

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Draft Minutes of the Meeting of Technical Committee held on Thursday dated 31 st Dec. 1987 at 9.30 A.M. in the Conference Room of Delhi Development Authority, 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY :

1. Sh. Om Kumar, Vice-Chairman (Chairman)
2. Sh. V.S. Murti, Engineer Member
3. Sh. Ranbir Singh, Addl. Commr. (L)
4. Miss. Janak Juneja, Secretary.
5. Sh. T.S. Punn, Chief Architect (H)
6. Sh. S.C. Gupta, C.E. (SWA)
7. Sh. Santosh Auluck, Addl. Chief Arch. (H)
8. Sh. J.C. Ghambir, Director (PPW)
9. Sh. R.G. Gupta, Director (CP)
10. Sh. S.C. Gupta, Director (DC&B)
11. Sh. R.D. Gohar, Jt. Director (CP)
12. Sh. N.K. Aggarwal, Jt. Director (CP)
13. Sh. P.N. Dongre, Jt. Director (CP)
14. Sh. Chander Ballabh, Dy. Director (ZP)
15. Sh. Pardeep Behari, Director (ZP)
16. Sh. K.L. Sabharwal, Dy. Director (ZP)
17. Sh. D.K. Saluja, Dy. Director (CP)
18. Sh. A.K. Jain, Jt. Director (PPK)
19. Sh. H.S. Sikka, Dy. Director (P)
20. Sh. Harchandi Singh, Asstt. Director (MP)
21. Sh. C.P. Rastogi, Dy. Director (MP) (Convenor)

LAND & DEVELOPMENT OFFICE :

22. Sh. J.K. Wadehra, E.O.

TOWN & COUNTRY PLANNING ORGANIZATION :

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

M.C.D. :

24. Sh. D.R. Sharma.

DELHI ADMINISTRATION :

25. Sh. N. Bala Chandran, Jt. Director (TPT) For Item No.16
26. V.P. Khanna, Asstt. For Item No.1

C.P. W.D. :

27. Sh. M.K. Rishi, Addl. Chief Architect. For Item No. 2
28. Sh. Jonsuf S. Sardar
29. Sh. G.C. Sharma, Architect.

SPECIAL INVITES :

Khadi & Village Industries Commission:

30. Sh. P.S. Dhul
31. Dr. S.S. Sharma, Dy. Director. For Item No. 11.



Item No. 1

Sub: Temporary Cinemas in Delhi. F.11(6)74-MP-Pt. III

✓ Postponed.

Item No. 2:

Sub: Construction of office accommodation for Afro Asian Rural Reconstruction organisation at Chanakaya Puri F.16(23)87-MP

The matter was explained by Director (DC) with regard to proposed construction of office accommodation for Afro Asian Rural Reconstruction organisation at Chanakaya Puri, which is in the memory of our 1st Prime Minister and is being monitored by the Ministry of Agricultural and Rural Development.

✓ The matter was discussed and Tech. Committee recommended the same as a case of 'special appeal' <sup>with</sup> ~~and same~~ regulations <sup>for building</sup> ~~for~~ guest houses with regard to ground coverage FAR. ~~shall apply.~~ <sup>as for</sup>

Item No. 3:

Sub: Layout plan of Mangolpuri Industrial Area Ph. II bounded by outer Ring Road, Road No. 43, Ordinance Depot and Delhi Rohtak Railway Lines. FWS3(2)84-Dir.(CP)

The matter was explained by Director (CP) wherein he has stated that all the blocks except 'E' have already been implemented partly towards the rehabilitation of the traders due to the construction of Jakhira fly over and the same was supported by ACL. Director (FPW) desired that the proposal contained in draft PDP-2001 should be implemented and pocket E should remain as green. He also had reservation with regard to major road of 100 ft.

✓ which would create serious problems of traffic. Tech. Committee <sup>noted that</sup> ~~approved~~ the layout <sup>has been implemented</sup> except pocket E which ~~is meant~~ to be left as 'green' as per PDP-2001 and the proposed road to connect Jakhira fly over is to be redesigned and brought before Tech. Committee.

Item No. 4:

Sub: Allotment of land for a bus terminal at Shakurpur JJ colony F.14(1)85-JJ-Inst.

Proposal was explained by Director (DC) and Director (CP) for locating a bus terminal in the neighbourhood park of Shakurpur, JJ Colony. It was felt that a site of 1.14 acres seemed to be on excess side. Tech. Committee desired



✓ that a lay out plan of the terminal may be asked from DTC and there after the case may be brought before Tech. Committee.

Item No. 5:

Sub: Alignment plan of proposed 30 mt. R/W road between Rajasthani Udyog Nagar and New Fruit Market connecting G.T. Karnal Road and 30 mt. R/W road of Shalimar Bagh Block 'C' & 'D' F.5(47)86-MP

The case was explained by Director (CP) with the help of a drawing and there was lot of discussion on the proposed road by the site of DAMB. Director (PPW), Chief Architect were having their reservations on the proposal.

Tech. Committee decided the following:

- i. The approved lay out plan from DAMB may be collected and studied.
- ii. Whether the proposed road is shown in the approved lay out plan of DAMB.
- iii. Whether lay out has been approved by the Authority/DUAC.
- iv. What purpose the proposed road will serve for Shalimar Bagh area.
- v. Whether market is allowed any expansion. <sup>(vi)</sup> If approved, —
- ✓ ~~vi.~~ Whether road should be on the level of railway line or under the railway line.

Item No. 6:

Sub: Layout plan of facility centre at Golden Park.

Resitement of existing BPC Petrol pump in the name of Highway Service Station on New Rohtak Road in this area. F.7(2)81-MP

Item was explained by Director (CP) and he stated that the total area under consideration is about 4 hect. which shall be divided as per para 4 of the agenda. The site of the petrol pump as an alternative site for the existing BPC petrol pump. <sup>also</sup> was ~~approved~~ *the lay out after discussion with the Petrol Pump S.O. was approved.*

Item No. 7:

Sub: Rehabilitation of fruit and vegetable vendors in Nangal Raya. F.1(19)73-UVC-Pt.

The matter was explained by Director (CP) wherein he stated that the proposal is to ~~re~~organise the existing hawkers of the area in a planned fashion for which he showed the drawings.

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Director (PPW) stated that there are about 1.30 lack hawkers in Delhi as per his survey and therefore, it would be appropriate to make a policy before attempting to solve the problem in a piece-meal manner. Sh. Santosh Aullock Addl. Architect, desired that the layout of the shopping centre may be altered so that no shops are directly facing the street. Tech. Committee decided that the paper prepared by Sh. R.G.Gupta Director (CP) along with the layout plan should be circulated to Director (PPW), Chief Architect, Director (DC) and EM for their comments. The proposal <sup>ed R.G.</sup> was agreed in principle but not to be implemented till the desired comments are received.

Item No. 8:

Sub: Allotment of land to Brahman Sabha and Aggarwal Samaj at Trinagar F.8(55)81-Inst.

The proposal was explained by Director (CP) and he explained that the proposed road as per the MP-62 has already been encroached upon and there after the another alignment of road was prepared (blue colour) and ~~that is~~ also not feasible due to encroachments. Therefore, he suggested a new alignment which is feasible and the same was recommended for approval (red colour)

The issue of allotment of land to Dharmshala to Brahman Sabha and Aggrawal Samaj at Trinagar was also considered and both the sites were approved out of which one site will go <sup>to M.C.D. for the</sup> towards the Dharmshala and the other site will be used for other facilities.

Item No. 9:

Sub: Change of land use of an area measuring about 0.44 ha. (1.1 acre) from 'green' to 'commercial' near Hauz khas, New Delhi. F.3(123)83-MP

Matter was explained by Director (DC) with regard to adjustment of 0.2 acre of green in the proposed local shopping centre of SFS, Hauz khas. ACL stated that the decision has already been taken to allot this land for parking purposes as it is a <sup>V.I.P.</sup> petrol pump road. Tech. Committee decided that the decision along with the layout may be obtained from ACL and the proposal is studied.

Item No. 10:

Sub: Construction of Interim Sewage Treatment Plant for Mehrauli Township F.3(89)87-MP

The proposal was explained by Sh. S.C.Gupta, Chief Engineer wherein he stated that a sewage treatment plant is being located on the existing pond which is surrounded by various monuments



The proposal was objected practically by all the members on the ground of existing monuments in the area. It was decided that the site be inspected by VC, EM, Director (DC), Director (PPW), Chief Architect along with a representative of DUAC and archeology department and Sh. S.C.Gupta, Chief Engineer shall be the convenor. He should send detailed scheme to all the members in advance.

Item No. 11:

Sub: Permission for constructing 6 feet boundary wall to check encroachments. F.3(90)87-MP

Director (DC) explained the proposal of constructing a 6 ft. boundary wall on the site earlier occupied by circus centre and the commission wants to start a demonstration cum training centre on this site for village industries. It was explained that the site under reference is meant for a hospital and a training institute can not be permitted on this land. Tech. Committee recommended that an alternate site of ~~about 1.5 acre~~ may be allotted in exchange ~~of~~ of land to the commission.

Item No. 12:

Sub: Cremation ground for Bhagwan Nagar & Jiwan Nagar in Kalandi Colony PS/ACL/13963/87

The proposal was explained by Director (DC) wherein he pointed out the earlier decision of the VC held on 12.12.85 and based on this decision, the Tech. Committee rejected the proposed site.

Item No. 13:

Sub: Allotment of land for Association building for Mayapuri Industrial Welfare Association (Regd.) in Mayapuri Industrial Area. Ph. I F.100(22)85-COMP(8)

Director (DC) gave the details of the proposal of Welfare Association which was discussed and it was decided that Sh. Santosh Aulluck, Addl. Architect shall examine it in detail.

Item No. 14:

Sub: Allotment of sites for 220 KV grid station at Sarita Vihar. F.6(26)85-MP

Director (DC) pointed out that the site has already been handed over for a 220 KV grid s/stn. at Sarita Vihar as per the plan prepared by PPW. Tech. Committee accorded the <sup>post</sup> exacto approval for the site.



Item No. 15:

Sub: Change of land use of plot no. 1 (old no. 3)  
Factory Road, New Delhi land measuring about  
3043 sq.mtrs. from "Govt. use" (Offices) to  
"Residential use". F.3(54)84-MP

Director (DC) stated that the matter was earlier considered by the Tech. Committee and accordingly, Ministry of Urban Development was informed with regard to an objection raised by Ms. Pinki Anand, Advocate. Now ministry desired <sup>a draft</sup> ~~that~~ notification be issued. Accordingly, a draft notification has been submitted to the Ministry. Tech. Committee noted the same.

Item No. 16:

Sub: Change of land use in respect of premises no. 3  
Tilak Marg, New Delhi MU/3/TM/73/T/II F.3(82)87-MP

Director (DC) briefly explained the case. It was earlier discussed in the Tech. Committee and subsequently in the Raj Niwas. The present request to allow transport office from 3, Tilak Marg as a case of 'special appeal' in the residential area of MP-62 and draft PDP-2001. Secretary, DDA intervened in the discussion and opined that it has to be considered that if Delhi Admn. fails to acquire this property, then the change of land use for this property would benefit the owner of the land immensely. Director (DC) and Director (PPW) ~~xx~~ explained their site inspection with regard to an alternative road to this plot. They <sup>schools</sup> explained that there are two industries on the rear of this property. Tech. Committee considered it and decided that an alternate site may be allotted to Delhi Administration near the proposed ISBT at Nizamuddin. The requirement of transport department is of about 1.5 ~~to~~ 2 acres ~~only~~.

Laid on table:

Item No. 17: (~~Laid on table~~)

Sub: Location of Goshala Complex at Gazipur in an area measuring 12.5 acres adjacent to UP Border.  
F.23(17)86-Bldg.

Director (DC) and ACL explained the proposal for locating a Goshala complex at Gazipur which was done in the exchange of land of Vasant Kunj scheme. The proposal was approved as a case of 'special appeal' <sup>with subject to this</sup> and the same may be integrated with the existing abadi of village Gazipur. The Goshala complex shall have dairy activities, training with incidental residential accommodation.



1. Vice-Chairman, DDA
2. Engineer-Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Plg.), DDA
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
7. Chief Architect, DDA
8. Addl. Commr. (MPPR), DDA
9. Addl. Commr. (UDP), DDA
10. Addl. Commr. (DC&B), DDA
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, MOUA&E
16. Sr. Architect (H&TP), CPWD
17. Chief Engineer (Plg.) DVB
18. Dy. Commr. of Police (Traffic), Delhi
19. Director (Landscape), DDA

CHAIRMAN

MEMBER SECRETARY

#### SPECIAL INVITEES

1. Chief Engineer (Elect.), DDA
2. Addl. Chief Architect-I, DDA
3. Addl. Chief Architect-II, DDA
4. OSD (Area Plg.), DDA
5. Director (DC), DDA
6. Director (MPPR) I, DDA
7. Director (MPPR) II, DDA
8. Director (TT), DDA
9. Director (AP) I, DDA
10. Director (AP) II, DDA
11. Director (Rohini), DDA



Item No. 18: (Laid on table)

EPD Colony -

F.No.

Subj: Planning and development of EPDP Complex -

F.No. F.R. 2(2)/87 - Dir CP. / Part II

Director (CP) and Sh. N.K. Aggarwal, Jt. Director explained the scheme prepared for allotment of residential plots. Tech. Committee approved the <sup>review</sup> ~~side~~ pockets of residential plots but deferred <sup>ensuing 577 plots</sup> ~~lay~~ the layout of facility centres <sup>100 plots on side of</sup> ~~the~~   
✓ Colony parcel no 52.

Meeting ended with the vote of thanks to the Chair.

Aggwal  
17



31-12-87-01-9-302

10169 D  
By No. 22/12/87  
Date

MOST IMMEDIATE  
MEETING NOTICE

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
VIKAS MINAR  
INDRAPRASTHA ESTATE  
NEW DELHI

No. F.1(10)/87-MP.

Dated the 22-12-87

From:

Asstt. Director(MP)  
Delhi Development Authority,

To

O.S.D. to V.C.,  
DDA, Vikas Sadan,  
New Delhi,

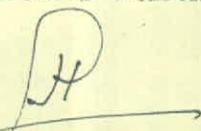
Sir,

I am directed to inform that the next meeting of the Technical Committee of the Authority will be held on Thursday the 31.12.87 at 9.30 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.

Encls As above.

Yours faithfully,




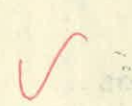

  
ASSISTANT DIRECTOR (M.P.)

24/11  
Sh Ajmer



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on Thursday, the 31st Dec. 1987 at 9.30 A.M. in the Conference Room of Delhi Development Authority, 5th floor, Vikas Minar, I.P. Estate, New Delhi.

<u>S.No.</u>	<u>Subject</u>	<u>Page No.</u>
1. 	Temporary Cinemas in Delhi (Postpond) F.11(6)/74-MP-Pt.II	1 to 4
2. 	Construction of office accomodation for Afro Asian Rural Reconstruction organi- sation at Chanakya Puri, F.16(23)/87-MP (Postpond)	5
3. 	Layout Plan of Mangol Puri Industrial Area, Ph. II, Bounded by outer Ring Road, Road No.43, ordinance Depot & Delhi Rohtak Railway Lines. F.W.S.3(2)/84-Dir.(CP) (Postpond)	6 to 10
4. 	Allotment of land for a bus terminal at Shakarpur, J2J. Colony. F.14(1)/85-J.J.Instt. (Postpond)	11
5. 	Alignment plan of proposed 30 mt. R/W road between Rajasthani Udyog Nagar and new fruit market connecting G.T. Karnal Road and 30 mt. R/W Road of Shalimar Bagh, Block C & D. F.5(47)/86-MP.	12 to 13
6.	(i) Layout plan of facility centre at Golden Park. (ii) Resitment of existing EPC Petrol Pump in the name of High way service station on New Rohtak Road in this area. F.7(2)/81-MP.	14 to 16
7.	Rehabilitation of fruit and Vegetable venders in Nangal Raja. F.1(19)/73-U.V.C. Pt.	17 to 19
8.	Allotment of land to Brahman Sabha and Aggar- wal Samaj at Tri Nagar. F.8(55)/81-Instt.	20 to 21
9.	Change of land use of an area measuring about 0.44 ha. (1.1 acre) from Green to Commercial near Hauz Khas, New Delhi. F.3(123)/83-MP.	22

Contd..2/-



10. Construction of Interim Sewage Treatment plant  
for Mehrauli Town Ship.  
F.2 (89)/87-MP. 23 to 24
11. Permission for constructing 6 feet bounded  
wall to check encroachments.  
F.3(90)/87-MP. 25
12. Cremation ground for Bhagwan Nagar &  
Jiwan N-agar in Kalandi Colony. 26  
PS/ACL/13363/87 +  
F42(3)/83-Instt.
13. Allotment of land for Association Building  
for Maya Puri Industrial welfare Association  
(Regd.) in Maya Puri Industrial Area Ph.I, 27  
F.100(22)/85/COMP (8)
14. Allotment of sites for 220 KV. grids /Stn.  
at Sarita Vihar. 28  
F.6(26)/85-MP.
15. Change of land use of plot No.1(old no.3)  
factory Road, New Delhi, Land measuring  
about 3043 sq. mtrs.from Govt. use" (offices) 29  
to Residential use".  
F.3(54)/84-MP.
16. Change of land use in respect of premises  
no 3,, Tilak Marg, New Delhi. 30  
F.3(82)/87-MP-MU/3/TM/93/II.



Item NO.1

Sub: Temporary Cinemas in Delhi (F.11(6)74-MP-Pt.II

The matter was considered by the Authority vide its resolution no. 104 dt. 8.3.75 (Annexure - C )

The Authority resolved that the matter be left for the decision of the Chairman DDA. The Chairman DDA/Lt.Governor Delhi has directed the then Chief Secretary, Delhi to have certain aspects of this case examined by a Senior Officer

2. The matter was again placed before the Authority and the same was considered vide resolution no. 86 dt. 14.7.80 (Annexure - D ) The Authority resolved that 'no temporary cinema within the urbanisable likits of Delhi be permitted and that where-ever they have been permitted, necessary action to concell the permission be taken. It was further, resolved that temporary cinema in rural area, like Najafgarh etc. only be allowed'. It, further, resolved that all the sites mentioned in para 6 be auctioned.

3. Matter was brought once again before the Authority vide resolution no. 11 dt. 2.2.81 (Annexure - E ) and Authority resolved that 'in urbanisable likits no licence for running of the temporary cinemas be given. The case of Najafgarh cinema may be taken up and exam ined separately since it is on different footings'.

4. The affected temporary cinema owners filed a writ before the High Court of Delhi and based on the stay order given by the high court, they are continuing to function. The matter was also referred to DDA to examine these cases from land use point of view. After scrutiny, reply was furnished to the Dy. Commr. Police (Lic.) wherein indicating the provision of the Master Plan of Delhi where the cinema buildings are permissible and to be constructed.

The Dy. Commr. Police (L) rejected the licences of the temporary cinemas on the grounds that DDA has not issued NOC for their continuation from 'land use' point of view.



5. Aggrieved with the decision of the DCP(L), the parties filed an appeal to the Financial Commissioner Delhi Admn. who was delegated powers by the Lt. Governor under cinematography Act, and under para 9 Hon'ble Financial Commissioner Delhi stated "I find from the impugned orders that the sole reason resulting into the rejection of the annual licenses to the licensees/appliants has been on the advice of the Delhi Development Authority. Supporting my views with the above citation, I hold that the Dy. Commissioner of Police has erred in law in reply upon the advice of the Delhi Development Authority, which made his orders vitiated. As a matter of fact he should have acted upon the adjudication of these matters independently within the ambit of the act and Rules".

6. In this connection, it was pointed out that section 53 of the DD Act 1957 have the over riding provision and it was not for the DCP (L) to over rule such a provision.

7. Reference has been invited from Sh. A.S.Dagar Dy. Secy. (Home) dt. 7.8.87 wherein it is stated that in a meeting held under the Chairmanship of Lt. Governor on 24.4.87 a team was constituted, consisting of DCP(L), a representative of DDA (Director (DC)/Director (PP) a representative of local bodies, MCD and a representative of Delhi Admn. (PWD) to inspect all the nine sites on which the temporary cinemas are operating on the strength of the stay given by the Delhi, High Court and submit its report within a fortnight (Annexure - G ) The committee constituted by the Lt. Governor submitted its report (Annexure - H ) after inspecting the sites. Sh. A.S.Dagar, who also informed about six temporary cinema houses, to be regularised namely:

- i. Swarn cinema at Bishwas nagar.
- ii. Chanderlök cinema at Chitranjan Park
- iii. Vijay at G.T. Road Azadpur
- iv. Lokesh at Rohtak road Nangloi
- v. Raj at Chokhandi Tilak Nagar
- vi. Sebel at Mathura Road Badarpur.

Subject to usual terms and conditions of cinema licenses and case of Shobha cinema at Azadpur, it was informed that it should be reinspected by the aforesaid team to assess its suitability for regularisation. The remaining two cinemas,



namely, Kisan at Mahdawali (ii) Kalayan at Bharampur have not been accepted for regularisation.

7. In this connection it is stated that according to MP Provisions cinemas are to be located either in the 'community Centre' or in 'commercial areas' but none of the cinemas ful-fill this provisions as they are located in non-conforming areas. (green belt/residential/industrial) In most of the cases, the land is owned by private individuals or is on rent. None of the cinemas falling within the urban limit can be regularised on permanent basis as per decision of the Authority vide resolution no. 11 dt. 2.2.81 (Annexure

I. ) (Raj cinema - residential, Vijay-green, Kalyan-residential, Kissan-Industrial, Chanderlāk-neighbourhood/residential, Swaran-residential, Shobha, Sebel & Lokesh are out side present urban limits but Shobha & Sebel are shown residential in draft PDP-2001). Lokesh cinema at Nangloi and Sebel at Badarpur are located on the National High ways having the R/W of 200 ft. and 300 ft. respectively. The details of accessibility, the ownership of the land, size of the land number of seats etc. are given in Annexure

8. PPW have opined that cases of the temporary cinemas may be decided on the basis of fulfillment of the following conditions:

- a. Maximum seating capacity - 300 seats
- b. Minimum road R/W in front 18 m.
- c. Parking requirements - one car space per 25 seats.
- d. The cinema would conform to the cinematography Act.
- e. Conversion charges (to be worked out by the Authority) Shall be levied.

9. In addition to above, the following may also be considered:

- f. Minimum area from 0.32 hect. to 0.39 hect and what should be done with excess land available with them, if any
- g. Clearance from fire authorities may also be taken.
- h. Land ownership - if the land of the cinema is on rent or under disputed what should be done with that case.
- i. Regularisation of these temporary cinemas means to change of land use of site to "commercial" which have to be processed as per section 11-A of the Delhi Development Act 1957.



10.00

Sub: Construction of office accommodation for Afro Asian Rural Reconstruction organisation at Chanakaya Puri  
F.16(23)87-MP

NDMC has forwarded the plans for construction of office accommodation for Afro Asian Rural Reconstruction organisation at Chanakaya Puri. These plans were examined in the Development Control Wing. It was observed that the plot for which the proposal was submitted falls in zone D-13 and is earmarked for 'State Guest Houses' under the 'residential' use category in the Zonal Development Plan for combined zone D-13, 14 & 21. The Zonal Development Plan for these zones are pending with the govt. for final approval.

2. Subsequently, Jt. Secretary (A) Ministry of Agriculture, informed vide letter 17th August 1987 that this building has been earmarked for commemorating the birth centenary celebrations of our first Prime Minister and, therefore, is scheduled to be completed by Sept. Oct. 1988. A meeting was held on 6.10.87 under the Chairmanship of Additional Secretary, Ministry of Agriculture and Rural Development to monitor the progress. In this meeting it was explained by Dir. (DC) that the construction of an 'office building' in the residential use zone guest house complex, would require DDA approval as a case of special appeal. The case has now been referred by Director (DD), Ministry of Urban Development also.  
(appendix )

3. The proposal is submitted to the Tech. Committee for its consideration to allow this plot to be used for office building as a case of special appeal.



Appendix 'A' to Item No.2

A 1

MOST IMMEDIATE

HARJIT SINGH  
DIRECTOR (DD)  
TEL:3019004

D.O.NO.K-13011/22/87-DD IIA  
GOVERNMENT OF INDIA  
MINISTRY OF URBAN DEVELOPMENT  
(DELHI DIVISION)

NEW DELHI DATED 16.10.87

Dear Sh. Gupta,

The Ministry of Rural Development has a proposal to construct a building on a piece of land measuring 0.4 acres behind Adbar Hotel. At a recent meeting held under the Chairmanship of Additional Secretary (R&D) of that Ministry on 6.10.87, the representatives of the DDA is reported to have stated that the Government's approval to the Zonal Development Plan covering an area of 6.000 acres including the plot in question has not been received. It was also pointed out by the DDA's representatives that the question of Change of land use would also be involved in this case.

2. We have not been able to lay our hands on the proposal if any referred to us regarding the approval of the Zonal Development Plan referred to above. I shall be grateful if you could kindly send us the relevant proposal if not already submitted. In case, the proposal is already with us, a copy of papers sent to us earlier may be furnished.

3. In this connection I would like to invite your attention to the reminders no. F.16(89)74-MP dt. the 7th July and 11th September, 1987 regarding Zonal Development Plans for Zones D-13, 14 & 21. The previous papers in regard to this proposal are not readily traceable with us. In case these are different from the proposal referred to in the preceding para a copy of the proposal sent to us may also be furnished to enable us to take further necessary action in the matter.

With regards,

Yours sincerely,

Sd/-

( HARJIT SINGH )

Sh. S.C.Gupta  
Director (DC&B)  
Delhi Development Authority  
Vikas Minar, New Delhi.



Item No.3

Sub: Layout plan of Mangolpuri Industrial Area Ph. II, bounded by outer Ring Road, Road No.43, Ordinance Depot and Delhi Rohtak Railway Lines.

File No. F.W.S.3(2)/84-Dir.(CP)

Location:

An area measuring about 31.34 hec. bounded by 60 mtrs. R/W Outer Ring Road on the west, Pritampura Group Housing scheme in the north, Ordinance Depot in the East and Delhi-Rohtak Railway Line in the south is proposed to be developed for industrial use.

Existing situations :

The approach to the site is from M.P. Road No. 43 which connects Ring Road and Outer Ring Road. The Industrial area is separated from the Outer Ring Road by an existing green buffer.

Master/Zonal Plan land uses:

The land use of the site as per Master Plan of Delhi '62 is for extensive industries. Land use as per draft PDP-2001 is for light and service industries.

Proposals:

A Individual pockets.

The layout is planned to accommodate industrial plots for the following purposes:-

- i) Resettlement of industrial units affected in the Zakhira Fly over.
- ii) Resettlement of Fodders traders affected by Zakhira fly over. This area is designed as a separate entity in itself which will be developed and regulated by Delhi Agricultural Marketing Board.
- iii) Resettlement of Marble Traders.
- iv) Allotment of sites to New Industrial Units.
- i) Zakhira traders resettlement (806 plots)

Plots varying between 10 to 250 sq. mt. have been proposed after a comprehensive survey of the existing units.

Contd..2/-



Following is the break up of the various plot areas & their numbers.

<u>S.No.</u>	<u>Plot Area.</u>	<u>Nos.</u>
1.	10 sq. mt.	261
2.	20 sq. mt.	143
3.	21 sq. mt.	10
4.	40 sq. mt.	139
5.	60 sq. mt.	10
6.	80 sq. mt.	68
7.	120 sq. mt.	40
8.	200 sq. mt.	55
9.	250 sq. mt.	56
10.	odd plots	<u>24</u>
Total		<u>806</u>

Adequate lower and higher order community facilities including informal shopping, parking areas public utilities/ services have been provided in the plan.

ii) Fodder Traders Resettlement (142 plots).

The total area of this pocket is 4.5 hect. 95 plots each of 70 sq. mt., 35 plots of 10 sq. mt. and about 12 odd sized plots are provided in the layout. Number of plots of different area have been provided in consultation with the association of the traders. The main access to this complex is from the 30 mt. R/W road, separate lane for fodder trucks and slow moving vehicles will be provide within the R/W. This complex has been divided in the following three parts.

- a) Area for slow moving vehicles and trade with them.
- b) Area for truck parking, auctioning and ancillary trade.
- c) Back to back shops have been provided but no heavy vehicular entry will be there except for light vehicles and that too from a separate roads.

In the layout of this pocket only 33% has been used for plotted development and the balance for circulation and parking.



The plan of this complex was approved by VC. DDA vide his order dated 10.4.86 in file No. Fws 3(2)84-Dir, (CP). The plan has already been approved by Delhi Agriculture Marketing Board in its meeting held on 4.6.85 Pt. now has to be taken up by them development & disposal.

iii) Marble traders resettlement (159 plots)

The total area of this pocket is 3.35 hect. 86 plots of 60 sq. mt., 16 plots of 150 sq. mt. and 32 plots of 100 sq. mt. besides 17 odd sized plots have been provided in block 'E' of the layout which is meant for the resettlement of marble traders. Two entries to this pocket have been proposed from the main 24 mt. wide road by means of 18 mt. R/W roads. Four parking plots shopping area, association office plot, electric sub/station and Switching Station site have been provided apart from a central common park. C.E.(M) has yet to start development of the same.

IV New industrial Units (118 plots).

20 plots of 600 sq. mt., 20 plots of 400 sq. mt. 20 plots of 250 sq. mt., 44 plots of 300 sq. mt., are proposed apart from 14 odd sized plots. The bigger plots have been placed along the 24 mt./30 mt. R/W roads other plots are accessible by 18 mt. roads. Sites for electric sub stations and switching Stations have been provided as per the requirements of DESU. Other Public utilities/ Services have been proposed at convenient locations. Development of three plots is being done by CE(N).

Over all layout plan:

Plots varying between 10 sq. mt. to 600 sq. mt. are proposed in the layout. The main approach road for the industrial area has been provided through a 30 mt. R/W Road from Road No. 43 and a 24 mt. R/W road from outer Ring Road. Bigger plots have been proposed along 30 mtrs. and 24 mtr. R/W roads, medium sized plots on the 18 mt. and 13.5 mtr. R/W roads & the smallest on 9 mtr. R/W road. Minimum width of the road in scheme is 9.0 mtrs. The existing green buffer between outer Ring Road and the proposed industrial area is left as it is. A space of about 26 mt. is left from the railway line in the south.



Land use analysis of the entire Complex:

<u>Use</u>	<u>Area in hect.</u>	<u>%age</u>
Industrial	13.76	43.90
Commercial	2.26	7.21
Public/Semi Public	6.21	19.80
Recreational	7.00	3.19
Circulation	8.11	25.90
	<u>31.34</u>	<u>100.00</u>

Details of Various landuses:

a) Industrials

The industrial landuse forms 43.90% of the whole area i.e. 13.76 hect. of land use is under this. This layout accommodates plots for Zakhira traders resettlements Marble traders Resittlement, fodder market resettlement and now industrial units. Block 'E' is for marble traders, 'D', is for fodder market & the other blocks accommodate plots for Zakhira traders resettlement and now industrial units. The area of plots various from 10 sq. mt. to 250 sq. mt. in Zakhira resettlement and 10 sq. mt. to 70 sq. mt. in Fodder market.

b) Commercial:

2.26 hect. of land forming 7.21% of total is used for commercial use which includes a community centre informal shopping areas, area for offices etc.

c) Public & Semi Public:

19.80 % of land i.e. 6.21 hect. is used for public & semi public facilities. This includes fire post, police post, ESIC dispensary site for future use, electric substation, weigh bridges, area for public utility services etc. Public utility services, weigh bridges are grouped together and located within easy access from the industrial plots. Fire post, public stn. ESIC dispensary are located on 30 mt. R/W road.

d) Recreational:

Existing green buffer separates this area from Outer Ring Road & Pritampura Group Housing Society's area, sufficient



parkswith parking facilities & Public utility services are located centrally. The area under this use is 7.00 hect. which forms 3.19% of the total.

e) Circulation:

The circulation pattern consists of roads of 30 mt. R/W, 24 mt. R/W, 18 mt. R/W, 13.5 mt. R/W & 9 mt. R/W roads. The major access to the site is by a 30 mt. R/W road from road No. 43 and 24 mt. R/W road from outer ring road. In the fodder market, heavy movement of trucks, bullockcarts/camel carts is envisaged for which a minimum road width of 13.5 mt. is proposed. 9 mt. R/W roads are running only in front of smaller units with 10 sq. mt. to 20 sq. mt. area. The area under circulation in the whole layout is 8.11 hect. which is 25.90% of the total

5. The over all layout plan was earlier approved by VC, DDA on 6.7.84 in file No. F.9(53)81/Dir. (CP). This plan was modified as per the requirements of fodder market and for including the pocket for resettlement of marble traders.

6. The overall plan is put up to the Technical Committee for its consideration and approval.



Item No. 4

Sub: Allotment of land for a bus terminal at Shakurpur JJ Colony. File No. F.14(1)85-JJ-Inst.

DTC have been persistently requesting for allotment of bus terminal sites in various JJ colonies since 1983. They have stated that the only mode of public transport widely used by the residents of JJ colonies, is the DTC buses. Sh. Roshan Lal Ahuja, Councillor has been particularly insisting for a site at Shakurpur JJ Colony.

2. The matter has been examined and due to non availability of suitable sites it was not possible to allot an appropriate site at the Shakurpur JJ Colony. A large number of visits have been made along with the Assistant General Manager DTC to identify a suitable site and finally they have located a site for DTC bus terminal in the neighbourhood park falling in the middle of Shakurpur JJ Colony. The area of the site proposed for the terminal is around 1.14 acres (plan laid on table). The area of the neighbourhood park is around 5.08 acres and it is a fenced area with 2,3 toilet blocks existing on the site. High tension lines are also passing from one side of the site.

3. The request has been examined and it is stated that bus terminals are not permitted in the neighbourhood park (green) as per Master Plan / Zonal Plan and hence, change of land use is involved from "neighbourhood park" to "circulation" (bus terminal).

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



Sub: Alignment plan of proposed 30 mt. R/W road between Rajasthani Udyog Nagar and New Fruit Market connecting G.T.Karnal Road and 30 mt. R/W road of Shalimar Bagh Block 'C' & 'D'. File No. F.5(47)/86-MP.

1. Delhi Agricultural Marketing Board has been allotted land for new fruit market between Rajasthani Udyog Nagar and village Sarai Pepalthala, Azadpur along the G.T.Karnal Railway lines. A road connecting G.T.Karnal Road and Shalimar Bagh with a level crossing at the railway lines is in existence and the same is passing through the land allotted to DAMB. This road needs to be closed for proper control and planning of the market. A 30 mt. R/W road is proposed as an alternative to the existing road along the periphery of New Fruit Market abutting Rajasthani Udyog Nagar to connect G.T.Karnal Road and Shalimar Bagh Area as proposed in the overall plan of the complex prepared for DAMB by a private Consulting Architect.
2. The existing site constraints from where the road is proposed are as follows:
  - a. The proposed road will pass through the Delhi Karnal existing railway lines which are at a level of about + 3 mt. from the existing ground level on the New Fruit Market site and + 1.5 mt. towards Shalimar Bagh Side.
  - b. There is a variation of about 3 mt. in the levels between the existing level of the G.T.Karnal Road and the railway lines in the length of about 400 mt.
  - c. The distance between the railway lines and the proposed 30 mt. R/W road towards Shalimar Bagh side is about 35 mt.
  - d. There is an existing drain of about 1.5. mt. width running between the railway lines and the proposed 30 mt. R/W road towards Shalimar Bagh side.



- e. By proposing the road just along the boundary of Rajasthani Udyog Nagar the plots abutting this side can have unauthorised access from the rear side also which may encourage sub-divisioning of the plots.
3. The two alternative proposals for the construction of this road are given below:
- i. The level of the railway line could be taken as the base level and the road on either sides be laid in a slope with the existing levels of roads on either sides. In this case, a hump is likely to be formed at the railway level crossing. Further, it will also involve huge filling of earth on the New Fruit & Vegetable Market side which may create problems at the junction with other internal roads of the layout plans. A four lane divided carriageway with a central verge may be constructed in the first instance which can be developed into six lane carriageway in the final phase with footpath on either sides.
  - ii. The other alternative can be to have an under bridge with a non-conventional clear height of say 4 mt. only (for single storied buses) and slope of around 1:22 or so towards Shalimar Bagh side after shifting the road by about 20 mt. towards the Shalimar Bagh which may not be possible as per site conditions. The required slope is available on the other side. However, it is clarified that the proposal of under bridge as suggested above is only possible if the road across the railway lines on the Shalimar Bagh side can be constructed as per the development plan after removal of encroachments.
4. The case is put up to the Technical Committee for its consideration.



Sub: i Layout plan of facility centre at Golden Park.

ii. Resitement of existing BPC petrol pump in the name of Highway Service Station on New Rohtak Road in this area.

F.7(2)/81-MP.

1. There is an area of about 8.85 hect. bounded by Delhi-Rohtak Railway Lines in the north, Rohtak Road in the South, unauthorised colony in the east and HSEB staff Quarter in the west. An area of about 1.45 hect. comprising of Golden Park unauthorised regularised colony bifurcates the site into two parts. The land use of this pocket is industrial as per MPD 62 and is proposed for facility and service centre in the draft PDP-2001.

2. In this area, earlier plans for flatted factories were prepared by City Planning Wing and another layout plan for residential f-lats was prepared by the Housing Urban Projects Wing but the same was not considered for implementation.

3. The 3.40 hect. area between the existing Golden Park and the boundary of the scheme towards Delhi-Rohtak Railway Lines, has been allotted to DSIDC for construction of flatted factories/sheds. In the pocket between Rohtak Road and the existing Golden Park a facility centre has been proposed. As per draft PDP-2001, F-39 facility centre is proposed in an area measuring 2.40 hect. which will include a police Station (1.15 hect.) Head Post Office (0.25 hect.) and land for Forensic Science Laboratory (0.80 hect.). Service Centre, S-13 proposed in an area of 1.08 hect. includes service shops, small informal shops and 2 BPC godowns. Total available area after leaving the land allotted to DSIDC and the existing Golden Park unauthorised regularised colony works out to 4.00 hect.

4. The plan of the proposed facility centre was prepared by City Planning Wing in which it was proposed that the following facilities (areas mentioned against each) be provided in the

Contd..2/-



pocket between existing Golden Park and New Rohtak Road.

Head Post Office	0.20 hect.
Fire Station	0.50 hect.
Petrol Pump	0.108 hect.
Police Station	0.30 hect.
Telephone Exchange	0.40 hect.
Shopping	0.30 hect.
Balance area for recreational/ circulation.	

Accordingly, a structure plan of the area indicating the green linkages, parking spaces and envelope area for buildings and the location of the petrol pump cum service station site for resitment of the existing BPC petrol pump has been prepared (Laid on table). Land use analysis of the layout plan is as follows:

Total area	8.85 hect.
Existing Residential (Golden Park)	1.45 hect.
Industrial (land allotted to DSIDC)	4.45 hect.
Area available 8.85- 4.45	4.00 hect.

Land use analysis:

<u>Use</u>	<u>Area in Hect</u>	<u>percentage</u>
Commercial	0.30 hect.	7.50
Public and semi public	2.00 hect.	50.00
Circulation	1.42 hect.	35.50
Recreational	0.28 hect.	7.00
	<hr/> 4.00 hect.	<hr/> 100.00

B Resitment of existing PBC retail outlet on Rohtak Road adjoining Bhagwan Dass Nagar.

The above said petrol pump is affected in the R/W of the New Rohtak Road. At present filling and service station facilities are available in this pump. The case pertaining to the



resitment of this pump w-as discussed in the Technical Committee meeting held on 10.6.82 in which a site near Village Basai Darapur (which was neither zonal nor master plan site) was discussed but the same was not agreed to by Dir. (Hort.) due to the existence of a developed park. Another site adjacent to this site was proposed on a piece of alnd but the same happened to be under encroachments and could not be considered.

5. A new site of 36 mt. x 30mt. for the resitement of this pump is n-ow proposed in the facility centre plan explained above. The land for the same is lying vacant free from encroachments and in possession of DDA.

6. The case is put up to the Technical Committee for consideration of the layout plan of facility centre as also for approving the alter-native site for the existing BPC petrol pump as explained above.



Sub: Rehabilitation of fruit and vegetable vendors in Nangal Raya. File.No.F.1(19)/73 UVC Pt.

INTRODUCTION:

\*. Delhi Development Authority vide Resolution no. 24 dt. 23.1.85 on the subject "Inclusion of existing old structures on the eastern side of Jail Road and in Nangal Raya & Extension-I and relocation of existing Fruit and Vegetable market" approved proposal of regularisation plan of Nangal Raya Extension-I with a total area of 2.53 ha. located in the area earmarked for recreational (District Park) Play ground and open spaces, with a break up of 1.207 ha. for residential and 0.168 ha. for commercial (excluding internal roads & path ways). While approving the regularisation plan of Nangal Raya Extension-I, the change of land use from district park to residential/commercial was also approved. Copy of the Authority Resolution is placed at Annexure-I. Lay out plan is laid on the table.

The issue regarding the rehabilitation of fruit and vegetable vendors in Nangal Raya, who have come up unauthorisedly partly on railway land near Delhi Cantt. Railway Station, partly below Janaksetu and partly on the periphery of Mayapuri Industrial Area has been under consideration for long and during the inspection of the area with the then Lt. Governor, Vice Chairman, DDA, Sh. Sajan Kumar, ex. M.P. alongwith the representatives of the area, it was decided to relocate all those vendors who are selling fruit and vegetable and paying Tehbazari tax to MCD in a planned manner on the area identified for commercial use in the regularisation plan of Nangal Raya Extension-I.

2. The case was examined in the internal meeting of city planning wing held on 8.8.86 and the following decisions were taken:

- i. The site may be inspected to ascertain whether tall grown trees exist or not.
- ii. From location point of view, it was felt that the site is appropriate, however, change of land use, have to be processed from green to commercial.



- iii. For finalisation of scheme on this site or on same alternative site, the exact number of eligible squatters may be given.
- iv. The Land Section may also decide about the site of the plot whether it is to be of plat form of bigger size.

3. In view of the decision taken in the meeting, it is noted that:

- I. There is only one tree on the side about 8 to 10 years old, otherwise the land is lying vacant.
- II. The change of land use of the pocket already approved from recreational (district park, play ground and open space) to residential/commercial vide Resolution no. 24 dt, 23.1.85.
- III. Land Section has informed that there are 198 vendors in the area, shall have to be resettled in a planned manner.

4. Having received a number of representations for the development of fruit and vegetable market, the case was referred to Housing Design Cell for preparing the scheme. This was however, returned back with the remarks:

"Housing Design Cell cannot take up any project which is not conforming to the land use. First process for Change of landuse, then refer this case to use please".

5. In view of the above, City Planning Wing has prepared detailed plan for the pocket under reference. The plan provides for 200 plots/platforms each measuring 2mx4m. 6m. lanes have been provided for circulation purposes and provision for Dallah, public toilet and parking has been made. The total area of the scheme works out to .507 ha. against the approved area of 0.4485 hac. plan laid on the table. The increase in area is necessitated to take care of parking requirements in the scheme.



Appendix 'B' to Item No.7

B<sub>1</sub>

NO. Sub: Inclusion of existing old structures on the eastern  
24 side of Jail Road and in Nangal Raya & Extension-I  
and relocation of existing Fruit and Vegetable makt.  
23.1.85

P R E C I S

Village Nangal Raya is in Zone G-13 of the Master Plan and falls under Pankha Road Residential Scheme Block 'O'.

The village is bounded on south-East by Delhi Rewari Railway Line, South West by 150' wide Pankha Road and on North-West by 80' wide Zonal Road. The development plan of the village was prepared and was approved by DDA vide Res. no. 737 of 24.12.65.

The plans for the regularisation of the unauthorised colonies namely Nngal Raya Extn. II Block 'D' Janakpuri and village Nangal Raya - Harijan Colony (Tulsi Ram Bagichi) in zone G-13 were prepared and as per the Govt. of India order no. J-13037/113/UDI/74 IIB dt. 16.2.77. This was approved by the DDA vide res. no. 56 dt. 20.5.81.

There are some structures on the Eastern side of Rali Road which were not proposed for regularisation as part of the structures were affected in the proposed right of way of Jail Road and the remaining portions were in the proposed Distt. Park.

Now the residents of this part of village represented for regularisation of their structures were old. They have also submitted a copy of resolution of DDA no. 307 dt. 18.8.62 (F.3(220)61-WD) which recommended that the land use of this portion may be changed from Distt. Green to residential and the existing situation should be accommodated.

Accordingly, on the basis of decision taken by the Authority with reference to the above resolution, a regularisation plan for adjusting the existing structures on the Easternside of Jail Road has been prepared. In this, about 110 structures are existing as shown in the survey plan. Mostly all the structures leaving their parts affected in the proposed right of way of Jail Road has been proposed for regularisation. A fruit and vegetable market has come up unauthorisedly partly on Railway land near Delhi Cantt. Railway Stn. partly below Janak Setu and partly on the road on the



Periphery of Maya Puri Industrial Area. Inspection of the area was done by Director (CP) Joint Director (UVC) along with Sh. Sajjan Kumar, M.P. It was suggested that these shops should be relocated in a planned manner.

Accordingly, a site on the Eastern side of the Jail Road adjacent to Mangal Raya Extn. has been proposed where a provision of 168 shop plots measuring 2.5 mt. 4 mt. has been made.

In both the case, the land use will have to be got changed from Distt. Park to residential/commercial. The statement of area is given below:

Statement of Area

Total area of the scheme	2.523 ha.	100%
Residential (Existing village)	1.207 ha.	47.83%
Commercial	0.168 ha.	6.67%
Shop plots 168 nos.		
Circulation	1.148 ha.	45.50%
Road 9 mt. wide	0.752 ha.	
Path min. 5 mt. wide	0.306 ha.	

This case was put up before the Reconstituted Technical Committee in its 23rd meeting held on 23.10.84 and after detailed discussion the committee recommended that the regularisation plan may be approved.

The case is now submitted to the Authority for its consideration.

RESOLUTION

Resolved that the proposal contained in the agenda item be approved.



Sub: Allotment of land to Brahman Sabha and Aggarwal Samaj at Trinagar File No. F.8(55)81-Inst.

INTRODUCTION:

- i. Sh. Brahman Sabha (Tri Nagar (Regd.) and Aggarwal Samaj Sabha Tri Nagar have applied to DDA for allotment of 1000 sq.mt. of land each for the construction of dharamshala in the area. Both the societies are registered under the Societies Act of 1860, and the cases were considered in the Instl. Allotment Committee meeting held on 24.8.87 in the room of Commr. (Lands) DDA wherein the following decision was taken.:
  - a. Brahman Sabha: The committee considered and recommended the allotment of land measuring 500 sq.yds.
  - b. Aggarwal Samaj: Committee considered and recommended for allotment of land of 500 sq.yds.
- ii. Trinagar is a group of unauthorised colonies under the jurisdiction of MCD and has been in the process of regularisation for long as per the decisions taken from time to time by the Govt. of India and lastly it was regularised by the MCD (after getting it processed through the Tech. Committee on unauthorised colonies under the chairmanship of V.C. DDA) The location of these marked on the copy of the layout plan of (Flag X2) Lawrence Road Industrial Tenements Scheme.
- iii. In the approved layout plan of Tri Nagar Group of unauthorised colonies, there is a provision of 30 mt. wide road (marked red on the (Flag X1 & X2) copy of the plan and as per the site conditions. Road as approved by the MCD in its regularisation plan, is not feasible. Alternatively, a 30 mt. wide road as marked blue on the copy of the plan seems to be feasible at site and a portion of the road linking road no. 37 and 24 m wide road to Industrial Tenements at Lawrence Road Stands already implemented by MCD.
- iv. The area marked black on the copy of the plan, is presently lying vacant with grill around shown as a 'neighbourhood park' in the layout plan of Lawrence Road Industrial Scheme of DDA for which a detailed survey has been carried out and the proposed MCD road and the feasible roads have been super-imposed on the survey plan of the area (laid on table) Part of this 'neighbourhood park' as shown on the plan has already been encroached upon and stands regularised by MCD.



2. PROPOSALS:

- i. The case for allotment of land to Brahman Sabha and Aggarwal Samaj has been examined in City Planning Wing with reference to the availability of vacant lands earmarked on the copy of approved layout plan of Tri Nagar group of colonies and Lawrence Road Industrial tenements scheme of DDA for this purpose.
  - ii. It has been noted that no vacant plots at present are available in the scheme of Lawrence Road Industrial Scheme, earmarked for the purpose which could be considered to be allotted in the present case. The possibility of converting the 'nursery school' site for the purpose of construction of dharamshalas as per the authority resolution on the subject have also been examined and it is noted that there is no nursery school vacant site in the area, which can be suitably utilised for the allotment in the present cases is available.
  - iii. Alternatively two sites each measuring 487.80 sq.mts. are proposed to be carved out as shown in the copy of the plan (laid on table) with reference to the approved/feasible alignment of 30 mt. wide road in the area presently lying vacant in the vicinity of group of regularised Tri Nagar colonies wherein as per the regularised plans, the vacant lands in between the 100 ft. wide (30 mt.) road and regularised structures are earmarked for public and semi public facilities thereby even if the roads are implemented, the carving out of the blocks would not come in its way.
3. Keeping in view the above facts layout plan for carving out two plots (plan placed on table) each measuring 487-80 sq.mts. is placed before the Tech. Committee for its consideration.



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Sub: Change of land use of an area measuring about 0.44 ha. (1.1 acre) from 'green' to 'Commercial' near Hauz khas, New Delhi.

F.3(123)/83-MP.

0.2  
4.5  
Room

The Ministry of Urban Development vide its letter no.K-13011/17/84-DDIIA dated 6.11.86 conveyed approval of the Central Govt. under section 11-A of Delhi Development Act. 1957 for issue of public notice inviting objection/suggestion for change of land use of an area measuring 0.44 ha. (1.1 acre) abutting Mehrauli Road in zone F-3 earmarked in the approved zonal plan/Development Plan partly (0.08 ha.) for green and partly (0.36 ha.) for public and semi-public facilities (school) and bounded by green areas in the north, educational use in the east, 9 mtrs. wide road in the south and 61 metre r/w road (Mehrauli Road) in the west. (A location plan laid on the table).

2. Accordingly, the public notice was issued on 8.8.87 inviting objection/suggestion with-in statutory period of 30 days from the date of issue of this notice. In response of which only one time barred objection/suggestion has been received from secretary (offg.), DUAC. This objection has been examined and observed that the description of the change of land use clearly indicated that the green area involved is only to the extent of 0.2 acre and the remaining is from public and semi-public facilities. Earlier also a clarification was sought by the Ministry before giving permission to notifying the change of land use and the same was replied the Ministry. Therefore, it may be taken into consideration at the time of preparing the detailed plan for the local shopping centre that 0.2 acre area may be kept as green in continuation to the proposed green area at the crossing of Mehrauli Road and 80' zonal road.

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



Sub: Construction of Interim Sewage Treatment  
Plant for Mehrauli Township. F.3(89)87-MP

Mehrauli is an old town/village. Since formation of MCD in 1957, Mehrauli remained under the control of MCD and civil services were being provided/maintained by MCD. In March, 1981, however, Mehrauli was declared a Development Area and an urbanised village and therefore the control of development of village Mehrauli was transferred to DDA.

2. During the period Mehrauli remained under the control of MCD, no sewage system for discharge of sullage was provided by MCD. The entire sullage of the township is being discharged in a natural pond in the zonal green in between Mehrauli town and bye pass road near Jamali Kamali (Archeological-monument). During non-rainy season, the sullage is utilised for horticulture purposes and during the rains the water gets accumulated in this pond and mostly gets absorbed in the green area, and overflow, if any finds its way through natural undefined drains and existing culvert on the bye pass road to the Saket Nallah near Syed ul-Jaib.
3. After the transfer of Mehrauli to DDA, development works in Mehrauli were taken up under Plan scheme and a sewerage for the area was designed and submitted to MCD for approval. The MCD vide letter no. F.3(1077)EE(P)I/DR/2502-04 dt. 19.11.83 accorded approval to the sewerage scheme for Mehrauli catering to approximate population of 50,000 persons with a provision of an oxidation pond (as an interim arrangement for the treatment of sewage) at the site of existing natural pond behind Jamali Kamali. The sewage system i/c outfall have been laid in about 70% of the area. However, no work has been done so far an oxidation pond due to objection from residents.
4. The control of village/town Mehrauli has since been transferred to MCD alongwith control of all urban villages. However, it has since been decided that the sewage system be made functional by the DDA before it is handed over to the MCD. The land requirement for interim treatment through oxidation pond, being large, it is proposed to provide an interim sewage treatment plant with extended aeration process for





treatment of sewage of village Mehrauli in accordance with the directions of Hon. L.G. of Delhi. The land requirement for this purpose is estimated to be about 5 acres. The treated effluent shall be collected in a tank for use for horticulture purposes in the zonal green. During rains, the over flow alongwith storm water shall be discharged through existing natural drainage system to Saket Nallah near village Syed ul-Jaib. The solids/waste redeived from the drying beds shall be utilised as manure for horticulture purposes. Proposed site for interim sewage treatment plant (at the site of existing pond where the entire sullage water of Mehrauli finds its way at present) is indicated (plans laid on table)

5. The case has been examined by C.P.Wing and their comments are as under:

- i. It will spoil the historical green area.
- ii. Why this second temporary treatment plant is required when one is being constructed at Vasant Kunj and will be only 1.0 km.
- iii. What is the cost of the project, is amount being paid by Plan funds.

6. The matter is placed for the consideration of the Tech. committee to consider the location of interim sewage treatment plant.

Sub:- Permission for constructing 6 feet boundary wall to check encroachments.

F.3(90)/87-MP.

A request has been received from Khadi and Village Industries Commission wherein they have stated that carcass run by them at Pritampura opposite to Wazirpur Bus Depot, was closed on 26.8.87. Now the commission intends to start the demonstration cum training centre for village industries in the above mentioned premises. In the interest of preventing the public property from unauthorised occupation and encroachments the boundary wall is absolutely necessary for this piece of land. The length of the compound wall is around 5.32 ft. and up to the height of 6 ft.

2. The request has been examined in City Planning Wing and it is stated that the carcass utilisation centre is located in a non-conforming use as per Delhi Master Plan/Zonal Plan. Permission to construct 6 ft. height compound wall may not be permitted as it will delay the shifting of the carcass centre which is hazardous to the entire area.

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



Sub: Cremation ground for Bhagwan Nagar & Jiwan Nagar  
in Kalandi Colony. PS/ACL/13963/87

The area around Bhagwan Nagar & Jiwan Nagar in zone D-18 was inspected by C.E.C. a few days back. The residents of these colonies represented that they are not having cremation ground with the result that they have to take the dead bodies for cremation to Nizamuddin crematorium which is at a considerable distance. They have asked for providing cremation ground across the Ring Road on the East of Kalandi Colony in woodland.

2. The case has been examined by Additional Commissioner (Lands) who has informed that land in question is available with the DDA. However, this needs to be examined from land use point of view.

3. In this regard, it may not be out of place to mention that the cases of Cremation/Burial grounds for North West Delhi were discussed in the Technical Committee meeting held on 12.12.85 wherein the following decision was taken:

p "The Technical Committee examined the proposal for location of cremation grounds as per the note prepared by Director (CP) and observed that in a metropolitan city, it would not be desirable and proper to have a number of cremation sites spotted here and there as this use pollute the environment and also there is not much effective use of the surrounding area. Therefore, the Technical Committee was of the views that only large cremation sites should be developed in different directions as suggested by Perspective Planning Wing in the proposed modifications for Delhi-2001. The local bodies should be requested to take up these sites for proper development and to provide the facility of vehicles for bringing the dead bodies from the surrounding areas".

4. In view of above decision sites shown in PDP-2001 for cremation/burial ground are to be retained/developed. As such, normally it may not be possible to accede to the request of the applicants.

5. Since C.E.C. has inspected the area upon which Addl. Commr. (Lands) has sent a note, the case is placed before the Technical Committee meeting for its consideration.

Item No. 13

Sub: Allotment of land for Association Building for  
Mayapuri Industrial Welfare Association (Regd.)  
in Mayapuri Industrial Area, Ph. I. F.100(22)85/COMP(8)

Mayapuri Industrial Welfare Association had requested DDA for allotment of land for Association building in Mayapuri Industrial Area, Ph. I. The case pertaining to the allotment of land was discussed in the 'Instituted Allotment Committee' meeting held on 4.12.86 wherein the following decision was taken.

'The committee considered the case at length and recommended for allotment of land at market rate subject to the withdrawal of the court case and no land has to be encroached upon by the Association'.

2. As no land for the said purpose is available in the layout plan of Mayapuri Industrial Area, a site of 40 ft. 40 ft. x 80 ft. has been carved out from an open area reserved in the layout plan. The land use of the area as per master plan is for 'extensive industry'. The coverage and FAR for this plot may be treated at par with the institutional plots i.e. to allow one third ground coverage with 100 FAR.

3. The case for approval of the amendment in the layout plan to accommodate the above said site along with the coverage/FAR as proposed above are placed before the Technical Committee for consideration.



Item No.14

Sub: Allotment of sites for 220 KV grid s/stn. at  
Sarita Vihar. F.6(26)85-MP

A reference has been received from Chief Engineer (SEZ) DDA in his note dt. 1.9.87 wherein he has stated that about 4000 houses of different categories of flat at Sarita Vihar Complex are almost complete but could not be handed over to the allottees for want of infrastructure facilities including electricity. In this connection, a few meetings were held with DESU authorities for establishing a 220 KV grid s/stn. and various alternatives were discussed for allotment of land. Finally, a site for 220 KV s/stn. for Sarita Vihar complex has been demarcated by the PPW in the newly acquired site of Freight Complex. The site measures about 4 hect. (plan laid on table) and the same is also acceptable to DESU, vide letter no. F.6(26)85-Inst. dt. 4.11.87 DESU was informed and allotment was issued.

2. The matter is placed before the Tech. Committee for its ex-facto approval of the site referred to above.



Sub: Change of land use of plot no. 1 (old no. 3) Factory Road, New Delhi land measuring about 3043 sq.mtrs. from "Govt. use" (Offices) to "Residential use". F.3(54)84-MP

The Ministry of Urban Development, Govt. of India allotted, a piece of land measuring 3043 sq.mtrs. (3645 sq.yds.) bearing plot no. 1 (old no. 3 ) Factory Road, New Delhi to Dang Family and desired DDA to process for change of land use of this plot from "Govt. use" to "Residential use".

2. Accordingly, the objection/suggestion were invited on 4.4.87, after obtaining permission under section 11-A of Delhi Development Act 1957 from the Central Govt. In response to that only one time barred objection/suggestion was received on 15.5.87 from one Miss Pinki Anand, Advocate (Annexure - C ) pointing out that the land under reference was sub-judice. The matter was placed in the meeting of Technical Committee held on 28.9.87 which desired that a DO letter be issued to the Govt. of India, seeking their comments on this letter (objection/suggestion) if any.

How, Sh. Harjit Singh, Director (DD) Govt. of India vide his DO letter dt. 4.12.87 (Annexure - D ) intimated that the case under reference for change of land use be processed in accordance with the provisions of DD Act and the matter pertaining to Pinki Anand Advocate's letter is being handled by the Land Division of the Ministry and reply on this issue will be sent separately by that section.

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



Appendix 'c' to Item No.15

Geeta Luthra  
LLB, M. Phil (Cambridge)  
ADVOCATE

C1

109, Lawyers Chambers  
Delhi High Court  
New Delhi-110003  
Ph. 38 65 45

Pinky Anand  
LL.M. (Harvard)  
ADVOCATE

C-2, Defence Colony  
New Delhi-110024  
Ph. 62 62 68  
62 69 19

4.5. 1987

Registered AD

1. The Secretary,  
Delhi Development Authority  
Vikas Sadan, B Block, INA, New Delhi,
2. The Director, Master Plan  
Vikas Minar, 6th floor,  
I.P. Estate, New Delhi.

Dear Sirs,

On behalf of my clients Dr. Daksh Lohiya, Shri Balendu Lohiya, Shri Ikshwaku Lohiya and Smt. Tushty Gupta, I have to serve you with the following notice:-

1. That on 4.4.1987 your office has been pleased to issue a public notice No. F.3(54)/84-MP dated 4.4.87.
2. That in the said notice you have indicated that the land use of area measuring about 3043 sq. metres known as plot No.1 Factory Road, falling in zone F4 bounded by areas earmarked for Governmental use is to be changed from Govt. use to residential use.
3. On behalf of my above clients I have to inform you that this entire area was acquired by the Govt. vide Award passed on 29.3.1975 No. 20A/74-75 of village Arkhpur Bagh Mochi.
4. That the Govt. vide its policy indicated that the ex lessees and their first adult descendants are entitled to release of land measuring 500 square metres each for their bonafide.
5. That a large part of the said area has been leased out to All India Institute of Medical Sciences for opening of a Trauma Centre and therefore, it is clear that the lessees whose properties fall in that area would be compensated by the Govt. according to their aforementioned policy of release of lands for bonafide residential use, by allotment in neighbouring areas. The plot No.1 falls squarely in the said area.

Contd..2/-

6. I would further like to inform you that the title of the lands at pactory Road is a matter of dispute which is in the process of being adjudicated in suit 528/1987 entitled Shri Balendu Lohia and Ora. Vs. U.O.I. and ors. The matter is still sub-judice.

7. That further I am to inform you that the Collector in the aforementioned Award also noted that the title of the claimants to these lands is under dispute and that was the reason why the collector did not announce any compensation in the Award but referred the whole issue for adjudication under sections 30, 31 of the land Acquisition Act.

8. That pending settlement of the reference under section 30, 31 of the land Acquisition Act, I am to inform you that any assignment of any of the areas that your office is now contemplating shall be illegal and you shall be liable for all the consequences there of.

Yours faithfully,

(PINKY ANAND)  
ADVOCATE



Appendix 'D' to Item No.15

- D1 -

D.O. No. K-13011/9/87-DDIIA

Harjit Singh  
Director (DD)

Tel:30190, 1

Govt. of India  
Ministry of Urban Development

Dated New Delhi-110011, the 4.12.87

Dear Shri Gupta,

Please refer to your d.o. letter No. F.3(54)/84-WP/1260 dated 28.10.87 regarding change of land use of an area measuring about 3042 sq. mts. from 'Govt. Offices' to 'Residential' of plot No.1 (old No.3) Factory Road, New Delhi.

2. I shall be grateful if you could kindly process this case for change of land use in accordance with the provisions of Delhi Development Act. As regards your letter dated 26.5.87 regarding the matter of Miss Pinki Anand, Advocate, this is being handled by our lands division who will be writing to you separately on this issue.

With regards,

Yours sincerely,

(HARJIT SINGH)

Shri S.C. Gupta  
Director (DC)  
Delhi Development Authority,  
Vikas Minar,  
New Delhi.

Subject: Change of land use in respect of premises no. 3  
Tilak Marg, New Delhi. File No. MU/3/TM/73/T/II  
F.3(82)87-MP.

The matter was discussed in the Tech. Committee meeting held on 25.8.87 and it was noted that this property is located in a low density area and use other than residential could not be desirable as also there is no alternate access available to this plot and too much congestion on Tilak Marg is not desirable. Tech. Committee desired that the Director (PP) and Director (DC) along with a representative of transport deptt. may inspect the area and submit their report.

2. The site was inspected on 23.9.87 with Sh. S.K. Sheriff Director (Transport) Sh. G.K. Marwah, Jt. Dir. (Admn.) Sh. M. Balachandaran, Jt. Director (Enf.) and Sh. J.C. Gambhir Director (PP) and Sh. S.C. Gupta Director (DC) were present. The committee observed that in the rear of the plot that there was a road and sufficient open space which was not presently utilised properly and the same could be reorganised to provide an entry to this building from the rear side so that the vehicle can go to Purana Qila Road and to Tilak Marg through the links rather than turning at Tilak Marg in the plot itself. However, the detailed proposal was to be submitted by Director of Transport for the consideration.

3. Now the Director of Transport vide letter no. SECE/CT 61/75 dt. 18.11.87, has stated that a meeting was held in the Raj Niwas, under the chairmanship of LG Delhi and it was decided that the 'special appeal' would be made to DDA to allow, in the public interest, the functioning of this office in relaxation of master plan provisions.

4. As per provision of Delhi Master Plan Municipal, State and Central Govt. offices may be considered by the Authority as case of special appeal in Residential use Zone' however, this plot is earmarked for residential housing in NDRAC scheme.

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



(To be laid on table)

Item NO. 17

Sub: Location of Go-shala Complex at Gazi pur in an area measuring 12.5 acres adjacent to U.P. Border .

F.23(17)/86/Bldg.

A piece of land measuring about 12.5 acres was allotted by the lands section of the DDA for the development of a Go-shala Complex in Trans Yamuna Area in the North of Village Gazi pur adjacent to UP Border in view of the land taken over by the Authority for its vasant Kunj scheme at Masud Pur from Sarvadeshik Arya Pratinidhi Sabha.

2. The site allotted is bounded by roads of 18.2 mts and 13.48 mts right of way in north and East. Other sides are adjacent the existing Gazi pur Village and existing unauthorised constructions. The area on the other side of the road in the north is allotted to DTC for bus depot and the Food Corporation of India for construction of godowns.
3. This chunk of land including the land under unauthorised construction and village is earmarked for warehousing/storage depots and mineral siding in Delhi Master Plan 1962 and for warehousing/deposits in the draft PDF 2001 (Modified).
4. This land being in the vicinity of the existing village/constructions and segregated by major roads being low density area is allotted for this purpose.
5. It is proposed that the land use of this site be considered as a case of special Appeal, an integrated scheme with the existing abadi of Village Gazi pur for a Go-shala Complex consisting of dairy activities, training and with residential component.



**Plot<sup>+</sup>**  
**DETAILS OF PLOTS CARVED OUT IN VARIOUS POCKETS FOR E.P.D.P. HOLDERS ASSOCIATION & POKET 53 OF MOR TRANSFERRED LANDS**

S.No.	Pkt.No	Area in Ha	Location	Landuse			Plot details		Total	
				MPD-62	PDP-2001	Draft ADP	LOP	125 sq.yds & above	160 sq.yds & above	
1.	40	4.368	Outside EPDP in Kalkaji	Res.	Distt park(Recr.)	N.H.P&P.S	Res	65	168	233
2.	K-1	2.582	EPDP	Res.	Res.	Res.	Res.	146	-	146
3.	K	0.2	-do-	Res.	Res.	Res.	Res.	16	-	16
4.	L	0.06	-do-	Res.	Res.	Res.	Res.	6	-	6
5.	M and P	1.86	-do-	Res.	Recr.	H.S.S.	H.S.S.			
6.	O	0.35	-do-	Res.	Recr.	N.H.P.	Rockgarden	122	-	122
7.	N	0.54	-do-	Res.	Res.	Res.	Religion	16	2	18
8.	52	1.80	Outside EPDP	Res.	Res.	H.S.S.	H.S.S.	36	-	36
				Res.	Res.	Zonal green	Outside EPDP	183	-	113
		<u>11.76</u>						<u>520</u>	<u>170</u>	<u>690</u>
9.	53	10.12		Res.	Res.	Zonal green	Outside EPDP			

Plots for bus terminal(0.8 Ha)  
 Tel.exch(0.68 Ha), Grid Substn(0.63Ha)  
 P.O.(0.05Ha), Dispensary(0.05 Ha)  
 Club(0.2 Ha), Sports complex(6.32Ha)  
 have been carved out to meet the  
 requirements in the area.

- Note :
1. Area and configuration of pockets 40,M,P,O & N has been changed from the earlier plans approved by the Authority vide resolution no. 155 dt. 23.9.83
  2. Area and configuration of pockets K1,K,L is the same as approved by Authority vide resolution no. 155 dated 23.9.83.
  3. Pkt. 52 is a pocket transferred by M.O.R. to DDA under package deal agreed to by L.G. for carving out of plots for EPDP Association.  
 Configuration of the area to be verified by Lands Section.