

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या F1 (41) / 88-MP

टिप्पणी

पत्र व्यवहार

विषय

Draft Minutes for the Meeting of Tech. Committee
held on 22.11.88.

पिछले सत्र में

बाद के सत्र में

कायदा
F-1247
35/11/88
DLP
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(1577
29.11.88)

2288

Item No.1

Sub:- Laying of 1500 mm die PSC main by WS&SUC at Indira Vihar.
F.PA/Jt. Dir.(Plg.)/88/98.

The alignment as proposed was approved in principal. It was desired that the detail alignment should be marked on the plan so that the same can be incorporated while preparing the layout plan of this area. ✓

Item No.2

Sub:- Identification and earmarked of the sites measuring about 250 sq. mts. each in the larger green area in different parts of Delhi for the running of country liquorvends in temporarily tublar and improvise structures.
F.13(27)/88-CRC.

The need of liquore vendes, was explained by the representative of Delhi Administration. After discussion it was decided that it is not desireable to have these structures in the green areas. Proper shops in shopping centre may be identified for country liquor. It was therefore, decided that Delhi Administration should identify the areas where they want to establish 20 country liquor/rum shops so that alignment can be made to them in shopping centres in these areas. ✓

Item No.3

Sub:- Change of land use of an area measuring about 38 acres from 'Industrial use' to Commercial' use at Jangpura, New Delhi.
F.20(8)/88-MP.

It was explained by the representative of the Hindustan Pretab Limited(HPL) is shifting from Jangpura as their a paucity of land for feature growth and development of the factory. However, there is a small portion which is occupied by Staff Quarters and is to remain so. This is about 5.5. acres out of totel area of 38 acres. ✓

The proposal of HPL for utilising the rest of the land for Commercial and Residential purpose was not agreed to by the Technical Committee and it was decided that the land being lease hold should revert back to L&DO after which proper utilising of the land should be considerd. ✓

Item No.4

Sub:- Change of land use from 'Green to tourist Complex at Said-ul-azab South of Saket, New Delhi.
F.20(12)/86-MP.

The case was discussed in detail and it was observed that the land which has already been acquired by Delhi Administration for their tourist complex near the said-ul- azab South of,

Saket, does not have a proper approach road. It was also observed that DDA has already ^{acquired} ~~requisitioned~~ about 200 acres of land for acquisition in the vicinity. It was therefore, decided that department of Tourism, Delhi Administration should submit a detail of land, giving Kh. No. etc. and market a survey of India Sheet so that the case can be examined for preparation of comprehensive plan of the land ~~asked by DDA for acquisition~~ ^{acquired} and the land proposed by department of Tourism for consideration of Tourist Complex. The ~~site should be visited by em (84) to~~ ^{with} ~~the Planning Commission~~ ^{Deptt, Dir DCP & PPD} ~~AC. & C.A.~~

Item No. 5

Sub:- Change of land use of an area measuring 3.44 hec. from 'District Parks & Open Spaces' to 'Residential Group Housing in zone G, 17 Paschimuri.
F. 20(13)/87-MP.

Postponed.

Item No. 6

Sub:- Change of land use of an area measuring about 25.48 hec. from 'Agriculture green' to 'Residential' Located south of Mehrauli Mahipalpur Road.
F. 20(13)/88-MP.

Postponed.

Item No. 7.

Sub:- Grant of Additional power load of 1700 HP in favour of M/s Delhi Flour Mills company limited situated at premises no. 8381 Roshanara Road.
F. 3(88)/81-MP.Pt.

Postponed.

Item No. 8

Sub:- Layout plan of Mangalpuri Industrial Area Ph-II bounded by outer ring road no. 43 ordinance depot and Delhi Rohtak Lanes.
FWS 3(2)/84.Dir.(CP)

Postponed.

Item No. 9

Sub:- Modification in pocket 'AN' and 'CU' blocks of Pitampura residential scheme (H-5pt.)
F. 15(58-B) 80 Instl.

Postponed.

Item No. 10

Sub:- Proposed peripheral 100 mtrs. R/W road in the urban Extension as per draft MPD- 2001.
PA/PPK/DDA/88/98.

Postponed.

Item No. 11

Sub:- Alignment of approach road for LPG Bottling plant at Madanpur Khadar.
F. 20(18)/86-MP.

Postponed.

Item No. 12.

Sub:- Provision of direct access for DDA sfs scheme at Vijay Mandal Enclave from Mehrauli Road.
PA/DD/TT/87/66

Postponed.

Item No. 13.

Sub:- Modification in the part alignment plan of road no 43 including its junction/ intersection design with 30 mtrs. R/W road of Mangalpuri Industrial Area Ph-II and Outer Ring Road.
F.5(18)/68-MP Pt-II

Postponed.

Item No. 14.

Sub:- Allotment /Regularisation of land of Radha Swami Satsag (Bhas Geeta Colony) Delhi.
F.7(10)/79-LSB (Instl.

Postponed.

Item No. 15.

Sub:- Change of land use of an area measuring 5.70 acres from Public & Semi Public Facilities to Residential near Bigam Bodh store, C-I construction of Sweepers quarters of M.C.D.
F.20(36)/80.MP.

Postponed.

Item No. 16.

Sub:- Policy regarding allotment of land.
F.SP 1(2)/88/Dir.(CP).

Postponed.

Item No. 17.

Sub:- Development plan of Papankala-Change of land use.
F.20(10)/84-MP.

The papankala project details regarding change of land use with objection/suggestion as received after the public notice issued on 9.7.88 were explained by Project Planner PPK. In all 27 objection were received. The objection/suggestion were discussed in detail along with the ^{proposal as} amended ^{on the basis of} ~~proposal as~~ per the discussion of the Papankala Planning Group and the advise of various experts of the profession. The Technical Committee recommended to forward the case for consideration by the Authority subject to the following:-

- i. Analysis of the land use for the entire area which was given in the public notice issued on 9.7.88.
- ii. Hierarchy road system ~~should~~ be studied in more details.
- iii. The area of Ph-II towards Nazafgarh Road and towards the railway line ~~should~~ be connected by extending the road on the west side of the complex.
- iv. Clearance should be obtained from the concerned Authority ~~over~~ /department, for ensuring the ^{proper linkages} ~~continuity~~ of the roads to the ^{Papankala Area} approaching to PPK.
- v. Land reservation should be done for proposals of clover leaf where ever proposed by ^{reserving adequately} ~~keeping~~ the area ^{and} identifying for it as green.

- vi. Since the LRT system can ^{not} functioned ^{a zig zag} by in ~~area~~ way, frequently. The LRT proposed for the second ~~page~~ phase should be ~~removed~~ ^{deleted (vii)}. Land should be earmarked for Government Complex also.
- viii. Provision should be made for whole sale market.
- ~~viii~~. Proposal should be made for land reservation towards the cantonment/ area ~~para~~ side at locations where railway station has been proposed ~~for their second entry~~. ✓

Item No. 18.

Sub:- Allocation of site for 33 KV sub-station for Hudson Line.
FR2(1)/83-Dir.(CP) Pt-III.

The case was discussed in detail and ^{the project is to be long} it was observed ~~that it is only an adjustment of the earlier approved site.~~ The Technical Committee therefore, approved the proposal.

Item No. 19 Issue of Public Notice for zoning regulation for high rise construction in Delhi.

Postponed. ✓

Item No. 20.

Sub:- Layout plan for weavers colony at Ashok Vihar Ph-IV.
FR2(5)/84-Dir.CP.
Postponed. ✓

Refer

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

22-11-88

9.00

Agenda for the meeting of Technical Committee to be held on ~~Monday~~ ^{Tuesday}, the ~~31st~~ ^{22nd} October, 1988 at ~~10.00~~ ^{9.00} A.M. in the Conference Room of Delhi Development Authority, 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

<u>Sl.No.</u>	<u>Subject</u>	<u>page No.</u>
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2.	Identification and earmarking of the sites measuring about 250 sq. mtrs. each in the larger green area in different parts of Delhi for the running of country liquorevends in temporarily tublar and improvise structures. F.13(27)/88-CRC. (Postponed)	2
3.	Change of land use of an area measuring about 38 acres from 'Industrial use' to 'Commercial use' at Jangpura, New Delhi. F.20(8)/88-MP. (Postponed)	3 to 4
4.	Change of land use from 'Green to Tourist Complex at Said-ul-azab South of Saket, New Delhi. F.20(12)/86-MP. (postponed)	5 to 6
5.	Change of land use of an area measuring 3.44 hecsts. from 'District Parks & Open Spaces' to 'Residential' (Group Housing) in zone G.17, Paschimpuri. F.20(13)/87-MP.	7 to 8
6.	Change of land use of an area measuring about 25.48 hecsts from 'Agriculture green to 'Residential' located south of Mehrauli Mahipalpur Road. F.20(13)/88-MP.	9
7.	Grant of Additional power load of 1700 HPEM in favour of M/s Delhi Flour Mills company limited situated at premises no. 8381 Roshanara Road. F.3(88)/81-MP Pt.	10 to 12
8.	Layout plan of Mangolpuri Industrial Area Ph-II bounded by outer Ring Road no.43 ordinance depot and Delhi Rohtak lanes. FWS 3(2)/84.Dir.(CP)	13

9. Modification in pocket 'AU' and 'CU' blocks of Pitampura residential Scheme (H-5pt). F.15(58-B) 80/Instl. 14
10. Proposed peripheral 100 mtrs. r/w road in the Urban Extension as per draft MPD-2001. PA/PPK/DDA/88/98. 15 to 17
11. Alignment of approach road for LPG bottling plant at Madanpur Khadar. F.20(18)/86-MP. 18
12. Provision of direct access for DDA SFS scheme at Vijay Mandal Enclave from Mehrauli Road. PA/DD/TE/87/66. 19
13. Modification in the part alignment plan of road no. 43 including its junction/intersection design with 30 mtrs. r/w road of Mangolpuri Industrial Area Ph-II and outer Ring Road. F.5(18)/68-MP Pt-II. 20
14. Allotment /Regularisation of land to Radha Swami Satsang (Bhas) Geeta Colony, Delhi. F.7A(10)/79-LSB (Instl). 21
15. Change of land use of an area measuring 5.70 acres from 'Public & Semi Public Facilities' to 'Residential' near Nigam Bohn store, C-1 construction of Sweepers quarters of M.C.D. F.20(36)/80-MP. 22 to 23
16. Policy regarding allotment of land. F.SP 1(2)/88 Dir.(CP) 24

Item N o. 3

Sub:- Laying of 1500 mm dia PSC main by W.S.& S.D.U. at Indira Vihar.

File No. PA/Jt. Dir. / (Plg.) 88/98

Water Supply and Sewage Disposal Undertaking vide their letter dated 29.3.88 has stated to lay 1500 mm dia PSC line, which is to be continued from Mukherjee Nagar to Indira Vihar and is to further pass through the open land lying between Indira Vihar and BBM DTC Depot. The land between Indira Vihar and DTC depot vests with DDA and as such permission is sought to lay the line in the area under the management and control of DDA.

2. The case has been examined and found that the lines can be laid along the park and the road between Indira Vihar and DTC depot. Executive Engineer, Water Supply and Sewage Disposal undertaking has also undertaken to repair the damage of park area if any in the process of laying the water lines.
3. Director(Hort.) has also issued No Objection for laying the water lines along the park.
4. In view of the position explained above, the case is placed before the Technical Committee for its consideration for laying the 1500 mm dia PSC lines in the portion of B&C marked on the copy of the plan placed at flag 'X'.

Sub: Identification and earmarking of the sites measuring about 250 sq.mts. each in the larger green areas in different parts of Delhi for the running of Country Liquors Vends in temporarily tubular and improvise structures. F.13(27)88/CRC

1. A request has been received from Commr. and Secy. (L&B) vide his note no. 7(13)86/L&B/LA/19745 dt. 2.6.88 for identification and ear marking of the sites for the implementation of the decision of the Executive Council for the establishment of departmentally run country liquor vends in temporary tubular and improvise structures. In order to avoid public criticism to the opening or continuance of a country liquor / Rum shoo close to the residential neighbourhood, DDA is requested to ear mark 250 sq.mts. of land in one corner of the large green areas of different localities for establishing of 20 country liquor / rum shops as a long term measure.
2. These ear marked sites would have a enclosure of 6 ft. height with proper entry and exist with the plantation of trees around it to camouflage. Only temporary tubular structure with asbestos sheets on the roof be provided.
3. The request has been examined in DDA and Director (PPW) observed that location of such shops in large green areas in different parts of Delhi is not in accordance with the Master Plan and these valuable green areas should not be exploited for such purposes. All efforts should be made at all levels to protect the large and green areas of Delhi are to be protected to the best possible extent. P.M. Sectt./U.D. ministry is also taking keen interest in preserving large green areas of Delhi. However, he has suggested that such uses could go in the community centres / district centres in such a fashion that these do not interfere with the peace and tranquility of near by residential communities.
4. The matter is placed for the consideration of the Technical Committee.

Sub: Change of land use of an area measuring about 38 acres from 'Industrial to 'Commercial' at Jan gpura, New Delhi.

F.20(8)/88-MP.

A request has been received from Chairman and Managing Director. HPL vide his letter no.HPL/GMD/GM/DDA/282 dated June.1988, They have stated that factory was establish-ed in early 50s and presently hemmed in by railway lines from three si des. A lot of residential and commercial growth has taken place over the years in the adjoining areas. The Factory lacks of a proper approach ro-ad which is due to encroachment of Govt. land by Badarpur dealers etc. Als o, there is a paucity of land for future growth and development of the factory. Therefore, they have proposed to shift the factory from the present side (Jangpura) to some suitable place outside Delhi with ample scope for future growth and development. They have also observed that the proposal is duly approved by the Ministry of Urban Development. In view of this, the compan-y is now in the process of purchasing the required land at Sahiba-bad, U.P.

2. The total area of land under occupation of HPL at Jangpur a is about 38 acres, out of which a small portion is occupied by the Staff Quarter of the Company. The reque-st of the company is to utilise the present land (jangpura) for commercial and residential purposes, for this they have request-ed for a No Objection Certificate from land use point of view.

3. The request of the company has been duly examined and it is observed that the landuse of the major part of the area is light industry as per Master Plan for Delhi 1962,,as well as per draft Master Plan for Delhi-2001. The area is

Sub: Change of land use from "Green to Tourist Complex at Saidlazar, South of Saket, New Delhi.

F.20(12)/86 MP.

A request was received from Ex. Engineer PWD for change of land use to construct a Tourist Complex by Deptt. of Tourism Delhi Admn. on a total land of 20.5 acres at village Saidlazar, South of Saket. In his letter it has been mentioned that 10 acres of land has already been acquired from the Gram Panchayat and the rest of the areas it is already in the process of taking over the balance land.

2. The case has been examined and it has been observed that this requires a change of land use from Agricultural Green Belt to Public & Semi Public Facilities - Institutional. The land section has informed that the land has been notified under section 6 of the land Acquisition Act but has not been acquired so far. Accordingly, it was informed to PWD. The Asstt. Director Tourism has forwarded a note on the development of Rural Tourist Complex Saidlazar and has asked for the decision of DDA.

3. In the note forwarded by Director of Tourism Delhi Admn., it has been mentioned that the tourist complex will be a part of environmental beautification of the Kutab Minar which is one of the most important monument of India and the complex can become a source to attract, educate and entertain tourist both Indian and Foreign. The complex is proposed to be provided with

- a few havelies (on the pattern of Sakhawati, Punjab, and Delhi, and palaces (Chettinad, Gujrat), having not more than one storey. The architecture and interior will reflect the region the haveli or the palace represent.
- Open national cultural amphitheatre for presenting similarity, diversity and continuity of our culture
- Separate small eating houses disbursed around a large common open area offering vegetarian and non vegetarian meals.
- Sports complex for Indian sports including swimming pool, meditation and yoga centre.

- open ground for lit. & raige procession, enactment of various festivals and temple festivals of various places
- open places for riding poneys, camels, elephants and Indian chariots, ekhes etc.
- a large open area with beautiful land scap.

While developing the complex due consideration will be given to the ecology of the area. Near this area, Indira Gandhi Open University is situated and opposite the area a well laid out colony has been coming up. DDA SFS houses have also been constructed near the tourist complex. As per PDP-2001 this land is located in the 'Regional Park'.

4. The case is put up to TC for its consideration of the proposal to develop this land by Tourist Deptt. of Delhi Admn. and for change of land use for an area of about 20.5 acres (modified).

Sub: Change of land use of an area measuring 3.44 hec. in Paschim Puri Zone G-17 area from 'District Park & Open Spaces' to 'Residential (Group Housing)' F.20(13)87/MP

A piece of land measuring about 3.44 hec. is lying vacant on the Eastern side of Outer Ring Road (Plan laid on the table) which is shown under district park and open spaces as per MP/ZP of the area. The plot is sandwiched between 384 MIG DDA flats and LTC Depot. Though the plot is shown as a part of district Park Paschim Puri, But the same does not remain in contiguous with the Master Plan green due to construction of LTC Depot. To avoid mis use/encroachment on this plot, it was proposed to construct houses on this piece of land.

The site was visited by VC, DDA on 29.10.87 and he has concurred to the proposal for construction of houses on this piece of land.

Since the land was a low lying area and required earth filling to a depth of 2 to 3 mtrs. to bring it to the level of adjoining area / roads, it requires pile foundations etc. Thus, it was proposed to construct SFS houses on this land as no other housing could be economical on this piece of land. This involves change of land use from 'District Park' and open space to 'Residential'.

The matter was considered by the Technical Committee meeting held on 12.2.88 and it approved the change of land use from 'District Park & Open Spaces' to 'Residential' (Group Housing), keeping in view that equal area has been earmarked for 'District Parks in the vicinity.

Commissioner (Plg.) desired that Director (PPW) may examine the proposal for change of land use for his comments. There upon Dir. (PPW) observed that the case may be reviewed by the Technical Committee because:

- i. The equivalent area earmarked on the plan on the West of Outer ring road is indicated as 'Green' in the Development Plan which has already been constructed upon unauthorisedly.
- ii. 3.44 hec. is a reasonably good chunk for the development of a good park.

5. The site was inspected by Commissioner (Plg.) on dated 19.8.88 along with the Dir. (PPW), Dir. (DCW) and Jt. Dir. (CP) during the site inspection it was observed that unauthorised construction has taken place on the land which was proposed to be left green in lieu of proposed DDA housing. Moreover, the proposed master plan green area to be developed for DDA Housing is low lying, it will be appropriate that it should be developed as green area.

6. The matter is placed before the Technical committee for its considerations.

Sub:- Change of land use of an area measuring about 25.48 hec. from 'Agricultural green' to 'Residential' located south of Mehrauli Mahipalpur Road.

F.20(13)/07-MF

The Ministry of Civil Aviation/International Authority of Airport had undertaken the construction of Indira Gandhi Airport Terminal in South Delhi, located in the west of National Highway No.8. In the acquired land for this scheme 2 villages namely Sarai Sohal and Nangal Devat are also affected and their lands have been acquired. A scheme for the resettlement of village Sarai Sohal has already been prepared and implemented near Palam Village however, the village Nangal Devat is still to be relocated.

2. Ministry of Civil Aviation in consultation with Delhi Administration (land & Building Department) has acquired about 150 acres of land in the South of Mehrauli Mahipalpur road near Sultan Garhi monuments. DDA has been requested to prepare and implement the relocation plan scheme for village Nangal Devat as a deposit work. Initially an amount of Rs.1 crore has been advanced for this purpose. The land measuring 25.48 Hec. has been placed at the disposal of the DDA for this purpose as marked red on the plan laid on the table.

3. The land use of this area as per Delhi Master Plan 1962, is 'Agricultural Green' and in PDP-2001 (Modified) is rural use zone', therefore, before taking final scheme for this area it would be necessary to process the change of land use from 'agricultural green' to 'residential use'.

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

Sub: Grant of additional power of 1700 HPEM in favour of M/s The Delhi Flour Mills Co. Ltd. situated at premises no. 8381 Roshanara Road, Delhi under the modernisation scheme. F.3(88)81-MP.pc.

A request has been received from Additional Dy. Commissioner Factory MCD for issue of NOC for granting additional power load of 1700 HPEM to Delhi Flour Mills Roshnara Road Mori Gate. Subsequently they have also informed that similar clearances were issued by Delhi Admn. earlier in case of M/s K.L. Rathi Steel Rolling Mills Shahdara, Birla Cotton mills Subzi Mandi etc.

2. The Delhi Flour Mills was established prior to Master Plan 1962. The total area of the mill is about 16753.34 sq.mtrs. The total construction at present is 8126.90 sq.mtrs. The power load already sanctioned is 935-4 HP which is required to be increased by 1700 HP thus making a total of 2635.4 HP.

3. The reason of increase of this power load as given in the report of Sh. B.K. Anand Chartered Engg. is for modernisation of old and obsolete machinery with machines based on latest technology for increased efficiency and productivity. For this purpose additional electric power load of 1550 HP is required and further additional load 150 HP is required for safety against fire. Following details have also been supplied in this connection:

- i. The production in the month of March 1988 is 12302 MT
- ii. It has been assured that it will not increase the production in any way which will remain the same. However the efficiency and quality of products will improve by the latest technology, in modernisation scheme.
- iii. The number of trucks presently feeding the mill is about 20 and parking is within their own premises.
- iv. The mill is functioning day and night to meet the requirement of Delhi.
- v. The total number of workers and employees including casual labour is 500 and there will be no retrenchment of employees after modernisation.

4. The case has been examined and it is observed that it is a non conforming use and as per PDP-2001 also it falls in a special area and is ear marked for urban renewal with residential as predominant land use.

5. In the Master Plan - 1962 on page 47 it is stipulated that if an undertaking is given by non conforming user that no compensation will be claimed then improvements to buildings, or machinery as stated below may be allowed:

- i. Repairs, replacement modernisation or reform in any manner to improve productivity, efficiency and economy of the existing power plant and workshops and other auxiliary departments connected with the carrying on of the activities of the existing equipment.
- ii. In the case of industrial non conforming use, additions either to building or machinery in extension of existing work space should not be allowed.

6. As per PDP-2001 on page 10 it is mentioned that extensive existing industries should be shifted to extensive industrial zone within a period of three years after the allotment of plots by various Government agencies. As per the policy indicated in the PDP-2001 for heavy and large industries it is stated as below:

- a. No new heavy and large industrial units shall be permitted in Delhi.
- b. The existing heavy and large scale industrial units shall shift to Delhi Metropolitan Area and the National Capital Region Keeping in view the National Capital Region Plan and National Industrial Policy of the Govt. of India.
- c. The land which would become available on account of shifting as administered in (b) above would be used for making up the deficiency; as per the needs of the community; based on norms given in the Master Plan; if any land of past of land is vacated is not needed for the deficiency of the community services, it will be used as per prescribed land use; however, the land shall be used for light and service industries, even if the land use according to the Master Plan / Zonal Development Plan is extensive industry.
- d. Modernisation of heavy and large scale industrial units shall be permitted subject to the following conditions:
 - i. It will reduce pollution and traffic congestion.
 - ii. Whenever the unit is asked to shift according to the policies of the plan, no compensation shall be paid for assets attained because of modernisation.

7. MCD was also asked for the policy followed by them for additional power load. In response the Addl. Dy. Commr. informed as follows:

- a. Units running in non conforming prior to 1st Sept. 1962 are allowed to make improvement and alterations under the modernisation scheme as per the provisions of Delhi Master Plan in the industrial policy followed by Directorate of Industries, Delhi Admn. however, subject to the following condition:
 - i. That an undertaking that no compensation will be claimed for an non conforming use for the improvement to the buildings and machinery such as repairs, replacement and modernisation or reform in any manner to improve productivity, efficiency and economy of the existing power plan and workshop and other auxillary departments connected with the carrying on of the activities of the existing equipments.
 - ii. Existing medium scale industries, only to improve their working for better production and more employment.
 - iii. Small scale industries which have grown or intend to grow into medium scale industries in the course of their natural growth and have adequate premises in non-conforming areas.
 - iv. Rendering special services to the metropolitan area need.

8. It was also informed by MCD that the licensing committee which consist of Dy. Commissioner (tax) MCD, Town Planner MCD, CFD, legal adviser, MCD, addition Dy. Commr. (Fac.) Jt. Dir. (CP) DDA, Jt. Dir. (Ind.) Delhi Admn., Chief Commercial Officer (DESU) has already sanctioned additional power load to the units namely:

M/s K.L. Rathi Steel Rolling Mills Shahdara
M/s G.D.Rathi Steel Private Ltd.
M/s Grandlay cables Nirankari Colony K. Camp
M/s Birla Cotton mills Subzi Mandi

9. Delhi Development Authority has not issued any no objection in any of these cases and the cases are sanctioned on the basis of the consent of the Members and recommendations of the Committee. MCD desired 'No objection' for the additional power load to the present unit be given.

10. The matter is placed before the TC for consideration.

Sub: Layout Plan of Mangolpuri Industrial Area Ph.II
bounded by outer Ring Road Road no. 43, Ordinance
Depot and Delhi Rohtak Railway Lines. FWS 3(2)84-Dir.(CP)

The above matter was discussed in the TC meeting held on 31.12.87. 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 (PPW) 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 100ft. which would create serious problems of traffic. Tech. Committee noted that the layout has been implemented except pocket E which should be left as green as per PDP-2001 and the proposed road to connect Jakhira Fly over is to be re-designed and brought before TC.

2. According to the above decision of the TC, the layout of Mangolpuri Industrial Area Phase II (laid on table) is revised and the proposed road to connect the 30 mt R/W road of Mangolpuri Industrial Area. Ph. II with outer ring road is shown in block, the pocket E has also been marked in green'.

3. The matter is again placed for the consideration of the TC.

Item No. 9

Sub: Modification in pocket 'FJ' and 'CU' blocks of
Pitampura Residential Scheme (H-5pt.)
F.15(58B)80-Instl.

1. In the draft PDP 2001, a 30 mt. R/W road is proposed along the southern bank of western Yamuna canal to connect ring road and outer ring road. Pocket 'AU' is located along the southern bank of western Yamuna canal near Outer Ring Road and accordingly, the layout of this pocket has to be modified to integrate the proposed 30 mt. R/W road.
2. Earlier, a college site of 6 hect., police post of 0.40 hect., 3 religious sites each of 500 sq.mt., a Dhobi Ghat 0.10 hect. and service personnel areas were proposed in 'AU' block of Pitampura. This area is bounded by western Yamuna canal in the north, land allotted to Delhi Water Supply Staff Quarters, site earmarked for primary school in the south, 18 mt. R/W road in the east and outer ring road in the west.
3. In the modified plan, the 30 mt. R/W road has been proposed between the college and Delhi Water Supply Staff quarters meeting the outer ring road in a right angle. Another road of 30 mt. R/W is proposed to connect Shalimar Bagh 'C' & 'D' blocks with Pitampura by having a bridge over western Yamuna canal. Sites for college, police station from religious plots, club have been proposed as 4.0 hect., ~~xxx~~ 400 sq.mt., 1.15 hect. and 1.0 hect. respectively as per PDP 2001 norms. The balance area has been proposed as CCF, as indicated in the plan. A green belt is proposed between western Yamuna canal and the facility sites which will be merged with the district park. Part of this green belt will be utilised for accommodating the high tension line to be taken along western Yamuna canal to connect Shalimar Bagh 220 KV sub/station with the 33/66KV sub station at Wazirpur Industrial Area.
4. The case is put up to the technical committee for consideration.

Sub: Proposed peripheral 100 M R/W road in the Urban Extension as per Draft MPD-2001.
PA/PP/PPK/DDA/88/98.

The existing road network in the U.T. of Delhi shows a convergence towards the Central Areas of the City, which is getting increasingly saturated. Five National Highways terminating in Delhi are major traffic corridors which bring lot of regional traffic & pose problem of dispersal within the city. In the absence of any suburban by-pass, most of the regional goods traffic has to unnecessarily enter the core city chocking the already saturated road network within the existing urban areas.

In order to segregate the through traffic from Delhi bound & to encourage efficient dispersal & fast movement of traffic (Passenger & goods) within the city, concept of express way on the periphery of Urban Delhi has been envisaged in sketch plan of Urban Extension. Keeping in view the development activities proposed / taking place within the city and the adjoining towns of DMA, the tentative alignment of the proposed express way is shown on the plan of Delhi Metropolitan Area (DMA). Following are the main reasons for taking up this proposed road;

1. The proposed road, besides meeting the intra-urban travel requirement would serve as a regional by-pass. Once implemented most of the through traffic (Goods/Passenger) would be attracted on this road re-leaving the existing ring road & outer ring road from the heavy vehicles.
2. In the draft MPD-2001 four integrated passenger cum Freight Terminals have been proposed on the urban periphery, one each in the following four directions;
 - i. Near Patparganj in the East.
 - ii. Near Madanpur Khadar in the South
 - iii. Near Bhartal in the South West &
 - iv. Near Holambi Kalan in the North.

The proposed 100 mt. road inter connects three of these four proposed Integrated Passenger cum Freight Terminals directly, while the fourth in trans Yamuna area would also be linked in this loop, when the NH-2 by pass is constructed. The proposed passenger cum Freight Terminals have already been agreed by the Railway Board in principle & also by the NCR Planning Board in their document draft Regional Plan for NCR-2001 AD. Further details for implementation of these terminals are being worked out by the PPW of the DDA. After the execution of these terminals, the proposed road would serve as a major link between them & thus discourage movement of goods & heavy vehicles into the city.

3. Besides merely being a by pass & important movement line, the proposed 100 mt. r.o.w. road is conceived as a major utility corridor too. Trunk service like Power, Gas, Water, Sewer etc. would run along this road. Most of these infrastructure elements are essential prerequisite for the balanced urban development. Hence implementation of this road on priority basis is desirable to achieve the goals of planned growth / development of Delhi.

4. Having examined the holding capacity of the existing urbanisable limits (which would systematically hold 32 lakhs) population approx. by 2001 A.D.) it has been estimated in the draft 2001 that about 13,000 to 24,000 ha. of land would be required over the next two decades to accommodate the balance 3-4 million population. In the plan, 4000 ha. (approx.) have been added to Delhi Urban Area limits - 31, thus the balance requirement would be of about 14,000 to 20,000 ha. It is also stated in the Plan that the land required for various developments in the extended time frame by the year 2001 may be acquired from time to time, with due regard to the balanced development of the city.

- The proposed road more or less defines the limits of Urban Extension by the year 2001, its execution at this stage may not only be easy but is expected to boost-up the development activities in the area towards a planned growth. In the recent past a tendency of unauthorised construction of land through unscrupulous property dealings in the areas adjoining the existing urban limits have come to the notice. This needs to be checked now before it is too late.

Simultaneous to the proposal of acquiring land for execution of this major by pass it may be stressed that there is a probability that after acquisition of land & initial construction of two / four lanes carriage way, the rest of the right of way & the adjoining green buffer may be itself become potential for unauthorised construction. An effective and ever alert implementation machinery is a must to check this happening. One of the ways to discourage this in the first instance could be plantation of trees / shrubs along the carriage way and also planning & development of some essential road side activities at the selected locations. Further it may also be essential to closely monitor any illegal transactions sub divisions of land for urban activities in the area confined within the boundary of the proposed major by pass. Creation of a separate land monitoring Cell for this purpose may be worth consideration.

In view of all the above considerations, it may be desirable to acquire the land for the proposed 100 mt. row road in the Urban Extension. It may also be desirable that about 60 mt. wide strip of land on either side of the road may also be acquired which may be developed as a green Buffer. A copy of the Delhi U.T. Plan (1:40,000) showing the proposed 100 mt. R/W road (as proposed in the tentative structural plan of urban extension) alongwith a proposed 60 mt. strip on either side (for green buffer) is marked and laid on the table for consideration. The length of the said road joining NH-1 (G.T. Karnal Road) & NH-2 By Pass is about 73.7 kms. The area under the road plus green buffer as per the proposal is approximately 1600 ha. The above proposal is put up for consideration of the Technical Committee.

Sub:- Allignment of approach road for LPG Bottling plant at Madanpur Khadar, Delhi.

F.20(18)/86-MP.

Reference has been received from the Chief Engineer Manager(LPG) which is regarding approach road for LPG Bottling plant at Madanpur Khadar, and he has submitted two copies of plan showing the suitable approach road as per decision of the Technical Committee meeting held on 11.12.86.

2. The case has been examined by the prespective Planning Wing and it was observed as under:

1. The site acqu-ired by the Indian Oil Corporation is different fro m the one as per the committee's report on the subje-ct.
- ii. In a draft plan prepared for the area, the site has been recommended for the development of a race course subject to change of land use.
- iii. It is located on a proposed bye-pass, however, with the development of freight complex, the site will get connected with the Mathura Road.

3. The matter is placed before the Technical Committee for favour of consi-deration.

Sub:- Provision of direct access for DDA SFS scheme at Vijay Mandal Enclave from Mehrauli Road.

F.PA/DD/TT/87/66

1. President vijay Mandal Enclave Residents Welfare Association has requested for a direct access to their colony from Mehrauli Road by linking it with a 9 mt. wide road. There are 220 flats in Vijay Mandal Enclave designed and planned by the Housing and projects Wing of DDA.
2. At present, the access to this locality is through a zig zag road passing by the side of Vill age Kalu Sarai and Azad Apartments to meet with Mehrauli Road. The other link is through a 9 mt. wide road of Sarpriya Vihar.
3. A directe link of this locality with Mehrauli Road has been indicated in red on the plan placed at flg. 'A' which passes along the boundary of others school and a part of it through private land. This proposed link has been examined by HUPC and they do not have any objection for the same. Land use of the stretch under the proposed road, is partly for institutional & partly for residential use. As per the report of the land section, the land required for the proposed road has been notified and is under section 4, 6 & 17 but the possession has not been handed over by the lands & Building Deptt. It is also informed that a private party has filed a writ against the above said notification and is under process in the legal branch.
4. The case is put up to the Technical Committee for consideration.

Sub:- Modification in the alignment plan of road No.43, including its junction/inter-section design with 30 mt. R/W road of Mangolpuri Industrial Area, Ph.II and outer ring road.

F.5(18)/68-MP.Pt II

Road No.43, is a master plan road with 45 mt. P/W Alignment plan of this road, from its junction with ring road near Britania Chowk, upto its junction with outer ring road near Mangolpur Kalan was earlier approved by the Authority vide resolution No.161 dated 26th July, 1971.

2. Modification in the alignment of Road No.43 has been necessitated in order to integrate it with the layout plan of the group housing societies abutting this road as also with the layout plan of Mangolpuri Industrial Area Phase-II.

3. The 30 mt. R/W road from Mangolpuri Industrial Area, Ph. II has been taken perpendicular to road No.43 by joining it in a curve. Junction design of this road and the intersection of outer ring road have been integrated with the alignment plan.

In the intersection of outer ring road with this road, slip roads have been proposed on all the four arms for left hand turning. Traffic islands, zebra crossings for pedestrians and ^{four} phased electronic signals are proposed at this intersection. The alignment of this road has been adjusted with the layout plans of Group Housing Area and Mangolpuri Industrial Area, Ph.II with minor adjustments.

4. In the above said proposal part of DDA park and railing, some electric poles and minor adjustments of existing services lines will have to be made.

5. The case is put up to the Technical Committee for consideration,

Sub: Allotment / Regularisation of land to Radha Swami Satsang
(Bias) Geeta Colony, Delhi. F7A(10)79-LSB(Instl.)

Radha Swami Satsang (Bias) Geeta Colony Gandhi Nagar had requested for allotment of 2400 sq.yds. plot bearing kh. no. 391/23/94 which was already under their possession.

The case was examined and it was found that the land was with the Ministry of rehabilitation earlier and therefore it was not considered for regularisation. This was transferred to DDA by Ministry of rehabilitation along with other land in Gita colony under a package deal. The land was finally handed over to DDA on 2.9.88.

2. The land was of the plot as per MPD-62 and draft zonal plan is 'District Park and Play Ground'. In the PDP-2001 it has been shown as 'residential'.

3. It has been pointed out by the Land Section that the area along the marginal bundh has already been converted to various uses such as residential, institutional etc. and therefore suggested to regularise the land already under the occupation of Radha Swami satsang on usual terms and conditions.

4. It has been observed by the Planning Cell that the residential areas in Delhi are already short and therefore such areas should be utilised by DDA for its own scheme. It has also been observed that it involves a change of land use which is not desirable till the finalisation of PDP-2001.

5. The case is now put up to Technical Committee for consideration.

Sub:- Change of land use of an area measuring about 5.70 acres from 'Public & Semi Public Facilities' to Residential' near Nigam Bodh store, C-I construction of Sweepers Quarters of M.C.D.
F.20(36)/80-MP.

The additional Town Planner, MCD had forwarded a scheme for construction of sweepers quarters near Nigam Bodh store in zone C-I (Walled City). The change of land use was approved by the Authority vide its resolution No. 9 dated 19.1.87 and the same was referred to the Ministry of Urban Development Govt. of India, to convey the approval of the central Govt. under Section 11-A of D.D. Act-1957 to issue a Public Notice for inviting objection/suggestion from the Public vide this office letter dated 2.4.87. The Ministry of Urban Development conveyed the approval of the central Govt. vide their letter No.K-13011/17/87-DDIIA dated 7.12.87.

2. Accordingly, Public Notice was issued on 22.2.88. In response to that Public Notice two objection/suggestions were received, one from Director(PPW) (Annexure-A) and the other from Indian Christian Cemetary Committee (Annexure-B).

3. The objection/suggestions were examined by zonal Plan Branch. Regarding suggestion of PPW it has been observed that in fact while sending the letter to MCD, the suggestion of PPW should have been communicated which is basically related to construction of buildings in the the same form and style as existing to the extent possible. This may now be forwarded to M CD for necessary action. (B) Regarding the objection raised by Indian Cristian Cemetary Committee.

Appendix 'A' to Item No.15

A1

The Secretary,
Delhi Development Authority,
Vikas Sadan,
B-Block, INA,
New Delhi.

Ref: Your public notice No.F.20(36)/80-MP dated 22.2.88
published in the Indian Express, dated 22.2.88.

...

Reg: Lothian Cemetery.

Dear Sir,

On behalf of the Indian Christian Cemetery Committee I am sending the objection against the use of Lothian Cemetery land for Master Plan/Zonal Development plan for Delhi. It is stated that Lothian Cemetery is the memorial of the dead buried there and need not be used for any other purpose. It is an emotional matter so that the feelings of the Christian Community may not be hurt. Graves are monuments and their destruction is not proper.

I, therefore, request you to kindly leave the grounds of the said Cemetery as it is.

Thanking you,

Yours faithfully,

(I.F.FRANKLIN)
INDIAN CHRISTIAN CEMETERY COMMITTEE
NEHRU BAZAR PAHAR GANJ,
NEW DELHI - 55.

Sub:- Policy regarding allotment of land.
F.SP1(2)/88/Dir(CP).

1. Governor vide his order no. dated 29.8.88 has stated as under:

" I understand that a lot of problems of Delhi are due to the fact that DDA has been allotting land without finalising the service plans for the provision of power water and outfall for storm water and sewerage. I would like this practice is to be stopped.

DDA should henceforth allot the land only after service plans are finalised and adequate details in this regard should be issued to the allottee along with the letter of allotment of land".

2. Director(SP) has pointed out that a survey was conducted with regard to availability of physical infrastructure namely water line as well as roads, in case of vishwas nagar institutional area (Trans Yamuna Area). The plan indicates that no water, sewerage lines, storm water drains and roads are available in the scheme except services on the periphery roads.

3. It is therefore, suggested that allotment in this institutional area should not be made. It was also observed that like wise the surveys of other areas should also be conducted to formulate a policy for such allotments prior to finalising the service plans.

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

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Supplementary Agenda for the meeting of Technical Committee to be held on Tuesday, the 22nd November, 1988 at 9.00 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>
17.	Development Plan of Papankala- Chnage of land use. F.20(10)/84-MP.	25 to 27
18.	Allocation of site for 33 KV sub- Station for Hudson Line. FR2(1)/83/Dir.(CP)-Pt-III.	28 to 29
19.	Issue of Public Notice for zoing regulation for High Rise Cons- truction in Delhi.	30 to 35

F1(29)/88-MP

Item No.17.

- 25 -

Subject: Development Plan of Papankala.
(F.20/10/84-MP).

....

The draft Development Plan of Papankala was approved by the DDA vide Resolution No. 15 dated 14.4.88(Annexure 'D'). The Authority resolved that the development may take place in the area already acquired for which change of land use be processed. The Authority further resolved that phase II of the Project area be declared at the Development Area of the DDA for the purpose of overall integrated planning.

In pursuance with the approval of the Govt. of India, a Public Notice was issued vide No. F.20(10)/84-MP dated 9.7.88(Annexure 'E') inviting objections/suggestions.

Also Phase II of the Papankala Project, covering an area of 2098 hectares was declared as 'Development Area No. 172' under Section 12 of the Delhi Development Act 1957 vide Delhi Admn. Notice No. F.16(1)86/L&B/25038 dated 20th July, 1988(Annexure 'F').

In response to the Public Notice, 27 objections/suggestions were received. Of this 21 objections were received on or before the due date i.e. 8.8.88 whereas the remaining objections were received after the due date. A brief summary of the objections/suggestions has been prepared which is placed at Annexure 'G').

The Development Plan was discussed vis-a-vis objections/suggestions in the Papankala Planning Group meeting held on 15.9.88 under the chairmanship of the V.C., DDA. In this meeting, it was decided that all the in-house suggestions be submitted by 30.9.88. The Development Plan was further discussed in a meeting held on 27th September, 1988 under the chairmanship of

....2/-

VC, DDA with eminent architects, traffic & transportation experts and town planners.

The Public Notice issued on 9.7.88 under the Section 11(A) of the Delhi Development Act 1957 covered an area of 3652 hectare (Phase I) which included 1688 ha. built up area. The change of land use of the built up area could be taken after detailed regularisation plans of the same are prepared by the concerned agency under the policy of the Govt. of India. For the remaining area of 1964 ha. objections/suggestions received from the public have been considered (Annexure 'H').

Keeping in view the objections/suggestions received, the Development Plan has been modified as given below:-

- a) Percentage of land use under recreational has been increased from 13.51 to 17.82%.
- b) The circulation pattern has been modified.

Also keeping in view the comments of the experts and in house suggestions, the following modifications have been carried out in the Development Plan:-

- i) The concentric pattern of Distt. Centre has been modified in favour of linear pattern.
- ii) The centripetal/circular pattern of transportation has been replanned in a grid pattern to facilitate diffusion of traffic and balanced development of activities.
- iii) Specific and identifiable landmarks, vistas and nodes have been defined. A centre-piece has been planned for the new development. The work centres have been judiciously distributed in all the directions for balanced distribution of traffic.

The Development Plan modified as above has been approved by the Papankala Planning Group in the meeting held on 4th November, 1988.

The following are the land use proposals in the modified plan as compared to the land use analysis for Phase I (DDA lands) in the approved Development Plan:-

Land use	As proposed in the Modified Plan		As notified/approved by the DDA.	
	Phase I/DDA Land Area(Ha)	%age	Area(Ha).	%age
Residential	838.0	42.67	915.00	46.50

- 27 -

Commercial	79.0	4.04	79.00	4.00
Industrial	40.0	2.04	-	-
Governmental	40.0	2.04	40.00	2.00
Recreational	350.0	17.82	265.00	13.51
Public/Semi	167.0	8.50	167.00	8.51
Public facilities				
Circulation/TPT	456.0	22.91	498.00	25.39
TOTAL:	1964.00	100.00	1964.00	100.00

The modified Development Plan is placed before the Technical Committee for its approval and further processing of the change of land use of 1964 ha. of Ph.I/DDA lands under Section 11(A) of Delhi Development Act, 1957.

Appendix 'D' to Item No.17

- D1 -

No. Subject: Development Plan of Papankala.
15 (File No.PA/PP(PPK)/87/114).

14.4.88.

P R E C I S

The Delhi Development Authority vide Resolution No. 126 dated 14.5.84 approved the proposal for declaration of about 3550 Ha. of area towards south of Pankha Road as the 'Development Area' of the DDA. This area is bounded by Najafgarh Road, Pankha Road, Rewari Railway Line and M.J. Oil Pipeline. Accordingly vide Delhi Administration notification No.F.16(1)/86-L&B dated 28.11.86 and corrigendum dated 8th June, 1987, and area of about 3550 hec. has been declared as the 'Development Area' (No-171).

2. A proposed Development Plan for the Papankala Scheme has been prepared covering an area of 5648 ha. out of which 1862 hec. in ph-I and 2098 hec. in ph-II, besides 1688 Hac. of built up area . in an integrated manner for residential, commercial, recreational, industrial. Govt. Public and Semi Public facilities and circulation, for a population of about 11.3 lakhs. Details of the development plan and land use etc. are given in the brief report placed at Appendix 'D' at pages 36,38.

3. The Delhi Development Authority vide Resolution No. 78 dated 21.8.86 also approved the proposal for change of land use for 3550 ha. of area, under section 11-A of Delhi Development Act 1957. However, since the scheme now covers an area of about 5648 hectare, the matter has been reconsidered by the Technical Committee in its meeting held on 28.9.87 which approved the proposal.

4. The proposed Development Plan was presented to the Hon'ble Prime Minister on 11.1.88, who while agreeing with the overall proposal, suggested to adopt a re-gular and wide enough road pattern. He also suggested to adopt large chunk of green spaces and work out the details of type of trees to be planted.
5. In persuance, the Proposed Development Plan has been modified after further consultations with the experts in urban design, traffic/transportation planning and forestry. The same has been discussed in a meeting with Lt. Governor held on 3.2.88. The Lt. Governor agreed with the proposed revised plan and directed that in the 1st phase the Development may take place in the areas already acquired. The ph-II of the project i.e. the area between Oil Pipe Line and Najafgarh drain may be declared as the 'Development Area' of the DDA. For the time being acquisition in ph-II be restricted for the lands which are necessary for roads, service corridors water supply and sewage treatment plants, drains and balancing reservoirs etc.
5. The proposal had been submitted for the consideration of the DDA for its meeting dated 1.3.88 vide item No.8, in this meeting consideration of the Item was postponed. In the meantime, the proposed Development Plan has been further modified as discussed in the Papankala Planning Group and with the Commr.(Elg.) This requires some adjustments in the land Use Analysis, which has been revised and placed in the Agenda Item at Annexure 'D'.
6. The proposed Development Plan is placed before the Authority for its consideration and for the:-
 - (i) Approval of the Development Plan, and consequential change of land use covered by the Scheme and,
 - (ii) for approval to declare the remaining area (ph-II), between Oil Pipe Line. Najafgarh Drain, Bijwasan Road and

Najafgarh Road and measuring about 1978 Hac. which excludes the village abadi areas of 5 villages and Kakrola dairy colony as the 'Development Area' of the DDA.

The matter is placed for the consideration of the Authority.

RESOLUTION

The Authority resolved that the proposed development plan for Papankala as detailed in the agenda item be approved. It further desired that in the phase I, the Development may take place in the areas already acquired for which change of land use be proposed. The Authority also resolved that the ph.II of the project area from Mathura Jullunder Oil Pipeline in the North east direction to Nazafgarh Road on north west, Rewari Line on South East Nazafgarh Drain towards west, and Bijwasan Road in the South covering an area of approximately 2098 hac.(including the village abadi area of five villages and Kakrola Dairy Colony) be declared as the 'Development Area' of the DDA for the purpose of overall integrated planning. The Authority further desired that for the time being acquisition in the said phase-II area be restricted only to the lands which are necessary for roads, service corridors, water supply and sewerage treatment plant, drains, balancing reservoirs etc.

The Authority also resolved that the existing services in the village abadi areas and kakrola Dairy Colony be continue to be maintained by the MCD while the agency to undertake the Provision of new services and the development in the abadi villages and the Dairy Colony, be decided by the Administrator at the appropriate time.

APPENDIX 'C' TO ITEM NO. 15

DELHI DEVELOPMENT AUTHORITY
(PAPANKALA PROJECT)

Papankala Scheme is located towards South West Delhi and is bounded by Najafgarh Road/Najafgarh Drain towards West Pankha Road/ Janakpuri towards the North Rewari Railway line towards the East and Bijwasan Road towards the Najafgarh Drain on the South. Towards East Indragandhi International Airport is situated and Janakpuri towards the North. An area of 5648 hectare is covered by this Scheme in three phases i.e. 1862.0 Hac. in phase-I 2098.0 hac. in ph-II and 1688.0 hac. in built up portion of ph-III.

A development plan for Papankala Scheme has been prepared to utilise this area in an integrated manner for residential, commercial, recreational, industrial, public and semi public facilities and circulation for a population of about 11.30 lacs. The overall land use break-up of the Scheme is as given in the Annexure 'A' at page 42.

An area of about 1688 hac. is already built up either in the form of villages or regularised/unauthorised colonies. Out of this, an area of 464 hac. is covered under the regularised colonies. About 3960.0 Hac. of land is cover available for new development. An underground Oil Pipe Line be besides the area and Palam drain is passing through the Scheme area. An area of about 1862 hac. of land is already acquired and remaining area is under acquisition. The additional land is to be acquired because the oil pipe line is not a physical barrier and in case the development is restricted upto it. large scale unauthorised construction can not be controlled beyond the oil Pipe Line. Also in

such a case it would not be possible to meet the requirement of about 1200 cooperative group housing societies.

The development is proposed to be sub-divided into a number of sectors. Besides residential land use city level activities such as city centre, Freight Complex, Metro Passenger Terminal and Services Industries have been proposed. Each residential sector which is having various community facilities like community centre, Distt. and neighbourhood parks, colleges, services centre, general hospital, cultural centre, sports centre etc. which are proposed according to norms of PDP-2001.

It is proposed that the whole development follows a system of social infrastructure and service delivery. The community facilities are planned on the basis of gross density of 200 p.p. hec. and have been sub-divided into the following 3 categories:-

- a) The city level/central facilities like Distt. centre Industries work centre tach. and vocational colleges and cultural institutions, Inter State Bus Terminal K.V.S.S. Medical College and Hospital etc.
- b) The sector level facilities are planned along the roads, and in the sector itself. Such facilities include community centres, colleges, social cultural and religious institutions, hospitals, service centres distt. sports centre and Distt. Parks.
- c) The neighbourhood level facilities are located within the sectors along the neighbourhood/zonal roads. Each neighbourhood would have population of about 12 to 15,000 that would require H.S. School, local shopping centre and other community facilities.

LAND USE ANALYSIS IN DIFFERENT CASES OF
PILANKULA SCHEME

Annexure 'A'

Total Area of the Scheme	5648.00 Hac.
Built up Area	1688.00 Hac.
Population (Total)	11.30 Lacs.
New 3960.00 Hac. @ 200 pp Hac.	3.88 Lacs.
Phase-I	4.04 lacs.
Phase-II	
Built up 1688.00 Hac. @ 200 PP Hac.	3.38 Lacs

S.No. Land Use	New Area		Built Up Area		Total
	Total Area Area (Ha)	%	Area in Hac. %	Area in Hac.	
1. Residential	1826.0	46.1	1228	72.7	3054.00
2. Commercial	135.0	3.4	50.0	3.0	185.
3. Governmental	40.0	1.0	-	-	40.0
4. Industrial	150.0	3.8	-	-	150.0
5. Recreational	769.0	19.4	217.0	12.9	986.0
6. Public & Semi Public facilities.	388.0	9.8	73.0	4.3	461.0
7. Circulation	652.0	16.5	120.0	7.1	772.0
Total:	3960.0	100.	1688.0	100	5648.0
					13.7
					100

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6TH FLOOR, I.P. ESTATE
VIKAS MINAR, NEW DELHI

No.F. 20/107/84-MP

Dated 8-7-88

From: C.P. RASTOGI
DEPUTY DIRECTOR (MP)

TO

The Project Planner(Papankala),
Janakpuri, Distt. Centre,
New Delhi.

SUB: Publication of public notice.

.....

Sir,

I am directed to forward a copy of Public Notice under section II-A of the Delhi Development Act., 1957 which has been published in the local newspapers on 9-7-88 for inviting public objection/suggestion and a copy of site plan.

2. I am to request you that this notice may kindly be affixed on the notice Board of your office.
3. The receipt of this letter may kindly be acknowledged.

Yours faithfully,

Sd/-
8-7-88
(C.P. RASTOGI)
DEPUTY DIRECTOR (MP)
Telephone No. 3311405

Encl: As above.

DELHI DEVELOPMENT AUTHORITY

NO. F. 20(10)/84-MP

Dated the, 9-7-88

PUBLIC NOTICE

The following modification which the Central Govt. proposed to make to the Master Plan/Zonal Development Plan for Delhi is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection or suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of thirty days from date of issue of this notice. The person making the objection or suggestion should also give his name & address.

MODIFICATION:

i) Area bounded by Railway line to Rewari on the south east, agricultural green/Pankha Road on the north, agricultural green on the north-west & South west, measuring about 40 hec. is proposed to be changed from "Commercial(warehousing/storage" to "Residential" = (23 hec.); Recreational (distt. parks, play ground and open space" (14,30 hec.) and to "circulation" (2.7 hec.).

ii) "Area bounded by Najafgarh Road on north west, Pankha Road/Janakpuri on north, Rewari Railway Line on east/prop. express way on the south west, excluding the pocket detailed at s.no. (i) above, measuring about 3612.00 hec. is proposed to be changed from agricultural and rural use zone to;

a) Residential	2120.0 hec.
b) Commercial	129.2 hec.
c) Governmental	40.0 hec.
d) Recreational	467.7 hec.
e) Public & semi public facilities	240.0 hec.
f) Circulation	615.0 hec.

TOTAL	3612.0 hec.
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2. The plan indicating the proposed modification will be available for inspection at the office of the Dy. Dir.(MP), Vikas Minar, 6th Floor, I.P. Estate, New Delhi on all working days within the period referred to above.

sd/-

SECRETARY

DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN,
'B' BLOCK, INA
NEW DELHI.

(TO BE PUBLISHED IN THE GAZETTE OF INDIA)
DELHI ADMINISTRATION : DELHI : LAND & BULDG. DEPTT.

No. F.16(1)/85- L&B.

Dated 20.7.88

NOTIFICATION

In exercise of the powers conferred by sub-section(1) of Section 12 of the Delhi Development Act, 1957(61 of 1957) read with notification of the Govt. of India in the Ministry of Health, Family Planning and Urban Development No. 18011(28)67-4D dated 14.2.1969, the administrator of Union Territory of Delhi hereby declares more areas in Papankala / as described in the schedule given below to be 'Development Areas' for the purpose of the said act:-

SCHEDULE

<u>Dev.Area No.</u>	<u>Area in Hect.</u>	<u>Description</u>
172	2098 Hect.	North East - Mathura Jullunder Oil pipeline North West - Nazafgarh Road South East - Rewari Line West - Nazafgarh Drain South - Bijwasan Road (including the village abadi area of five villages and Kakrola Dairy colony).

The existing services in the village abadi areas and Kakrola Dairy colony be continued to be maintained by the MCD while the agency to undertake the provision of the new services and the development in the abadi villages and the Dairy colony will be decided by the Administrator at the appropriate time.

By order,

Sd/-

(SMT. NEERU SINGH)
Jt. Secretary(Land & Bldg.)
Delhi Administration : Delhi.

Dated the 20th July, 1988.

No. F.16(1)26-L&B/25038

Copy forwarded to:

1. Secretary to the Govt. of India, Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Vice-Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
3. Executive Officer(DA), DDA, Vikas Sadan, INA, Delhi.
4. Commissioner, MCD, Town Hall, Delhi.
5. Engineer Member, DDA, Vikas Sadan, New Delhi.
6. Town Planner, MCD, Old Hindu College Bldg., Kashmere Gate, Delhi.
7. Secretary, DDA, Vikas Sadan, New Delhi.
8. Secretary to Lt. Governor, Delhi.
9. Secretary to Chief Executive Councillor, Delhi.
10. Secretary to Executive Councillor(Revenue), Delhi.

....2/-

F 2 -

11. P.S. to Chief Secretary, Delhi Admn., Delhi.
12. Under Secretary(Coord), Delhi Admn., Delhi.
13. Under Secretary(LSG), Vikas Kuteer, N. Delhi.
14. Chief Engineer, DDA, Vikas Kuteer, N. Delhi.
15. Tehsildar(L&B), Vikas Bhawan, New Delhi.

Sd/-
(MRS. NLERU SINGH)
JT. SECRETARY(LAND & BLDG.)
DELHI ADMINISTRATION:DELHI.

No. DAC(1)88

Dated the, 28th July, 1988.

Copy forwarded for information to:

1. O.S.D. to V.C., DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner(Lands), DDA
5. Commissioner(Slum & JJ), DDA
6. Commissioner(Housing), DDA
7. Addl. Commissioner(Lands), DDA
8. C.L.A., DDA(with 5 spare copies)
9. Secretary, DDA
10. Director(Lands Management), DDA
11. Director(CP), DDA
12. Director(DC&B), DDA
13. Chief Architect, DDA
14. Jt. Director(UVC)(with 5 spare copies)
15. Chief Engineer(East Zone), (South East Zone),
(West Zone)(North zone)(South west zone)(Rohini).
16. Jt. Director(Bldg.)(with 5 spare copies)
17. Addl. Chief Engineer, DDA
18. Chief Project Engineer, Papankala, DDA
19. Director(Hort), DDA
20. Dy. Director(Lands), DDA
21. Dy. Director(NL), DDA
22. Director(Papankala), DDA
23. Asstt. Engineer, DA Cell, DDA
24. All Jr. Engineers, DA Cell, DDA.

Sd/-
(J.P. DOLIA)
EXECUTIVE ENGINEER(DA)

PAPPAN KALA PROJECT

ANNEXURE-1D1

S.No.	Name and Address	Main objection/suggestion	Brief Summary	Remarks
1.	General Secy., Vijay Enclave Wel. Association, A-4, Vijay Enclave, Dabri Palam Road New Delhi (Dt:6.8.88/E.8.88)	Land allotted to the Slum Wing DDA along Dabri- Palama Road which is proposed to have EWS plots should be utilized for community centre/Dist. park/DTC Terminal.	It has been mentioned that the vacant area of about 3 acres opposite Dabri Police Station on Dabri Palam Road has been given to J.J. & Slum Wing, DDA. Since this crossing at Dabri Palam Road will be the main entrance to the Papankala Scheme, a slum would be created at this site. It is suggested that a community centre should be developed at this site. Vacant land opposite to Vaishali/Dabri Extn. is also proposed for EWS plots. This site should be developed as a district park, as there are no parks available in this area. A DTC Terminal may be developed on the vacant land lying was Dashrath puri on Dabri Palam Road.	As per the Authority resolution no. 15 dt. 14.4.88 the development is to take place in the area already acquired for which change of land use be proposed. Since these objections/suggestions pertain to the area which is unacquired built up, as such these objections/suggestions can be considered at the time of preparation of detailed plans/regularisation plans of the built up area under the Govt. policy. As regards the proposed roads passing through built up area/unacquired land, the effort would be made to prepare the alignment plans in such a way that minimum built up area is disturbed.
2.	President, Partap Garden (Bindapur Ext), New Delhi R-Z-6C etc. Partap Garden (Bindapur Ext) New Delhi (Dt:7.8.88)	The Gram panchayat Land of Bindapur Village should be used for facilities New Delhi R-Z-6C etc. The village pond and cremation Ground should not be acquired Partap Ngr.Colony should be regularised.	It has been stated that the Gram panchayat had passed a resolution vide which in the common land of the panchayat the development of a school, a dispensary, a community centre, parks, playgrounds etc. have been proposed. This land has been allotted to EWS/landless harijans by the BDO. It has been requested that the use of this land should be as per Gram Sabha Resolution. The village pond, shamshan Ghat and Mandir should not be acquired by DDA. The DTC bus terminal & C-1, Janakpuri should be regularised and necessary facilities should be provided.	-do-
3.	Secy., Durga Park Wel.Ass. Durga Park (Nasirpur) Dt:8.8.88	Existence of Durga Park may be recognised.	It has been requested that the existence of Durga Park colony situated on Vill.Dabri Nasirpur Road, be kept in mind while formulation of the proposals for the area.	-do-
4.	Secy., Jan Kailash Samiti, Mohan Nagar, Janakpuri, New Delhi	Existence of Mohan Ngr. Colony should be regularized.	It has been requested that the existence of Mohan Ngr. Colony should be kept in mind while formulating the proposals.	-do-

- | | | | |
|---|--|---|----------------------------|
| <p>5. President, Vashist Park Wel. Association, WZ-31A/ZA, Vashist Park, Pankha Rd., N. Delhi (Dt.)</p> | <p>Existence of Vashist Park Colony be recognised by DDA and facilities etc. should be provided.</p> | <p>It has been requested that the establishment /existence of Vashist Park Colony be recognised by DDA and facilities etc. should be provided.</p> | <p>-do-</p> |
| <p>6. Secy. Pankha Rd. Shopkeepers' Welfare Association, WZ-51, Vashisht Park N. Delhi (Dt.)</p> | <p>Pankha Road should not be widened.</p> | <p>It has been stated that from Rewari Railway line to DESU Sub-Station the area along Pankha Road is completely covered with shops. The widening of Pankha Road will result in a great financial loss to the shopkeepers and render them jobless.</p> | <p>-do-</p> |
| <p>7. President, Residents Welfare Assn. I-Block, West, Sagarpur, N. Delhi. (Dt. 15.7.88)</p> | <p>Existence of I Block West Sagarpur Colony be recognised.</p> | <p>It is stated that the existence of I Block West Sagarpur be recognised and kept in mind while formulating the proposals for the area.</p> | <p>-do-</p> |
| <p>8. Shri Vijay Rishbud, Jt. Dir. (Narcels), DDA, New Delhi (Dt. 15.7.88)</p> | <p>No land has been allocated for industrial use, the area under circulation is on higher side. The work centres should be proposed along the LRT route.</p> | <p>It has been stated that in the Dev. plan for PPK no provision has been made for allocating land for industrial use. The area under circulation is on the higher side probably because passenger and goods terminal have been included in this use. It is suggested that this use should be designated as transportation use. The R/W of the Expressway as per Urban Extension Plan is 100 mt. while it is shown as 120 mt. in Papankala. The work areas have been concentrated along the Express way. These need to be proposed along the LRT route. In the plans for Urban Extn. no use such as Governmental use has been prescribed, while 40 hact. have been given for Govt. use in the Papankala Development plan.</p> | <p>As given separately</p> |

PAPAN KALA PROJECT

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9. Secy., DUAC
(Dt)

The Urban Extns, as per DUAC's Conceptual Plan (Option A) are mainly proposed towards the East of River Yamuna.

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10.

A.K. Bakshi,
Gen. Secy.,
Dashrath Puri
Res. Wrl. Assl.
A-33, Dashrath
Puri, Dabri Pa-
lam Rd.
(Dt:)

Existence of the colony should be recognised by D.O.A.

-do-

As given in objection No.

11.

The Genl. Secy.
Dashrath Puri
Resl. Welfare
Assl. A-33, Dash-
rath Puri Dabri
Palam Road
(Dt)

Objection to propose 40 mt. road connecting Pankha Rd. with IOI Airport.

-do-

12.

Genl. Secy., Vijay
Enclave Welfare
Assl. A-4, Vijay
Enclave, Dabri
Palam Road
(Dt: 1.8.88)

Objection to propose 30 mt. road connecting Pankha Road.

-do-

13.

Genl. Secy. Nagrik
Seva Samiti RZ.
F.11/2, Dev Kunj
Raj Ngr. II, Palam
Colony, N. Delhi
(Dt:)

Dev Kunj colony should be shown on the Dev. Plan and Panchayat land of Bagdola Vill. be utilized for community facilities.

-do-

A general note giving some guidelines for Urban Extensions in context to the Master Plan for Delhi Perspective-2001 prepared by DDA has been sent. There is no specific objection/suggestion to the published Development Plan/change of land use proposal for Pankala.

As per the Association Dashrath Puri Colony was established in 1973-74. As per Land Acquisition Collector's Award the Khasras of land on which this Colony exists have not been acquired, being declared as built up. As per the Development Plan for Papankala this colony falls under residential use. A request has been made that the existence of the colony should be kept in mind while formulating any further proposals.

The Secy. of the Association has suggested that it will be very difficult to implement the proposal of 40 mt. road which connects Pankha Road to I.G. International Airport via Sagarpur, Mangapuri, Palam Raj Nagar, Sach Nagar and Shahad Mohammadpur as this area is thickly built up. It has been suggested that Pankha road should be connected to IOI Airport through the existing Dabri Palam Road. It has also been suggested that the vacant land opposite Dabri Police Station should be made commercial.

Objections/suggestions pertains to propose 30 mt. wide road which is a connecting road to the proposed 60 mt. wide road (Pankha Rd) and 40 mtr. road connecting I.O.I. Airport. This 30 mtr. proposed road will result in a huge loss of money. It has also been objected that the location of this colony has not been shown on the Papankala Plan although the same came up in 1972-73.

It is mentioned that a two hundred years old Dada Dev Temple and Raj Ngr. II colonies known as Dev Kunj have not been shown in the Dev. Plan for Papankala. It has been suggested that pocket F&S block of Raj Nagar II opposite Dada Dev Temple be developed as it exists.

PAPAN KALA PROJECT

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has also been suggested that the panchayat land between Bagdola Road and F Block of Dev Kunj be utilized for construction of a community centre, baratar, library Dispensary etc.

Land earmarked for recreational use is less and no lands for indl. and regional markets have been earmarked. 120 mt. Express way should have grade separators. Cycle movement should be made a part of city level network.

As given separately.

14. J.C. Gambhir,
Dir. (PPW),
DDA.
(Dt:)

15. Anil Kumar
Barua, J-38,
231-232, West
Sagarpur, New
Delhi.

Existence of Sagarpur West Colony be recognised.

As given in objection No. 1

16. Malina Modak,
W/O Shri M.C.
Modak, R-2-J-
45/231-232,
Sagarpur West,
New Delhi
(Dt)

--do--

--do--

--do--

17. Sukhwarsha Saini
W/o Sh.S.P. Saini
West Sagarpur
(dt)

--do--

--do--

--do--

18. Lolita Rani, -do- -do-

W/o Sh.C.L.
Gupta, R.D.
J-4/231,
Sagarpur
West
(Dt)

19. Smt. Nayontara -do- -do-

Singh R.Z-J
29/231-232,
Sagarpur West,
N. Delhi
(Dt)

20. Genl. Sany, -do-

Dashrath Puri
Residential
W. I. F. R. Road.
(Regd.) A-33,
Dashrathpuri
New Delhi-110045

The vacant land at specified place in the built up area should be used for developing a community centre, a distt. park, and a DTC Bus Terminal.

It has been stated that the vacant land opposite Police Station Dabri which has been allotted to the Slum Wing DDA for EWS plots is at the main entrance to Phase I PPK Scheme in this land a Community Centre should be developed. Another vacant land opposite Vaishali/Dabri Extn. which is also proposed for EWS plots by DDA should be developed as a Distt. Park. On another vacant site near Dashrath Puri on Dabri Palam Road DTC Bus Terminal may be proposed.

21. Genl. Secy., -do-

Dashrath Puri
Residential
Welfare Asso.
-do-

The vacant land on Dabri Palam Road should be developed as a Nursery as proposed in the Dev. Plan for Papankala. The vacant land opposite Dabri Police Stn. should be put to commercial use. The Dabri Palam Road should be the main connection with the airport.

It has been stated a piece of vacant land on Dabri Palam road opposite Vaishali & Dabri Extn. has been earmarked for a Nursery in the Development Plan for Papankala while this land has been given to DDA Slum Wing for EWS plots. It has been requested that this land should be retained as a nursery site. The vacant land lying opposite Dabri Police Station should be developed for commercial use. The Dabri Palam Road should be the main connection for I.C.I. Airport in stead of a proposed connection through Sagarpur.

Summary of objection/suggestions received in response to the public notification issued on 9.7.88
PAPANKALA PROJECT

Sl. No.	Name & Address	Main Objection/suggestions	Brief Summary	Remarks
22.	Chief Engineer (SPG) C2WD 6th FTBP Bldg. Block-2 CGO Complex, Lodhi Rd. New Delhi dated 5.8.83.	The land use classification of 'Governmental use' should be changed.	The land use designated to the land reserved for SPG should re-classified as Governmental use i.e. Govt. land (use undetermined) as the project is a secret one.	As given seperately.
23.	Secretary, Vaishali Extn. Wlafare Association R2-2 Vaishali Extn. Dabri, P.O. Palam, N. Delhi Dated 2.8.88.	Existance of Vaishali Extn. Colony be recognised.	It has been requested that the existance of Vaishali Extn. should be recognised while formulating any further proposals.	As given in objection No.1
24.	General Secretary Mahavir Enclave Niwasi, Sudhar Samiti (Regd.) Dabri Palam Road, New Delhi 110045. dated 19.7.88	The already built up area of Mahavir Enclave should not effected by the PPK Development plan proposals.	The residents of Mahavir Enclave have stated that the proposals of the development plan for Papankala are likely to damage their colony. It has further been stated that the matter regarding release of the khasra No.15, 17, and 62 of village Nasirpur is under the consideration of the L.G. Hence the already built up areas should be not be effected by the proposals of the Papankala Development plan.	- do -

25. The Secretary, Vaishali Vikas Society (Regd), Vaishali P.O. Palam, New Delhi.
Dated:

A Community Centre, District park and DTC bus terminal should be developed in specified vacant pockets in the built up area of PPK project Area.

26. Shri V.M. Bansal, General Manager (Lands Management) Inter National Airports Authority of India, Yashwant Place, Chankayapuri New Delhi, Dt. 31.8.88

No bird attracting activity should be proposed near the airport non residential activities should be proposed in the Air Funnel due to noise pollution.

27. Addl. Town Planner Town Planning Deptt. Municipal Corporation.

Unauthorized/regularised colonies should be adjusted in the Development Plan for Papankala.

It has been stated that the vacant land lying opposite to the Dabri Police Station has been allotted to the DDA Slum Wing for EWS plots this will result in creation of a slum on the said site, hence a community centre should be developed on this site. On the vacant land opposite Vaishali/Dabri Extn. a dist. park should be developed and for the vacant land near Dashrath Puri on Dabri Palam Road should be used for a DTC bus Terminal. It has been stated that land must be acquired for the purpose of provision of approach lights for R/W 09 & 10 and for the proposed parallel runway South of International Terminal. It has been further stated that bird attracting activities which have been specified should be prohibited upto a 5 mile radius from the airport. Also no residential accommodation school, hospital etc. may be permitted in the air funnel due to noise pollution and obstacle restrictions should be taken care of in the Development Plan for PPK.

A list of unauthorized residential colonies have been attached with the objection/suggestion. It has been suggested that these colonies may be adjusted accordingly in the Development Plan for Papankala. Further it has been suggested as these colonies are situated in a low level area the drainage problems may be taken care of by DDA. Drainage/Sewerage/water supply proposals should be in conformity with the Master Plan of MCD.

As given in objection No. I

Appendix H to Item No.17.

-H1 -

SUMMARY OF OBJECTIONS/SUGGESTIONS RECEIVED IN RESPONSE TO THE PUBLICATION NOTIFICATION ISSUED ON 9-7-88

PAPANKALA PROJECT - ACQUIRED LAND OF DDA

ANNEXURE - 'E'

S.No. Name & Address	Main objection/suggestion	Brief Summary	Recommendations/observations
1. Sh. Vijay Rishbud, Jt. Dir. (Narela), DDA dt. 15-7-88	No land has been allocated for industrial use, the area under circulation is on higher side. The work centres should be proposed along the LRT route.	It has been stated that in the development Plan for allocating land for industrial use. The area under circulation is on the higher side goods terminal have been included in this use. It is suggested this use should designated as transportation use. The R/W of the Expressway as per Urban Extension Plan is 100 Mtr. while it is shown as 120 Mtrs in Papankala. The work areas have been concentrated along the Expressway. These need to be proposed along the LRT route. In the Plans for Urban Extension no use such as Governmental use has been prescribed, while 40 hec. have been given for govt. use in the Papankala Development Plan.	The land for industrial use is recommended to be added in the land use analysis of the acquired land of DDA. The land use designated as 'Circulation' is as per the present zoning regulations/Delhi Master Plan and includes land under Metropolitan Terminal and LRT. The R/W of the Expressway is proposed to be 120 mtr. in the segment passing through Papankala. Almost all the major work centres are having approach from LRT as well as from the road. The land use designated as 'Govt.' is as per the approved recommendations of MPD(1962)
2. Secretary, DUAC(Dt.)	The Urban Extension as per DUAC's conceptual Plan (Optional) are mainly proposed towards the East of River Yamuna.	A general note giving some guidelines for Urban Extensions in context to the Master Plan for Delhi Perspective 2001 prepared by	The proposal of Papankala conforms to option 'B' of DUAC which suggests 10 lakh population for this sector

S.No. Name & address	Main objection/ Suggestion	Brief Summary	Recommendations/ observations
3. Sh. J.C. Gambhir Dir.(F&W), DDA,	Land earmarked for recreational use is less and no lands for industrial and regional markets have been earmarked. 120 mt. Expressway should have graded separators. Cycle movement should be made a part of city level net work.	DDA has been sent. There is no specific objection/suggestion to the published development Plan/change of land use proposal for Papankala. It has been stated that in the Development Plan for Papankala only 13.2% of the land has been earmarked for recreational use, which should at least be 18% as per MPD-2001 standards. No land has been allocated for industrial use and no regional-cum-local distribution market has been provided as recommended in the MPD-2001. The recommendations of the committee regarding M.P.T. and Freight Complex should be incorporated. 120 mtr. Expressway should have grade separators at all inter-sections and railway crossings with 30 mtr. and above R/W roads. The cycle movement should be an important part of the city level network and road connections through inter-national airport should be avoided.	i) The percentage of land under recreational use is recommended to be increased in the acquired land of DDA. ii) The suggestion for provision of land for industrial use is recommended for acceptance. iii) The suggestion for regional markets would be considered at the time of detailing of warehousing/Commercial areas. iv) Metropolitan Transport Complex is being planned in consultation with the Railways. v) Details of intersections to be worked out subsequently. vi) Cycle Tracks planned in the Transportation network of the Scheme.
4. Chief Engineer (SFG) CPWD, 6th ITBP Bldg. Block-2, CGO Complex,	The land use classification of "Governmental use" should be changed.	The land use designated to the land reserved for SFG should re-classified as Governmental use i.e. Govt. Land (use undetermined) as the Project is a secret one.	Suggestion recommended for acceptance.

S.No. Name & Address	Main objection/ suggestion	Brief Summary	Recommendations/ observations
<p>5. Shri V.M. Bansal General Manager (Lands Management), Inter-national Airports Authority of India, Yashwant Flace, Chanakya- puri, New Delhi- dt. 31-8-88</p>	<p>No bird attracting activity should be proposed near the airport non-residen- tial activities should be proposed in the Air Funnel due to noise poll- ution.</p>	<p>It has been stated that land must be acquired for the purpose of provi- sion of approach lights for R/W 09 & 10 and for the proposed parallel runway South of International Ter- minal. It has been further stated that bird attracting activities which have been specified should be prohibited upto a 5 mile raideus from the airport. Also no residen- tial accommodation, school, hospital etc. may be permitted in the air funnel due to noise pollution and obstacle restrictions should be taken care of in the Development plan for P2 K.</p>	<p>The matter has been taken up with I.A&IN. & land use plan ensures adequate cautions/ measures for safety of the aircrafts.</p>

ITEM NO. 18

SUBJECT : Allocation of site for 33 KV Sub-Station for Hudson Line

FR 2(1)/83- Dir.(CP)-Pt.III.

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This is regarding allotment of land to DESU for the construction of electric sub-station, DESU had requested for electric Sub-Station sites for 11 KV and a site for 33 KV Sub-Station for electrification Hudson Line. Regarding 11 KV Sub-Station site, the case was examined in the City Planning Wing and two sites marked as 'X' and 'Y' on the plan attached herewith had already been handed over to DESU. The proposal for 3rd site out of the primary school was sent for approval to E.M. E.M. vide his note dated 9.3.88 page No. 17/N conveyed that DESU is interested for two 11 KV sites and will be able to manage to accommodate the 3rd sub-station provided 33 KV Sub-Station is given in the same area.

The case was examined and observed that no land earmarked for 33 KV ESS was available in the Hudson Line and in the vicinity. Therefore, it was considered that a part of the site of the primary school in Hudson Line; earmarked on plan attached on page 70/C as green; be allotted. The site was approved in the meeting held in the room of VC, DDA on 30.3.88. But, Convenor of the Hudson Line Plot owners protested for the decision and suggested either to change the site towards the main road or out of Hudson Line

Out of Hudson Line there is no ESS land ~~attach~~ which could be allotted. Hence, it was decided that a part of the land out of the primary school on Kingsway Road (100'r/w) be utilised for the construction of 33 KV ESS and the rest of the area be shown as green (Plan on page-70). Site was approved by VC, DDA vide his noting dated 30.3.88 on Pg.-19/N. But this approved site was also not available, as some shops in barracks are existing there.

Contd.....2/-

Therefore, slightly modified site as marked on the plans attached herewith (5 Nos.) were suggested and it was approved in principle by VC in the Meeting held on 27.9.88 with Gen. Manager, DESU.

From Planning point of view also the presently demarcated site is more feasible for following reasons :

1. It is towards the main road i.e. Kingsway Road 100' Road/W.
2. One Primary School could also be allotted in the balance area of 0.39 Ha.

The plan is laid on the table for consideration of the Technical Committee.

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PUBLIC NOTICE

The following modification(s) which the Central Government proposes to make in the Zoning Regulations of the Master Plan for Delhi are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification(s) may send the objection or suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, I.N.A., New Delhi, within a period of thirty days from the date of issue of this notice. The person making the objection or suggestion should also give his name and address :

MODIFICATION IN MASTER PLAN

1. On page 23, right hand side column, last para and on page 24, left hand side column, first paragraph of Delhi Master Plan are proposed to be substituted as follows :

"In order to maintain the present character of Lutyen's Delhi, which is still dominated by green areas and bungalows, there should be a separate set of norms for 'Lutyen's Delhi excluding (i) the area lying between Baba Kharak Singh Marg on the South, Panchkuian Road on the north and the ridge on the west, (ii) the area between Baba Kharak Singh Marg, Ashok Road, Ferozeshah Road, Bara Khamba Road and Connaught Place, (iii) Mandi House and iv) the Institutional area where the Supreme Court is situated. It will, however, include the areas presently out of Lutyen's Delhi which consist of (i) Nehru Park, ii) Yashwant Place, iii) the area lying between Yashwant Place and the railway line on the south, and iv) the area lying between ^{Nehru Park} Yashwant Place on the west and the boundary of Lutyen's Delhi on the western edge of S-Schelling Aerodrome and the Race course.

The demarcation line of the Lutyen's Bungalow Zone should not run along prominent roads because if it does so, there will be bungalows on the side of the road and high rise buildings on the other side. It has, therefore, been decided that the demarcation of the Lutyen's Bungalow Zone should run along the first inner/outer road or land from the prominent road. However, the demarcation can run through the prominent roads where there is park, ridge or green area on the other side of the road. (as shown on the map)

For Lutyen's Bungalow Zone, norms for construction given below should apply :

- i) The new construction of dwellings, on a plot must have the same plinth area as the existing bungalow and must have a height not exceeding the height of the bungalow in place or, if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plots.
 - ii) In the commercial areas, such as Khan Market, Yashwant Place etc. and in institutional areas within the Lutyen's Bungalow Zone, the norms will be the same as those for these respective areas outside the zone.
 - iii) However, for development of central vista the regulations identified by central vista committee, DUAC based on the various land use categories would be applicable.
2. i) On page -58 of Delhi Master Plan (Notification No. K-12014/6/75/UD dt. 11.12.75 modification No. V), words "in respect.....and no. of dwelling units given above" are proposed to be replaced as under :
- " the minimum plot size for this sort of development is one acre."

- ii) On page 59 of Delhi Master Plan under the table 'Group Housing', the maximum ground coverage is proposed to be substituted as, "25% including all services irrespective of densities and FAR"
- iii) On page 59 of Delhi Master Plan, the right hand side column foot note (5) is proposed to be substituted as " for Group Housing (Residential Area), the maximum FAR proposed is 250 for development with 250 dwelling unit per hect."
- iv) On page 59 of Delhi Master Plan foot note (5) A (Notification No. K-12014(9)/72/U.D. I dt. 24.12.76 modification (5)) is proposed to be deleted.
- v) On page 59 of Delhi Master Plan foot note (6) (Notification No. K-12014/6/75-U.D. I dt. 24.12.75 Modification No. IV) the following words are proposed to be deleted :
 - " It also includes creation of several dwelling units out of the one dwelling unit by partition."
- vi) On page 59 of Delhi Master Plan, right hand column after footnote (6) the following footnote is proposed to be added :
 - (7) a) Relaxation in FAR - Relaxation in FAR could be granted in areas (zones) other than Lutyen's Bungalow Zone for taller construction, provided additional cost incurred on infrastructure and services by the urban body on account of additional FAR paid in an appropriate mode.

contd....p4/.....

- b) Height (i) There will be no restriction in height and shall be regulated as per detailed urban design clearance and fire fighting arrangements. (ii) Height restriction in sensitive areas having special character and historical heritage will continue through the application of the provisions of DUAC Act 1973.
 - c) Basement - Underground basement(s) for parking may be extended beyond the building envelope up to the envelope line (set back lines) subject to the condition that the top roof level of the basement beyond the actual building line shall be flushed with the ground and will be properly landscaped to make it green.
 - d) Landscape (i) In case of high rise construction i.e. building(s) above 13.72 mts. (45') in height or more than 4 storeys 75% of the plot area shall be used as green and for passage to the building(s).
 - e) In case of low rise building(s) i.e. 13.72 mts. (45') in height or up to the 4 storeys, 50% of the plot area shall be left as green and the remaining shall be used for building, parking and passage to the building.
- 3.(i) On page 60 of Delhi Master Plan, left hand side column under heading III "Government Offices" para(b), the words "including those in District Centre" are proposed to be deleted.
- (ii) The following words shall be added after para (b)
- (c) Norms for the Govt. construction will be governed by the norms specified for the zone where the Government building is to be constructed.

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- 3.(i) On page 60 of Delhi Master Plan, left hand side column under heading III "Government Offices" para(b), the words "including those in District Centre" are proposed to be deleted.
- (ii) The following words shall be added after para (b)
- (c) Norms for the Govt. construction will be governed by the norms specified for the zone where the Government building is to be constructed.

4. (i) On page 60 of Delhi Master Plan (Notification No. K-12014(9)/72/U.D. I dt. 24.12.76, modification I
- (1) (ii) which reads as "Maximum floor coverage..... be permissible." are proposed to be substituted as : "Maximum per floor coverage for all the floors shall be 25% of the plot area and would include all services."
- (ii) On page 60 of Delhi Master Plan, right hand side column, first para which reads as "Semi-basement..... be landscaped." is proposed to be deleted.
- (iii) On page 61 of Delhi Master Plan, right hand side column sub para (c), under heading District Centres and proposed Central Business Districts in Shahdara and Karol Bagh, the table for FAR and coverage for District Centre and also Sub District Centre vide (Notification No. 13011/14/80/DDIIA dt. 6.2.82 is proposed to be substituted as under :

	Max. permissible FAR	Max. per floor coverage
Distt. Centre	250	25% of the plot and would include all services.
Sub Distt. Centre	100	

- (iv) On page 61 of the Master plan, right hand side column, 2nd para which reads as "Semi Basement..... into FAR calculation," is proposed to be deleted.
- v) On page 61 of Delhi Master plan, right hand side column, above heading "Whole Saleing" under 'Commercial and Retail' (Notification No. 12014/9/72/U.D. I dt. 24.12.76 modification 1 (2) notes) is proposed to be substituted as follows :
- (1) "Maximum per floor coverage for all floors shall be 25% of the plot area and would include all services."

(2) Parking standards for various types of commercial activities shall be as below:

<u>Type of Activity</u>	<u>Total Equivalent car spaces</u>
a) Trade	2.28 car spaces per 92.9 sq. mts. (1000 sq. ft) of built up space.
b) Offices cinemas and hostels (5 star)	1.14 car spaces per 92.9 mts. (1000 sq. ft) of built up space and additional parking where required, limited to the extent of 1.14 car spaces per 92.9 sq. mts. (1000 sq. ft.) of built up space.

5. i. On page 63 of the Master Plan right hand side column under heading 'Institutional Uses' the table for maximum coverage is proposed to be substituted as under:

Max. coverage..... 25% (including all services)

ii. On page 63 of the Master Plan (Notification No, K-12014 (9)/72-U.D.I dated 24.12.76 (Modification(4)) the words 'However this will be not adequately provided' is proposed to be substituted as below:

"Subject to the maximum FAR 250".

iii. On page 63 of Master Plan right hand side column, the following footnote is proposed to be added: "The provisions regarding (a) relaxation in FAR, (b) height (c) basement and (d) landscaping as proposed in the modification under footnote 7, page 59 of Delhi Master Plan, are proposed to be made applicable for CBD (Central Business District) or Connaught Place Area, District Centre, Sub District Centre Community Centre/Local Centre, and Institutional in addition to Group Housing (Residential).

Sub : Layout plan for weavers colony
at Ashok Vihar Phase - IV.

FR. 245/84-Dir.(CP)

1. A number of weavers families have been living in Sawan Park in Ashok Vihar Ph.III (an approved scheme of DDA) in zone H-3. This area where weavers are living, is earmarked for District parks, play ground and open spaces in the Master Plan, Zonal plan and in General Dev. plan. In 1976, a large number of families were rehabilitated in Nand Nagari Resettlement Colony, (Trans-Yamuna Area). However, some of them were left out due to non-availability of plots in Nand Nagri Resettlement Colony. Part of the land, presently under their occupation, is also required for construction of a major storm water drain for discharge of rain water from Ashok Vihar Ph.III & Zonal Plan road. As per the latest estimates, there are about 1000 jhuggies out of which about 116 jhuggies are falling in the road R/W and 140 jhuggies in the alignment of the drain.
2. City Planning Wing of DDA has been making various alternatives plans since last 5 years for their rehabilitation but due to non-availability of sufficient land, schemes prepared by City Planning Wing, could not be implemented.
3. Following alternate schemes were prepared, however, could not be implemented due to the reason given as under :
Alternative I : A scheme was prepared covering an area of about 7.78 Ha. with 870 plots of 32 sq.mt. each. The scheme was approved by the authority vide its resolution no. 192 of 1984. This could not be implemented since the land under reference at one stage was used by DDA for self-financing scheme.
Alternative II : A scheme covering an area measuring 8.74 Ha. with a total no. of 888 plots of 32 sq.mts. each was approved by Vice-Chairman, DDA vide his orders dt. 18.4.85 but the same could not be imple-

Contd....2/-

mented as part of the land was allotted to Delhi Admn. for the construction of industrial tenements.

Alternative III : A scheme covering an area of about 9.30 Ha. with a total no. of 892 plots for weavers families was approved by VC, DDA but the same also could not be implemented as part of the land was allotted to M.C.D.

Alternative IV : A scheme in an area of about 4.78 Ha. with a provision of 912 plots of 21 sq.mts. was approved but could not be implemented because of incorrect plot dimension/title of land.

Alternative V : A scheme in an area of 3.07 ha. with a provision of 652 plots of 21 sq.mts. was prepared but could not be implemented as the plot size of 21 sq.mt. was not acceptable to the weavers association.

Alternative VI : V.C., DDA approved a layout plan for carving out of 974 plots of 32 sq.mts. each in an area measuring about 7.35 ha. near Nimri Colony in which part of the land transferred to MCD was to be taken back. (Plan showing the various alternate locations laid on the table, Flag 'X').

- 4.i. In pursuance of the decisions taken, the layout plan approved carving out 974 plots of 32 sq.mts each were issued to Lands Department/Engg. Department for issuing the allotment cum demand letters/implementing the scheme. Accordingly Land Section is reported to have issued about 800 allotment cum demand letters and Engg. Deptt. has taken up the implementation of the schemes.
 - ii. It has been informed by Engineering Department that in the approved scheme, a total number of 271 trees as details given in Annexure I out of a total number of 387 trees would be required to cut.
5. In pursuance of the decision taken in the meeting held on 29.6.88 to modify the layout plan, in the modified plan (laid on the table flag 'Z'), number of trees required to be cut would be 174 (details given in

Contd....3/-

Annexure II) and total number of plots would reduce from 974 to 759.

6. General Secretary of Sawan Park jhuggi jhopri Congress Committee (I) vide his letter dated 21.10.88 has requested not to reduce the number of plots in the scheme.
7. The matter is placed before the Technical Committee to consider the following issues involved :-
 - i) The land use of the pocket where 974 plots in approved scheme and 759 plots in modified scheme are carved out is Residential as per MPD - 62, approved Zonal Plan, but recreational as per PDP - 2001 submitted to Govt. for approval.
 - ii) Scheme already approved requiring 271 trees to be cut (as details given in Annexure I) is to be implemented.
 - iii) or
Modified layout plan carving out 759 plots of 32 sq.mts. each requiring 174 trees (details given in Annexure II) to be implemented.
 - iv) In case modified scheme is implemented, then it would not accommodate all the jhuggies to be rehabilitated and the number of plots would fall short of even for those whom the allotment cum demand letters have already been issued,

STATEMENT OF TREES REQUIRED TO BE CUT AS PER APPROVED LAYOUT PLAN

Status of land	Trees to be cut On plots	On roads	Girth (CM)		121-240	More than 240	Nomenclature				
			1-60	61-120			Mango	Shisham	Jamun	Beri	Misc.
D.D.A. land	38	31	5	43	79	2	33	9	63	8	16
M.C.D.	88	54	11	60	69	2	45	9	44	6	38
Total	186	85	16	103	148	4	78	18	107	14	54
Grand Total	271										
	271										

The above information is based upon the information supplied by A.E. on 14.7.88 as per pre-modified plan

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DETAILS OF TREES REQUIRED TO BE CUT AS PER MODIFIED LOP

State of land	Trees to be cut On plots	Girth (cm)			Nomenclature				
		On roads	1-60	61-120	121-240	240 +	Mango	Shisham	Jamun Beri Misc. (Khajoor Pipal etc.)
D.D.A. land	62	24	4	26	54	2	14	9	46 6 11
M.C.D. land	40	48	2	39	47	-	29	7	27 6 19
Total		72	6	65	101	2	43	16	73 12 30

G. Total

174

174

174

This statement is prepared upon the basis of information given by the E.E./N.D.X dated 5.8.88