that in its earlier meeting the proposal submitted by the Nidhi by adding additional 14 acres of land for various constructions was not agreed upon. As such the proposal in



the second and ~~in the~~ third phase, is not feasible and not allowed.

2. The proposal of two small structures measuring 2786 sq. ft. each within 6.226 acres of land was, however, agreed upon in view of the Pritshtha ceremony of the temple <sup>and the</sup> centenary celebration of the great Acharya Shree Vijay Vallabh Suriji Maharaj. Thus a total built up area measuring 20572 sqft. (15000+5572 sqft. proposed) will be permitted as a total built up space for this project.

Item No.16: Site for sewage Treatment Plant for Vasant Kunj.  
(F.20(6)85-MP).

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#### DECISION

The matter was discussed and explained. However, as the Chief Engineer, DDA, Shri S.C. Gupta and Shri Parkash from Water Supply Department, MCD, were not present in the meeting, the clear picture was not emerged. It was, therefore, decided to hold a meeting in the room of V.C. on 30-12-86 at 11.30AM in Vikas Sadan which will be attended by Chief Planner, TCPO Engineer Member, Secretary, DDAC, Shri S.C. Gupta, Chief Engineer, DDA and Shri Sri Parkash, Chief Engineer, Water Supply M.C.D., Director(CP), Director(PPW) and Director(OC&B).

(a) A note on the population proposed because of the rehabilitating the villagers from Airport Authority area is to be prepared - Action: Director(CP)/Director(PPW).

(b) details with regard to temporary oxidation plant/ permanent oxidation plant- Action: Chief Engineer(South), DDA.

(c) no area is to be utilized from Sanjay Van area.

Item No.17: Reg. trading use of ground floor in existing commercial property (built up area) No.1568-A Bhagirath Place, Chandni Chowk, Delhi-6 built over a free hold plot measuring 498 sq.yds. i.e. less than 500 sq.yds., DDA.  
(F.3(97)62-MP).

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#### DECISION

The matter was discussed in detail. The Technical Committee decided that there should be no change in the decision already taken and the proposal be rejected.

NOTE: Some of the members indicated that the Agenda Items of the Technical Committee are received quite late. VC desired that the agenda should be sent about a week in advance so that the members can properly react on items.

Meeting ended with the vote of thanks to the Chair.

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23-12-86 at 10-00 AM

MOST IMMEDIATE  
MEETING NOTICE

DELHI DEVELOPMENT AUTHORITY  
VIKAS MINAR  
INDRAPRASTHA ESTATE  
NEW DELHI.

No. F.1(7)/85-MP

Dated the 22/12/86

From:

Superintendent (MP),  
Delhi Development Authority

To

The OSD to VC.  
Delhi Development Authority.  
T.N.A. Vikas Sadan, New Delhi

Sir,

I am directed to inform that the next meeting of the Technical Committee of the Authority will be held on Thursday the 23/12/86 at 10-00 A.M./P.M. in the Conference Room of Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi.

2. You are requested to make it convenient to attend the meeting.
3. The Agenda is being sent.

Yours faithfully,

(H)  
Superintendent (MP)  
Asst Dir (MP)

Encl: As above.



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on Tuesday, the 23rd December, 1986 at. 10.00 A.M. in the conference room of DDA, 5th floor, Vikas Minar, I.P. Estate, New Delhi.

<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	Consideration/approval of layout plan of the functional industrial Estate for Electronics at Okhla phase-II, New Delhi. F. 23(145)85-Bldg.	1-2
2.	Proposal to change the land use of the land allotted to Akhil Bhartiya Vishnoi Sabha located at Ring Road opposite I.P. College from 'Corp. 3 offices' to industrial use. F. 20(14)84-M.P.	3
3.	Allotment of land for setting up industrial effluent treatment plant at Wazirpur Area F. 23(9)83-Inst.	4-5
4.	Allotment of land for Police Station Preet Vihar. F. 25(12)86-GH.	6
5.	Allotment of an alternate site in lieu of IBP Petrol Pump. M/s Rakesh Filling Stn. Samaipur Badli. F. 7(12)84-MP	7
6.	Increasing capacity of N.G. Drain from Dhansa Regulator to Bharat Nagar Bridge Extn. of Dhansa Bund along Delhi Haryana Boundary. F.No.(FPW/Infra/86/288	8
7.	Allotment of land to Defence Colony Welfare Association Club - change of land use from Educational Institution (Primary school) to Religious institutions. F.20(18)84-MP	9
8.	Tourist Complex at Badli. F.3(33)85/MP	10-11
9.	Expansion/upgradation of 33 KV Electric sub-station at 13 Moti Lal Nehru Marg - regarding allotment of Addl. land. F.20(14)85/MP	12
10.	Keshopur Effluent irrigation scheme phase-II acquisition of land thereof. F.FPW/Infra/86/308	13.



11. Erection of 66 KV D/C Tower Line from Najafgarh to 220 KV S/Stn. to Badli 66 KV sub-station.  
F. 6(15)82-MP 14-15
12. Allotment of land for establishment of a 33/11 KV S/Stn. at Ashok Vihar.  
F. 6(3)85-MP 16
13. Transit accommodation for Railway Coach factory at Sarojini Nagar, New Delhi.  
F. 16(11)86-MP 17-18-
14. Study of green areas in Delhi.  
Dir.(PF)86/E-687 19-22
15. Construction of memorial of Acharya Shri Atm Vellabh Jain Smarak Shiksha Mandir at G.T. Karnal Road, Delhi.  
F. 3(115)76/MF 23-24
16. Sewerage treatment plant for Vasant Kunj, SFS area, across Mehrauli Mahipalpur Road, Delhi  
F.20(6)85-MP 25-27
17. Regarding trading use of ground floor in existing commercial property (Built up area) No. 1568-A Bhagirath Place, Chandani Chowk, Delhi-6 built over a free hold plot measuring 498 sq. yds. is less than 500 sq. yds, DDA.  
F. 3(97)62/MF 28-29



Item No. 1

Sub: Consideration/approval of layout plan of the functional Industrial Estate for Electronics at Okhla Phase-II, New Delhi.  
No.F. 23(145)85-Bldg.

This matter is for approval of layout plan for the Functional Industrial Estate for Electronics at Okhla Phase-II Industrial Area, New Delhi. The plans were submitted by Delhi State Industrial Development Corporation Ltd. on 19-9-85. The area under pockets A&B of the plan (laid on the table) which is to be utilised for other purposes are 9.47 and 5.28 acres respectively.

2. Earlier the matter was examined by the Mini Technical Committee of Director(CP), DDA on 28-2-1986 and the observations made in this meeting are "that the scheme be integrated with overall plan of Okhla Industrial Phase-II with respect to its circulation. Further the total plotted area should be 65% of which about 5% be used for facilities." the DSIDC has incorporated these observations of Mini Technical Committee in the Layout plan under reference.

3. The plotted area in these two pockets A&B are 59.8% and 60% respectively with provision of 5% to 6.5% (Addl.) for community/common facilities with 89 plots in Pocket 'A' and 28 plots in Pocket 'B'. The sizes of the plots are ranging from 208.34 sq. mt. to 836.54 sq. mtrs., with minimum frontage of 9.14 mts. for small plots.

4. As per present Master Plan, the minimum size of the plot in this Industrial Area prescribed as 400 sq. yds. (334.5 mts.) with minimum frontage of 40 ft. (12 mts.). In the Perspective Development Plan for 2001 which is under process of finalisation, provides the following regulations in regard to Development of allied products:



Minimum Plot Size:

100 sq. mts.

S.No.	Plot size(sq.mt.)	Ground coverage(%)	F.A.R.
1.	100 to 400	60%	120
2.	Above 400 and upto 1000	50%	120
3.	Above 1000	40%	80

Other controls:-

- i) Maximum floors allowed shall be basement, ground floor and first floor. Basement should be below ground floor and to the maximum extent of ground coverage and shall be counted in F.A.R.
- ii) Mezzanine shall not be allowed.
- iii) In case of service industry in Metropolitan City Centre F.A.R. permitted shall be 150.
- iv) In plots upto 1000 sq. mt. trees shall be planted @ 2 tree per 100 sq. mts.

In case of plots above 1000 sq. mts. trees shall be planted @ 3 trees per 200 sq. mts. and 20% of the open space will be covered by greenery.

5. The matter is placed before the Technical Committee for consideration whether the norms prescribed in the PDP-2001 as mentioned in para 4 above be adopted specially keeping in view the size of plot and frontage prescribed in the present Master Plan and in the P.D.P. -2001.



Item No. 2

Sub: Proposal to change the land use of the land allotted to Akhil Bhartiya Vishnoi Sabha located at Ring Road opposite I.P. College from 'Govt. Offices' to 'Institutional use' (F.20(14)84/MP)

The then Ministry of Works & Housing, Govt. of India has allotted 0.4 hacts. (1.0 acres of land) to Akhil Bhartiya Vishnoi Sabha for carrying out their religious activities on a temporary basis. The land is located in the approved zonal plan of C-2 (composite plan C-1, 2, 3, 11 & 12). The Joint Secretary (H) Ministry of Works & Housing Govt. of India vide his letter dt. 11.10.84 desired that the change of land use of this piece of land from 'Govt. offices' to 'Institutional' be processed.

2. Accordingly, the matter was processed for change of land use under section 11-A of Delhi Development Act and the notification to invite public objections/suggestions was issued on 4.10.86. The only objection/suggestion received is from the Town & Country Planning Organisation which is dated 7th November 1986 wherein the change of land use and the allotment of land in piecemeal manner has been objected. The objection/suggestion is technically time barred as the period of one month notice expired on 3.11.86.

3. The matter is placed before the Technically Committee for the consideration whether the objections/suggestions made by TCPO is to be considered by the Screening Board or the same may be rejected as it is a time barred case or we may seek advice from the Ministry of Urban Development.



SUB: Allotment of land for setting up industrial effluent treatment plant at Taurin area.  
( F.23(9)/83/Inst.)

1. In a meeting held on 15.3.83 under the Chairmanship of Chairman, General Board for Prevention & Control of Water Pollution, following resolutions were taken:-

- i) The land for the plant should be given free of cost.
- ii) The design estimates specifications etc. shall be prepared by Officer 1 Pollution Control.
- iii) The Central fund for the project shall be provided 50% by Directorate of Industries and 50% by DWA/Industrialists.
- iv) The mention as to how the cost of operation and maintenance of the plant was also to be met but remained unsettled because the scheme has not been technically finalised so far.

2. The case regarding the allotment of land for setting up the plant was discussed in the Authority meeting held on 23.2.84. While confirming the minutes of the meeting of February, 1984 the Authority in its meeting held on 16th March, 1984 decided as under:-

"Considering the extent of benefit accruing to the community the Authority resolved that land required for industrial effluent and waste treatment and disposal may be given free of cost to the Director of Industries, however, the cost of such land may be included in the overall cost of the entire industrial area concerned and cost of individual plots determined accordingly. In cases where cost of the plots had been allotted and utilised, same should be spread over the cost of this land may be proportionately spread over the cost of unallotted plots in the area."

3. In pursuance of Authority decision, an exercise was undertaken in consultation with the representatives of the Water Supply & Sewage Disposal Undertaking, Dept. of Control Board for Prevention & Control of Water Pollution, and land measuring about .9 hect. (2.43 acres) was handed over to Delhi Water Supply & Sewage Disposal Undertaking on 11.10.84 marked 'X' on the copy of the plan laid on the table.

4. The site handed over by DWA has objected to by the residents of the surrounding area and have been representing through various higher authorities for shifting the treatment plant to some other location so that the environment and their health is not polluted due to the foul gases likely to be emitted from such a plant.



5. The alternate site marked 'Y' on the copy of the plan referred above measuring about 1.27<sup>0</sup> hect.(3.16 Acres) is under consideration to be allotted in the present case.

The characteristics of the site identified are as under:-

- i) The site is located towards the South-West of the existing drain would therefore be the most ideal and economical for setting up the plant.
- ii) The site is located in the area earmarked as recreational use (parks, playground and open spaces) as per the Master Plan, Zonal Plan and Scheme plan wherein municipal facilities and services are allowed under special appeal.
- iii) The site is presently in-accessible and a separate approach road as shown on the plan laid on the Table shall have to be constructed upon.
- iv) A Detailed survey of the area (plan laid on the Table) has also been conducted and it is revealed that the construction of road as well as the treatment plant would involve cutting of about 150 and 160 (total 310) number of trees, some of them are fully grown up and very old.

Flag 'B'

6. It is now proposed to allot land measuring 1.27<sup>0</sup> hecta. (3.16 acres) marked 'Y' with a permission to construct the Flag 'C' approach road as shown on the copy of the plan laid on the Table to T.S. & S.D.U. for setting up the effluent treatment plant at Wazirpur.

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



Sub: Resitment of IBP retail outlet known as Rakesh filling Station, Samaipur Badli  
File no. F.7(12)84-MP

The IBP Petrol Pump in the name of M/s Rakesh Filling Station was found objectionable as it was falling in Sanjay Gandhi Transport Nagar at Samaipur Badli. An alternative site to this petrol pump was offered in the 'Master Plan green Strip' which runs through the colony of Saraswati Vihar and a site for petrol pumps was marked in the Master Plan for petrol pump on Outer Ring Road in this green strip. But the objections were raised for the allotment of this site and after long considerations the allotment of this site was cancelled. The matter is under examination since then for allotment of an appropriate site to this petrol pump. City Planning Wing after making the studies have now suggested an alternative site for the petrol pump on the Outer Ring Road itself (Road No. 45) by the side of "Varun Niketan" (Water Supply Staff quarters) Lands section has confirmed that the land is with DDA and it forms part of the Pitampura Resd-l. Scheme. Both the sites i.e. (a) earlier allotted in Saraswati Vihar (b) Site now proposed near Varun Niketan are marked on the copy of the Zonal Plan (which is laid on the table).

2. The alternative site proposed by the side of "Varun Niketan" is also marked on the copy of the lay out plan of Pitampura residential scheme which will be laid on the table. The site falls in the Group housing pocket. The lay out plan on this pocket is yet to be prepared by DDA. It is recommended that in view of a Master Plan site which was proposed at Saraswati Vihar, an alternative site proposed near "Varun Niketan" be agreed to for allotment to IBP for the objectionable petrol pump which is to be resited from Sanjay Gandhi Transport Nagar. It is also recommended that the site for shopping centre which is proposed in the same pocket be also readjusted in the detailed plan of the pocket so that the petrol pump and the shopping complex is combined to another.

The matter is placed before the Technical Committee for consideration.



Sub: Allotment of land to Defence Colony Welfare Association/  
Club. - Change of land use from Educational Institutions  
(Primary School) to Religious Institutions.  
File No. F.20(18)84/MP

A reference has been received from Joint Secretary (H&HS) Ministry of Urban Development vide letter no. J-13015/1/82-LD(DO-V) Vol. II dt. 7th November 1986, wherein it has been mentioned that the Ministry had decided to allot in Defence Colony, the land measuring 0.5 acres to Guru Singh Sabha and 500 sq. yds. each to Arya Samaj and Sanatan Dharam Sabha. As the land for religious institutions is not available in Defence Colony area, it has been mentioned that a part of the site which is in occupation of the MCD primary school in block C be changed for religious institutions. It has been further mentioned that the Hon'ble Lt. Governor of Delhi has agreed for this change which has also been approved by the Minister of Urban Development.

2. The plan showing the area which is recommended for allotment to the three religious institutions has also been enclosed along with the letter. The area of the school which has been allotted to Delhi Municipal Corporation for Boys and Girls Primary School measures 4.156 acres. As per the Zonal Plan this land is earmarked for primary school. The three religious institutions as suggested in the letter of the Joint Secretary Ministry of Urban Development will occupy only 0.7 acres of land and yet about 3.45 acres will be available for the primary school.

3. It is therefore, recommended that the change of land use of 0.7 acres as shown on the plan (laid on the table) be accepted from educational institutions (primary school) to religious institutions.

4. The matter is put up to the Technical Committee for its consideration.

Item No. 8

Sub:- Tourist Complex at Badli.  
(File No.F.3(33)/85/M.P.)

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A reference has been received from Sh. D.D. Mathur, Town Planner, MCD for developing a Tourist Complex in an area of 20 acres which belongs to MCD and the same is located at the crossing of Outer Ring Road and G.T. Karnal Road. This land was formed as a part of mini city forest which is being developed by MCD.

2. The main features of the scheme are as under :

- i) A Lake : Since the area is undulating and there are deep depressions, therefore, it is proposed to develop a lake in this complex to make use of the topography of the area.
- ii) Restaurant : Sites for two Restaurants have been proposed. One of these will be located near the entrance of site and other one shall be located on a small Island within the lake. The Restaurant near the entrance of site, would have a covered area of approx. 6000 sq.ft., whereas the other restaurant, located on the small Island would be only an open air Restaurant. For kitchen and lab. etc. for this open air Restaurant, a covered area of 600 sq.ft. would be allowed.
- iii) Picnic Huts : It is proposed to provide 18 picnic huts. These shall be developed in clusters of 8 units, 4 units and 2 units. These have been proposed around the lake. Each hut would have approx. an area of 450 sq.ft. Various buildings such as Restaurants and Picnic Huts etc. would be constructed according to prescribed architectural control to be approved by the Cm.
- iv) Boating facilities : It is also proposed to provide a platform and other adequate arrangements for boating in the lake.

...p/.....



The entire area for Tourist complex would be properly land scaped and flowering trees, shrubs and Rock Garden shall be developed. It is also proposed to have a children park in the complex.

/ and draft  
plan-1962

3. The request has been examined in the Perspective Planning Wing of DDA and as per the Master Plan-1962, the land falls in the agricultural green belt :

As per the gazette notification, the following uses are permitted in this zone :

- i) Rural Centre
- ii) Orchard
- iii) Plant Nursery
- iv) Forest and
- v) Extractive Industries.

It is stated that the rural character of the area should be maintained and constructions of buildings is to be discouraged to the maximum possible extent and the minimum construction like Picnic Huts constructed by DDA in various areas namely Hauz Khas, Tuglakabad etc. may be permitted.

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

Item No. 9

Sub: Expansion/upgradation of 33 KV Electric Sub-station at 13 Moti Lal Nehru Marg- regarding allotment of addl. land (F.20(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 240' X 145' i.e. removing portion of Bungalow No. 13 Moti Lal Nehru Marg, New Delhi.

2. During Asiad, a piece of land measuring 199' X 145' 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 on main roads due to aesthetic reasons.

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

4. The matter was discussed in the Technical Committee held on 9-4-86 and the following decision was taken.

"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."

5. It is stated that the NDMC has clarified the ownership of land the same belongs to L&DO., Ministry of Urban Development.

6. Matter is placed for the consideration of the Technical Committee for the change of land use.



Item No. 10

- 13 -

Sub: Keshōpur Effluent Irrigation Scheme Phase II  
acquisition of land thereof.  
File No. PPW/Infra/86/308

A reference has been received from Sh. S.N.Murthy Chief Engineer (I&F) Delhi Administration With regard to issue of a NOC for acquisition of land it is required for permanent and temporary use for the extension of Mundka Minor upto Madanpur drain. He has further stated that the land proposed to be acquired is absolutely necessary and is the minimum required for execution of the scheme (plan laid on the table )

2. The matter was examined in the PPW and they have stated that the land required for extension of drain from Mundka Minor upto Madanpur drain fall in rural zone at present. The scheme for future explanation will also not be affected with this acquisition.

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

Item No. 11

Subj: Erection of 66 KV D/C tower line in Najafgarh  
Bodella section - development of land for Co-  
operative society Phase I & II Bodella.  
Infringement on road by DESU by tower alignment.

File No. F.6(15)82-MP

The permission for erection of above mentioned 66 KV D/C tower line was granted in Dec.'83 by the Co-ordination Committee, DDA under the Chairmanship of KM and conveyed to DESU on 19.3.84.

2. DESU took up the construction work in a phased manner. In the first phase, DESU did the underground work of foundations to the pylons about 1½ years ago. The the second phase the work of erection of the towers was started in Sept/Oct'86, on this land. The Ex.Engineer (DD IV) immediately informed DESU authorities to stop the work since they have infringed on the 30m. wide road and the alignment of the towers was observed to be on the carriage width of the road. In all six number of towers are involved which have entered about 4 to 5 ft. into the carriage width. A site inspection was also made by SE (Civil) SE(E) DDA along with SE(P) & EE DESU etc. on 17.10.86 so as to find out some solution to the problem. The matter was also taken up with the Addl. Chief Engineer, DESU for shifting of the said pylons. The Addl. Chief Engineer, DESU for shifting of the said pylons. The Addl. Chief Engineer DESU therefore decided to discuss this issue in a meeting which was held on 17.12.86 in the chamber of Chief Engineer (WZ)

3. As per the letter no. F.6(15)82-MP/1028 dt. 17.11.86 of Dy. Director (MP) DDA it has been informed that the permission granted by the co-ordination Committee was for erection of these towers between the land of Najafgarh drain and 30m. wide road of Bodella Residential scheme sfor c-operative society Housing soc. The Addl. Chief Engineer DESU informed that according to the approved plan of DDA there is no such direction and therefore they have erected the pylons according to plan but the work has



been stopped by the DDA which they should allow to be completed so that electricity can be provided to entire Bodella Residential Scheme including the grid electric sub station which is coming up in Co-operative Society land of Bodella. The Ex. Engineer (DD IV) DDA informed that all the services like drainage, sewer line are also to be passed on the berms of this road and all the cooperative society land area has been handed over to the respective Societies and most of them have also undertaken the construction work.

4. The present position is that this particular berm of the road has become very very important from the point of view of services to Bodella Scheme. Electricity trunk sewer line trunk drainage and water supply are to be located in the berms of the road and not within the road since all the schemes have already been approved by the Competent Authorities like DDA MCD & DESU. The case is, therefore again, needs to be discussed in the co-ordination Committee to decide the issue as per the given suggestions.

- a. The already erected pylons and transmission towers may be approved at the present location.
- b. The centre line of the road for its construction purpose, should accordingly, be got adjusted eccentrically so that pylons remain on the berms of the road by reducing / increasing the berms width on either side of the road respectively.
- c. The Delhi Admn. should allow construction of trunk sewer line at the centre of the road or in the area belonging to Flood Control Wing towards Najafgarh drain.

5. A prompt decision on this issue is required since a large number of electrical schemes for Bodella area for the residential units under construction by DDA by 3/86 and 6/86 are linked with this tower scheme as intimated by Chief Engineer (Plg.) DESU.

6. The matter is placed for the consideration of the Technical Committee.

Item No. 12

File No.F. 6(3)85-MP

Sub: Allotment of land for establishment of 33/11 k.v. sub-station at Ashok Vihar.

Delhi Electric Supply Undertaking have requested for allotment of 66 k.v. Electric sub-station site at Ashok Vihar. The sites identified by Delhi Electric Supply Undertaking marked 'red' on the copy of the plan laid on the table.

2. The site suggested by Delhi Electric Supply Undertaking has not been found feasible by Hort. Deptt., DDA as it involves cutting of about 150 fully grown-up trees and suggested an alternate site marked 'Blue' on the copy of the plan referred above was requested by them.
3. The case is examined by City Planning Wing and a site adjacent to the site suggested by Director(Hort.) is found feasible to be considered to be allotted to DESU. The adjustments have been done in order to minimise the disturbance in the playground area in which the sites under reference are located drawing of trees.
4. The site proposed to be carved out measuring 75 mts. X 45 mts. is at a minimum distance of 30 mts. from the existing gas-godown sites and is located in the area earmarked for recreational use (distric parks, playground and open space ) as per the Master Plan/ zonal Plan. The site is found feasible and would not involve cutting of trees. Detail plan laid on the table.
5. As per the provisions of Master Plan in recreational use zone public utilities and municipal facilities are allowed under "special" appeal.
6. The case is placed before Technical Committee for its consideration.



(X)

-17-

Item No. 13

Sub: Transit accommodation for Railway Coach Factory  
at Sarojini Nagar, New Delhi.  
File No.F. 16(11)/86/M.P.

Chief Architect, NDMC has forwarded the case regarding Transit accommodation for Railways Coach Factory at Sarojini Nagar which consist of accommodation for offices and residences. Railways have stated that above proposal is very important for setting up a Rail coach factory at Kapurthala (Punjab).

2. The site falls in zone D-14 as per the Zonal Development Plan of D-13, 14 & 21. The land use of the site is operational use for railways. The case is examined in PPW as per draft Master Plan for Delhi- Perspective 2001 and the recommendations are as follows:

- i) It is envisaged that a single mode of transport i.e. bus would not effectively serve the transportation needs of the city, as such, a multi modal system consisting of electric ring rail and spurs, but transport and light rail transit (LRT) would be necessary. Accordingly, various routes along east-west and north-south corridor for LRT routes, a stretch of route is passing along the above said nallah intersecting the ring railway track near Sarojini Nagar.
- ii) To achieve the integrity amongst these three modes a proper co-ordination by means of interchange points at the intersections of (a) Ring Railway and Spurs - Roads (b) Ring rail and spurs - LRT and (c) LRT - roads are envisaged. Hence, with these basic concepts, interchange points at the various intersection of ring railway and spurs with LRT routes have been identified, out of which the above said location at Sarojini Nagar is one.
- iii) Since an interchange point inter-connects ring railway and spurs, LRT and roads, space for railway tracks (for both



Item No. 14

Sub:- Study of Green Area in Delhi- F.No. Dir.(PP)/86/B-687.

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Ministry of Urban Development, Govt. of India has forwarded the study conducted by National Institute of Urban Affairs on the directions from the Prime Minister's office. In report of the NIUA the following important suggestions have been made :

- (a) Conducting survey of all open spaces in Delhi's Urbanisable limits to ascertain, if any, of those spaces can be appropriately used for park area development.
- (b) A firm plan for development of parks should be drawn up and implemented quickly to avoid further encroachment.
- (c) Conversion of green areas to other uses should be permitted only under extraordinary circumstances. Areas in lieu of such conversion may be provided else where in order to maintain the overall average of green areas for the city.
- (d) Utilisation rate of the park space should be enhanced.
- (e) People's involvement in the planning & development of recreational and green spaces should be solicited.
- (f) A monitoring system should be designed and introduced the progress of implementation of schemes and to have safeguard against encroachment.

2. On this report the P.M.'s office made the following observations :

"It is quite disconcerting to note that 34% of green areas proposed in the Master Plan has been lost. As many as 53 unauthorised colonies came up on these green spaces and were regularised. The study has suggested that a provision should be made in the plan so that the 34% green lost could be compensated. The concept of 'agricultural green belt' for further development could also be re-emphasized."

3. The report prepared by NIUA has been studied in PRW and the observations are given as below :

Paragraph-9(Extract) : Substantial losses were also reported to have occurred in the space provided for local parks and play grounds. An analysis of the three zonal development plans shows that actual space provided for local parks and play-grounds was noticeably lower than the norms that had been laid down for them.

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Observations : It has been pointed out that as per Master Plan for Delhi the Zonal Development Plans are required to show only neighbourhood parks. Local Parks and playgrounds and tot lots are shown in the detailed layout plans. Refer page - 66 of the Master Plan for Delhi.

Paragraph 28 : If these proposal are faithfully  
(extract) implemented, then Delhi will have in the next fifteen years 4,750 hecets. of District park space within the 1981 urbanisable limits, and another 3,600 - 4,800 hecets. outside these limits in the urban extension areas. On an average, every 1000 persons in the urbanisable limits will have 0.57 hecets. of district park space and in the urban extensions this space will vary anywhere between 0.9 hecets. and 1.2 hecets.

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Observations : Besides the district parks within the urbanisable limits of 1981 there is about 1350 heccts of regional park. This will further add 0.16 heccts. of park per thousand population. Thus the total of regional and district parks available at city level within the urbanisable limits 81 would be  $.57 + 1.6 = 0.73$  heccts. per thousand population.

4. The observations/recommendations be made with reference to letter no. K-13011/9/86/D.D. IIA dt. 9.9.86 which are as follows :

(1) Position of 34 percent of green areas which have been lost in the plan implementation.

There is a possibility to compensate for this loss in the process of Channelisation of River Yamuna. This would have to be taken into consideration at the time of preparation of this project and could also be put as a policy statement in the Draft Master Plan for Delhi-2001.

2(a) Conducting survey of open spaces for development of parks.

Observations/actions anticipated.

During the preparation of the draft master plan for Delhi 2001 an exercise to ascertain all the open spaces was conducted and all the available vacant areas/spaces were identified on the existing land use plan. In the process of the preparation of the land use plan (as proposed to be modified) recreational areas were earmarked based on this survey. Now it is proposed to again conduct a survey to (i) ascertain such of these areas which are still available for development as parks and (ii) of any other recreational development area could be added to.

(b) A firm plan for development of parks should be drawn up and implemented quickly to avoid further encroachment

Based on actual situation in relation to the availability of open spaces/parks within the urbanisable areas and also considering the future requirements of population in Delhi Urban Area-1981 and in the urban extension a comprehensive plan for the development of parks was prepared, as part of the Draft Master Plan for Delhi-2001. Extract from the Draft Master Plan are given in the annexure. Now on the basis of the comprehensive policies in the Draft Master Plan for Delhi detailed implementation, land scape plans would have to be prepared for implementation. This would necessitate establishment of a Landscape Deptt. in the Planning Cell of the DDA.



(c) Conversion of green areas to other uses should be permitted only under extraordinary circumstances. Areas in lieu of such conversion may be provided elsewhere in order to maintain the overall average for the city.

Action: This is a policy statement could be incorporated in the draft Master Plan for Delhi - 2001.

(d) Utilisation rate of the park space should be enhanced.

A survey and study of parks was conducted as part of the studies for the Draft Master Plan for Delhi Perspective-2001. Now a study report could be prepared on the basis of that with a view to increase the utilisation of rate of parks and also guide lines could be incorporated into the Draft Master Plan for Delhi.

(e) People's involvement in the Planning and development of recreational and green spaces should be solicited.

As per present practice Detailed landscape plan are not prepared. As suggested in one of the earlier points after the Land Scape Deptt. is established; plans should be prepared for district, neighbourhood parks and a procedure be evolved to take views of the users/association.

(f) A monitoring system should be designed and introduced to oversee the progress of implementation of schemes and to have safeguard against encroachment.

This suggestion is also very important. Infact, a monitoring system for the city as a whole has been introduced in the Draft Master Plan for Delhi Perspective-2001. However, the monitoring for the open space and its encroachment could be taken up by the Land Scape Deptt. / Hort. Deptt.

5. Thus, the observations made are placed before the Tech. Committee so that necessary parts may be incorporated in the Master Plan for Delhi Perspective-2001.

Item No. 15

Sub:- Construction of a memorial of Acharya Shri Atan Vallabh Jain Smarak Shikshan Nidhi at G.T. Karnal Road, Delhi - F. 3 (115)/76/M.P.)

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Reference is invited to BDA resolution no. 122 dt. 29.12.76 and subsequent resolution no. 63 dt. 4.3.77 and its amendment at the time of confirmation of the minutes vide resolution no. 105 dt. 29.4.77 in which it was decided that the matter be referred to the Technical Committee for examination to and report to the Authority. The Technical Committee decided that the matter be left to the Chairman, DDA. The L.G./Chairman, DDA accompanied by other officials of DDA inspected the site. The proposal for construction of memorial was considered by L.G./DDA with the condition that the total coverage should not exceed 15,000 sq. ft. The decision given by the Authority/L.G. was communicated to the Nidhi got the building plans approved from MCD and constructed the building for Smarak Bhawan/Library.

2. The land falls in the rural use zone beyond the green belt and the total area earlier was 6.226 acs. which is marked on the plan with the red boundary (Plan laid on the table) and the building constructed with 15,000 sq.ft. of covered space is shown hatched in colour.

3. In continuation to the land of 6.226 acs. with the existing building, the Nidhi has procured addl. land and the total land in their possession now measures 19,928 acs. A further request has been made to allow the extension to the Nidhi by permitting the addl. buildings as given under :

- 1) Upashra and Incubology buildings for preserving books and for research.
- 2) Social welfare obligations of the Trust i.e., dispensary.
- 3) A diagnostic centre for natural pathy and Ayurvedic Medicine plus store.
- 4) Gurukul extension school, Nari Welfare Centre, Dharanshala and essential watch and ward facilities.

The addl. land proposed in the layout has also been marked on the plan.

4. The matter has also been examined in PPW and it is observed that further extension of the Institute in the rural use zone is not desirable.



5. The matter was considered in the Tech. Committee meeting held on 23.9.86 and the following decision was taken :

The Tech. Committee observed that this organisation was allowed to have its project on a piece of land measuring 6.226 acres of plot area so as to accommodate the construction within 15,000 sq.ft. in the area 1978 in the rural use zone, located in the close proximity of Delhi Urban Area/green belt. Expansion or additional construction in the plot area in such use zone is not desirable as Delhi Urban Art Commission also in its conceptual plan Delhi-2001 suggested a concept of Zero FAR in the rural use zone and therefore Technical Committee did not agree for any further expansion of the plot area for such use or for any additional construction.

6. Sh. R.K. Jain Hony. Secretary, Sh. Atan Vallabh Jain Smarak Shikshan Nidhi has represented to the Lt. Governor vide letter dated 19.11.86 wherein he has stated that the Pratishtha Ceremony of the Temple and the Centenary Celebrations of the Great Acharya Shree Vijay Vallabh Suriji Maharaj fall due in January 1988. Elaborate arrangements for the celebrations have been planned on an international scale. Many Jain Acharyas as also about 100 Munis and Sadhvis have already started pad yatra (on foot) from all parts of the country to joint and bless the holy congregations. We are, therefore, in dire need of further accommodation.

7. He has further considered that his application and request for change of land use for the additional about 14 acres of land and building thereon may take some more time, but in view of the dire and urgent necessity for minimum need based two small structures measuring 2736 sq.ft. each., we may kindly be granted permission to go ahead with construction of the same on a "Crash Programme basis". These are proposed on the already DDA approved portion of the land. We shall feel highly grateful to you, Sir, for your this favour and act of kindness for a very noble cause.

8. It is stated that an earlier permission was given to cover 15,000 sq. foot and with the additional request the total covered area would become 20,572 sq.ft. over an area of 6.226 acres.

9. The matter is placed for the re-consideration of the Technical Committee.

Item No. 16

Sub: Site for Sewage Treatment Plant for Vasant Kunj.

F. 20 (6) 85- MP

Site measuring 24 hec. at Rangpuri Considered in the Technical Committee Meeting held on 21.3.85 and recommended for approval was not agreed to by the Deptt. of Civil Aviation because of likely bird's menace. Accordingly an alternative for the sewage treatment plant at Sanjay Van was decided in a co-ordination meeting comprising of Chief Engineers, DDA MCD and Flood Control Deptt. Delhi Admn. and Director (CP) DDA. This proposed site was also agreed to by the Deptt. of Civil Aviation vide letter dated 22.9.86. The merits & demerits of this site were again examined in detail in the Technical Committee meetings held in September 1986 and on 4th November 1986. Considering the views expressed by various members VC DDA decided that committee comprising of Sh. S.C. Gupta CE (SWZ) DDA Sh. R.G. Gupta Director (CP) DDA Sh. J.C. Gambhir, Director (PPW) DDA Sh. S. Parkash CE MCD Sh. S.N. Murthy CE (Flood) Delhi Admn. and Sh. R.K. Goel Secretary DUAC may be constituted to examine the various aspects and to suggest suitable sites for interim and final sewage treatment plants for Vasant Kunj Complex.

2. Various possible sites were inspected by the committee members on 10.11.86 when concerned SEs, & EEs of DDA & MCD were present. Sh. R.K. Goel declined to associate with the committee on the plea that commissions views are already available on the subject and in view of the same no useful purpose shall be served by his presence.

3. The committee members after inspection concluded that the following sites are most appropriate in the matter.

- i. Ghitorni for locating ultimate treatment plant subject to availability of a channel for disposal of effluent.
- ii. Pocket 5 Sec. B. Vasant Kunj for locating the interim treatment plant in case Sanjay Van site is not considered appropriate.
- iii. In case channel for effluent is available can be made available in a year's time, the interim sewage treatment plant may also be located at Ghitorni.



4. On 14.11.86 a meeting was held in the room of Sh. R.G. Gupta Dir. (CP) which was attended by all committee members, except Sh.R.K.Coel, on examination from various topographical sheets it was revealed that a deep gorge about 7 km. away. South of Ghitorni may be available for disposal of effluent. But for construction of the channel land along the route may have to be acquired on emergent basis. CE MCL referred the location of sewage treatment plant at Ghitorni because of the vastness of the area available.
5. A reconnaissance survey for construction of effluent Channel was conducted by CE(SWZ) from Ghitorni upto the final point of disposal across the Mehrauli road. It was revealed that ground levels were rising from 262 mtrs. to about 270 mts. and then dropping to 265 mtrs. before the start of nallah gorge and will necessitate construction of a channel of length 7 km approx and depths upto 50 ft. out of 7 kms length about 1 to 2 kms may be in rock, and shall pass through narrow strip between DLF and IAB lands. The likely route of the effluent channel is shown in the Delhi Regional plan of survey. On the request by CE(SWZ) to CE MCL the site was also got inspected by Sh. S.K. Chadha, SE(Drainage) MCD in the presence of SE C-II and SE HD 24 MDA. Sh. Chadha's views were also the same. He contended that necessary land required for construction of effluent channel and sewage treatment plant of Ghitorni are to be made available by MDA to MCL and the channel could be underground. Regarding location of interim sewage treatment plant at Ghitorni, since the effluent channel cannot be made functional in one year (as we have to allot the flats under construction at the earliest) we have no alternative but to locate the such treatment plant in vicinity where effluent channel facilities are available. He therefore, endorsed the site of Pocket 5 sector B as already decided by the committee for locating the interim sewage treatment plant. A plan showing the proposed site for interim sewage treatment plant and available nallah is enclosed. The possibility of utilising the effluent of interim sewage treatment plant, if located at Ghitorni for irrigation purposes was also examined and it was felt that such a use may not be possible because of limit irrigation at Ghitorni and more over the problem of disposal of effluent will continue during the rainy season. Regarding the capacity of CUNNETTE of existing nallah in dry weather for discharge of effluent of interim sewage treatment, if located at Sec. B CE (SWZ) stated that in case of dry weather there may not be much flow because MDA intends to utilize such effluent for gardening purposes at Vasant Kunj / Sanjay Van and during the rainy season this discharge (4 cms) may not of much significance compared to the capacity of the existing nallah,



to warrant its redesign / re modelling.

6. The likely population from houses under construction and from other infrastructure namely shopping centres, schools etc. for which interim arrangements are required to be made shall be around 50,000. The likely discharge shall be about 2 MGD. Accordingly an area of about 5 acres shall be needed in Pkt. 5 Sec. B for constructing interim sewage treatment plant or oxidation ditches, as for oxidation ponds land requirements are large and are not very successful in long run.

7. During the course of discussions on 14.11.86 some members of the Committee raised doubts that in case we construct interim sewage treatment plant at Pkt. 5 Sec. B and final sewage treatment plant at Ghitorni it may cause double pumping in the final stage. It was clarified to the members that at present peripheral sewerage has been designed in the direction of natural flow and reversing the direction may necessitate pumping in stages at number of intermittent points besides, deep excavations and accordingly may prove uneconomical in long run.

8. To take the final stock of the position, a meeting was again fixed for 12.12.86 at 4.00 P.M. where in CE MCD CE (Floods) Delhi Admn. Dir. (CP) DDA & Dir. (PPW) DDA promised to attend. However because last minutes appointments Sh. Chadda (on behalf of CEMCD) & two Executive Engineer from Flood control department attended the meeting. No representative from Dir. (CP) and Dir. (PPW) attended the meeting. The consensus were as follows:

a. Peripheral sewage be laid as designed i.e. in the direction of natural flow. Suitable size sumps be provided to pump the sewage from the point of collection in sectors B&C to interim sewage treatment plant at Sec. B Pkt. 5

b. Interim sewage treatment plant oxidation ditches of capacity 2 mgd can be provided at Pkt 5 Sec. B (As shown in the enclosed plan). Effluent shall be utilized for gardening purposes in dry weather. In rainy season it will be discharged into Katwaria Sarai Nallah.

c. Final sewage treatment plant of 20 mgd capacity could be located at Ghitorni (as shown in the enclosed sketch); subject to technical economic feasibility check up after necessary detailed surveys for the construction of effluent channel. For this purpose necessary surveys be got completed at the earliest. Land required be acquired on emergent basis and be placed at the disposal of MCD so that construction of treatment plant is expedited.

9. The matter is placed for the consideration of the Technical Committee.



*Reputed*

Item No. 17 \*28-

Subject: Regarding Trading use of ground floor in existing commercial property (Built up area) No.1568-A Bhagirath Place, Chandni Chowk, Delhi-6 built over a free hold plot measuring 498 sq.yds. i.e. less than 500 sq.yds. DDA.  
File No.F.3(97)32-MP.

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A request has been received from Sh.R.U. Siddiqui & Associates (Architects) on the above mentioned subject vide his letter No.RUB/8763/86 dated 8.12.86.

ii) This is an old case in respect of property no.1568-A Bhagirath Place for allowing conversion of ground floor for shopping and second floor for residential and commercial needs. In the year 1975 the then Chairman, DDA and the Commissioner, MCD had decided that the construction on the plot plot under reference may be allowed subject to the following restrictions:

- a) The maximum coverage should not be more than 50% of the plot area. The remaining plot area may be used for parking without having the boundary wall and raising the ground level to about 6".
- b) Ground floor be constructed as a stilts floors for providing parking and only the space to the extent of 25% on the ground floor be enclosed for vertical circulation.
- c) First floor equivalent to the ground coverage may be constructed for commercial use.
- d) Second floor equivalent to the first floor may be constructed for residential purpose.

2. The party has constructed at site a stilted ground first floor and second floor. While examining the proposal as requested by the party for commercialisation., it was enquired from MCD whether parking standard could be achieved if the ground floor and second floors are converted into commercial use.

3. In response to the queries the Engineer in Chief vide his letter dated 11.6.85 observed that the total parking requirement of all the three floors if commercialised will be for 6 car spaces as against the available parking space of 4 cars at ground floor. A reference was made to the Architect in respect of the parking availability to which the Architect has given alternatives to which the Architect has given alternatives to meet the parking requirements parked in open space and 6 cars could be parked in one basement. It has been suggested that by allowing commercial (trading) activity on ground floor and commercial offices on first and second floors, only 10 car space will be required and therefore provision for parking could be made within the plot itself.

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4. In one letter dated 24th September, 1985 the Architect has also mentioned that in case it is required to park 16 cars, 4 cars can be accommodated in the upper basement and 6 cars can be accommodated in the lower basement for which permission to construct these two basements will be required. It has also been mentioned that structural provision has been made for construction of basement in the existing building at site.
5. The case has been examined with reference to earlier decisions and as already mentioned that the permission was given for one commercial floor at first floor level and residential floor at second floor at site. The ground floor has been kept as stilted floor and is vacant at present. The first floor and second floors have a number of units which are not doing any retail activity. They are mainly used for storage, offices from which the while-sale business is dealt with. All around the plot, there has been unauthorised occupation by small khokhas, like panwala, tea shops etc.
6. The approach to the plots is also very congested and there is a restriction of vehicular entry from the side, adjoining the Kumar Cinema, which is the main approach to the plot. On an enquiry from the Architect he has clarified and handed over papers which indicate that MCD had already permitted the misuse of residential floor as commercial by charging composition fee of one month rent (extra) in one year and the party is paying this composition fee for the last four years i.e. since 1982.
7. The Architect has informed that the car parking requirements in case of "trading use" of ground floor and "Commercial Use" of 1st floor and 2nd floor works out to ten cars as per DDA parking norms and not 16 cars as worked out by the MCD treating all the three floors for trading use. He has further stated that space requirement for parking of 10 cars, 4 cars could be parked in the part existing open space and six cars in the basement floor.
8. The matter is placed for the consideration of the Technical Committee with regard to conversion of ground floor for 'trading' use and whether parking for ten cars are to be insisted upon or for 16th cars as suggested by MCD.