

# दिल्ली विकास प्राधिकरण

अनुशास Master Plan

मिलित संख्या PA/DD/MP/88/207

दिप्ली

पत्र-व्यवहार

विषय

Draft Minutes of the Technical  
Committee Meeting held on 31/8/88

पिछले संदर्भ

बाब के संदर्भ



आयुक्त (योजना) कार्यालय  
द्वारा सं. EV/34  
दिनांक 16/9/88

210(JCP)

10/9



Item No.1

Sub: Modification in the approved alignment plan of RUB 23 near Badarpur. F.5(17)63-MP-Pt.I.

The Technical Committee observed that the modified alignment plan has gone through and approved by the Layout Plan Committee of MCD which is an implementing agency, therefore, decided that the same be adopted. However, desired that existing structures falling within the right of way of the approved and modified alignment plans be surveyed by the MCD on a priority basis and the same be indicated on the drawing and informed to DDA.

Item No.2

Sub: Fire Safety measures in Saket (Group Housing Colony of DDA) PS/Dir(DCB)/86-2298 + PS/Dir(DCB)87-12.

The Technical Committee observed that the services of this group housing scheme have already been transferred to the MCD for maintenance and upkeep. Therefore, provision/improvement, if any, such as water storage tank, water hydrants, dallos etc. should be provided by the MCD.

Regarding alternative access/approach, the technical committee desired that circulation plan be prepared and after its approval be referred to the local body for implementation.

Item No.3:

Sub: Change of land use of Mehrauli Badarpur Road-Pul Pehladpur village. F.20(6)-86-MP-Pt.II + F.20(6)-MP.II.

It was decided that the file be put up to VC for taking a decision in the matter.

Item No.4:

Sub: Location of type design of sites for retail outlet for Marketing and Distribution of fish in UT of Delhi. PS/Dir(CP)/88/53.

The proposal was discussed in detail and the Technical Committee observed that the type designs of the retail outlets for marketing and distribution of fish as proposed could not be fit in our shopping areas. Therefore, retail outlets, if required to be provided than one of the shop/kiosk, located in commercial centres may be got allotted for this purpose.

Item No.5:

Sub: Adjustment of existing civil hospital near Raj Niwas in the zonal plan of Zone C-1,2,3,11,12, -F.13(7)/87-MP.



The Technical Committee observed that the hospital of Delhi Administration is in existing prior to 1.2.62, therefore, additional construction as per norms of the zoning regulations may be allocated.

Item No.6:

Sub: Establishing electric sub station in Multi-storeyed bldg. F.6(4)88-MP.

The issue pertaining to this location of electric sub stations in the multi-storeyed buildings, were discussed in detail. Shri R.N. Mathur, Addl.Chief Engineer(Elect) NDMC and Shri S.L. Khurana, SE(P)-I, DESU explained that the electric sub-stations should not be located in the basement areas and emphasised that proper location is on the ground floor. They quoted the provision of the National Building Code and the building bye-laws.

After detailed discussion, it was decided that cases where electric sub-stations have already been sanctioned by the competent authority should not be re-opened and required precautions be taken to see that these function properly. However, if there is any particular case where it is felt absolutely necessary to shift any other location, the same be referred for examination.

For new sites proposed in new projects of multi-storeyed buildings, the clearance from the concerned department, under whose control these are to operate and maintained, should be obtained and if provided on ground floor, the same be counted into permissible coverage and FAR.

Item No.7:

Sub: Allotment of 33 KV sub-station site in GT Karnal Road Industrial Area. F.6(10)/87-MP.

Two alternative sites, proposed for 33 KV sub-station in GT Karnal Road Industrial Area, were discussed in detail and it was observed that the location could be examined as part of the facility centre area earmarked in PDP-2001 (modified plan), located between railway line, GT Karnal Road and 100 ft. wide road leading to Ashok Vihar. Further, it was decided that Director(PPW) may prepare a plan for this area and a site of 33 KV sub-station be provided. The plan be finalised within a month's time.



Item No.8:

Sub: Allotment of land to DESU for a 33 KV sub-station at East of Kailash . F.6(22)/85-MP.

The Technical Committee discussed, the alternative proposals contained in the agenda item for location of 33 KV sub-stations in East of Kailash and decided that an area, measuring about 0.40 acre, adjoining to primary school site at Sarva Hitkari CHBS, earmarked for nursery school, be used for this purpose as it is a proper location, having proper access and surroundings. The sub-station be constructed as per the design followed in NDMC area.

Item No.9:

Sub: Permission for change of land use measuring 10 acres in villages Ghewra Delhi-81, for running an institute. F.20(10)/87-MP.

The Technical Committee observed that the institute is functioning on a plot of land measuring 7.5 acres, located in the rural use zone and is away from the village abadi. Therefore, the Technical Committee felt that it is not a proper site to be considered for change of land use for institutional use. The Trust was advised to apply for allotment of land earmarked for this purpose in the Master Plan.

Item No.10:

Sub: Permission to put up a Telephone Exchange Building in G-17 area on part of the 9 acre plot, allotted to the Mahanagar Telephone Nigam Ltd. for residential purpose. F.26(1)/72-Instl.

The proposal for putting up a small telephone exchange in the area measuring 0.5 acres out of 9 acres allotted to MNTL in Paschim Vihar in Zone G-17 was discussed and, keeping in view that Telephone Exchange site is not available, Technical Committee agreed to allow the use of this site for this purpose subject to that in case the price of the land of telephone exchange is more than the price of the land already allotted by DDA, the difference would be paid by the Nigam.

Item No.11:

Sub: Approval of layout plan for construction of Govt.Bldg. for regional water management centre, in the existing canal colony at Okhla on the left bank of Agrea canal.

The item was postponed as the representative was not present



Item No.12:

Sub: Proposed development controls for construction of SPG complex in Papan Kalan Scheme. F.3(12)/88-MP.

The Technical Committee observed that in the vicinity of SPG site, there is an existing drains/nallah, running parallel to one side of the plot and in between a strip of land is still un-allotted. Therefore, it was felt that it could be better if this land could be re-adjusted to make the natural feature <sup>as</sup> of one of the boundary. The Technical Committee desired that the site be inspected by Com(Plg), alongwith Director(PP), Dir(DC), Project Planner (Dwarka) and Sp~~y~~ Architect, SPG, to report about the exact site demarcation, keeping in view the physical/natural barriers as far as possible.

Further Technical Committee felt that the re-quirement of this complex are such that segregation/utilisation of land for institutional and residential purpose could not be segregated and therefore, utilisation of land on fifty fifty basis is not necessary, however, while finalising the scheme facility for residential population should be provided in accordance to norms.

Item No.13:

Sub: Allotment of land to DTC in village Dhulsiras. F.1(19)-88-Instl.

The Technical Committee observed that the Site for DTC Depot be provided within Dwarka Scheme to an extent of 5 acres. It was felt that ~~was~~ land for workshop etc. be provided in second phase of this scheme.

Item No.14:

Sub: Construction of DTC Terminal at Punjabi Bagh. F.5(62)-87-MP.

The Technical Committee observed that the proposal may be examined, keeping in view the provision of the Master Plan, Zonal Plan and the feasibility of the site under reference.

Item No.15:

Sub: Allotment of two gas godown sites for Sarita Vihar/ Badarpur Area. F.13(82)-87-MP.

The proposed locations were not found feasible as these ~~were~~ proposed in the recreational area already developed. It was desired that the matter be re-examined.



Item No.16:

Sub: Allotment of land in Mansarovar Park Shahdara for constn.of CGHS Maternity Centre in Mansarovar Park, Shahdara, Delhi- F.39(1)/79-Instl.

The Technical Committee observed that as there is no additional land available to increase the plot area already allotted for construction of CGHS Maternity Centre at Mansarovar Park, the land already allotted be utilised for this purpose.

Item No.17:

Sub: Allotment of gas godown site to BPCL for distribut-~~on~~ship to Sh. P. Murli for the area in Gandhi Nagar. F.13(74)-87-CRC.

✓ The discussion was postponed.

Item No.18:

Sub: Acquisition of 460 hect. of land on the eastern side of Agra canal(between Agra canal and Yamuna river bandh) for ash pond area of BTPS- Issue of No Objection certificate. F.3(73)-84-MP.

The Technical Committee discussed the proposal received from National Thermal Power Station for issuing NOC for use of 200 heccts. of land as fly ash-pond. After discussion, it was decided that a group, under the chairmanship of Commissioner(Plg)and comprising of Director(PPW), Director(DC), representatives from DESU, CCI (Shri Tikku) and department of Environment, with representative of NTPS as a convenor may go into the whole question of earmarking suitable sites/Locations for dumping of fly ash and submit a report.

The meeting ended with the vote of thanks to the Chairman.

*Signature*  
27/8/88



ITEM NO. 1:

Sub: Modification in the approved alignment plan of RUB 23 near Badarpur. F.5(17)63-MP-pt.II

The case was discussed and it was decided that the number of structures affected by shifting of the alignment should be assessed and the total R/W should be acquired. The area left within the R/W after providing carriage ways and service roads should be planted with trees to avoid any encroachment. The proposed shifting of alignment was approved with the above conditions.

ITEM NO. 2:

Sub: Fire Safety measures in Saket (Group Housing Colony of DDA) PS/Dir.(DC&B)86-2298 + PS/Dir.(DC&B)87-12

It was observed that the colony has been transferred to MCD and therefore the responsibility of care and maintenance and provision / improvement of services like fire fighting provision etc. has to be taken care of by the local body. Regarding the access road the circulation plan should be prepared by DDA which may be implemented by the local body as per policy.

ITEM NO. 3:

Sub: Change of land use of Mehrauli Badarpur Road Purnehaladpur Village. F.20(6)86-MP-pt.II + F.20(6)86-MP-pt.II

It was decided that the case may be put up to VC who will take a decision on the file.

ITEM NO. 4:

Sub: Location of type design of sites for retail out let for Marketing and Distribution of fish in UT of Delhi. PS/Dir.(CP)88/53

The case was discussed in detail and it was observed that provision of retail out lets independently are not desirable and these should be part of the over all scheme in the shopping areas. It was decided that while planning the shopping areas the locations of these retail outlets for marketing and distribution of fish in UT, shall be marked.

ITEM NO. 5:

Sub: Adjustment of existing civil housing plan near Raj Niwas in the zonal plan of zone C-1,2,3,11,12 F.13(7)87-MP

The proposal of Delhi Admn. for adjustment and additional construction is approved.



ITEM NO. 6:

Sub: Establishing electric sub station in Multi Storeyed bldg.  
F.6(4)88-MP

The provision of electric sub station in a multi storeyed bldg. was discussed on the basis of arguments given by the representative of NDMC and DESU and with reference to the provision of building bye laws and the decision of DUAC. It was decided that <sup>for</sup> shifting of electric sub station from the basement shall be decided on the merits of the case whether on the stilted ~~floor~~ or out side the built up area but within the set back lines. The space that shall be made available by shifting electric sub station from basement shall be utilised for parking / other essential services.

B. For new buildings the provision shall have to be made as per auction conditions and in accordance with the conditions imposed by the Govt. of India from time to time.

C. For future constructions the location of electric sub station should be decided in consultation with DESU.

ITEM NO. 7:

Sub: Allotment of 33 KV sub station site in GT Karnal Road Industrial Area. F.6(10)87-MP

The <sup>two alternative</sup> ~~in~~ sites proposed for location of electric sub station on the GT Karnal road ~~proposed~~ in the agenda ~~but were~~ not found suitable. It was therefore decided that the facility centre between the rawilay line and GT road felling on 100 ft. wide road leading to Ashok Vihar should be planned by Dir. (PPW) and a site <sup>for ESS</sup> should be adjusted therein. The plan ~~should be~~ finalised within a months time.

ITEM NO. 8:

Sub: Allotment of land to DESU for a 33 KV substation at East of Kailash. F.6(22)85-MP

The proposal <sup>utilised</sup> the plot measuring .40 acre in the lay out plan of Sarve Hitkari <sup>CHOS</sup> adjoining to the primary school site for purpose of provision of 33 KV sub station at East of Kailash as recommended after inspection of VC, Commr. (Plg.) Director (DC), Dir. (CP) Dir. (PP) and DESU representatives is approved.



ITEM NO. 9

Sub: Permission for change of land use measuring 10 acres in village Ghewra Delhi 81 for running a institute. F.20(10)87-MP

The proposal for permission of running an institute in village Ghewra was discussed. It was found that the 7.5 acres area at present occupied by the institute is away from the village Ghewra. The land use of the area is green. The TC ~~decided~~ <sup>observed</sup> that the present location away from the village can not be considered for permission. It was therefore, decided that the institute ~~should~~ <sup>may</sup> apply for a proper site in an institutional area.

ITEM NO. 10:

Sub: Permission to put up a Telephone Exchange Building in G-17 area on the 9 acre plot allotted to the Mahanagar Telephone Nigam Ltd. for residential purpose. F.26(1)72-Instl.

The TC agreed to the proposal of putting up a small telephone exchange on 0.5 acres of land out of 9 acre allotted to Mahanagar telephone nigam in paschim vihar in zone G-17. It was also decided that if the land value for allotment of telephone exchange site is more than the ~~value~~ they have paid for 0.5 acres, the difference should be charged from the telephone nigam.

ITEM NO. 11:

Sub: Approval of layout plan for construction of Govt. Bldg. for regional water management centre, in the existing canal colony at okhla on the left bank of Agra Canal.  
F.3(88)73-MP

Postponed.

ITEM NO. 12:

Sub: Proposed development controls for construction of SPG complex in Papan Kalan scheme F.3(12)88-MP

Case was discussed in detail and it was observed that nallah is running near one of the sides of the plot and the area between the nallah and the plot allotted for SPG complex may remain <sup>un</sup>utilised. It was decided that the site should be inspected by Commr. (Plg.), Project Planner, <sup>Dwarka,</sup> Dir. (PP) Dir. (DC) along with the representative of SPG. After inspection the exact site may be marked for the SPG Complex keeping the physical/  
<sup>natural barrier</sup> as the site boundary. Considering their requirement it was also decided that the condition <sup>for</sup> utilisation of 50% of the land for institutional and 50% for residential may be relaxed and the same may be incorporated in allotment conditions.



ITEM NO. 13:

Sub: Allotment of land to DTC in village Dhulsiras.  
F.1(19)88-Instl.

The proposal to allow for construction of DTC work shop was considered and it was observed that the requirement comprise of training schools DTC Depot and work shop. It was decided that initially about 5 acres of area should be ear marked in the planned area of <sup>Dwarka</sup> Dhulsiras for construction of bus depot. For their future requirement to be provided in phase II of <sup>Dwarka</sup> Dhulsiras scheme, it may be discussed with the Project planner to be incorporated in the proposals of phase II.

ITEM NO. 14:

Sub: Construction of DTC Terminal at Punjabi Bagh. F.5(62)87-MP

The case was discussed and it was decided that the location of DTC terminal should be reconsidered by examining its need, circulation system and the alternative location.

ITEM NO. 15:

Sub: Allotment of two gas godown sites for sarita vihar/  
Badarpur Area. F.13(82) 87-MP

The proposal was not approved.

ITEM NO. 16:

Sub: Allotment of land in Mansarovar park Shahdara for construction of a CGHS Maternity Centre in Mansarovar Park Shahdara Delhi. F.30(1)79-Instl.

It was decided to allow to CGHS maternity centre in Mansarovar park only on the land of 1.267 acres allotted to them.

ITEM NO. 17:

Sub: Allotment of gas godown site to BPCL for distribution to Sh. P. Murli for the area in Gandhi Nagar.  
F.13(74)87-CRC

Postponed.



ITEM NO. 18:

Sub: Acquisition of 460 hect. of land on the eastern side of Agra canal (between Agra canal and Yamuna Ringh bandh) for ask pond area of BTPS-Issue of No objection certificate F.3(73)84-MP

In view of the urgency ~~to~~ to locate the area for dumping the fly ash. It was decided that ~~the~~ committee may be constituted as follows:

Commissioner (Plg.)

Chairman

Members:

Representatives from department of environment

Representatives from CCI, <sup>representative from</sup> Mining department of Delhi ~~Adm~~

~~Adm.~~ DESU; Director (PPW); Director (DC); Chief Architect,

Sh. P.K. Singhi-Representative of NTPC. ~~as the~~ <sup>convenor</sup>.

*The committee should examine the proposal with different possible solutions which may then be brought to Tech. Comm.*

The meeting ended with the vote of thanks to the Chair.



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on ~~Friday~~ <sup>Wednesday</sup> ~~the 5th~~ <sup>31st</sup> August, 1988 at 9.30 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.	Fire Safety measures in Saket (Group housing Colony of DDA). (postponed) F.PS/Dir.(DC&B)86-2298 + PS/Dir. (DC&B)87-12.	2 to 3
3.	Change of land use of Mehrauli Badarpur Road Pulpheladpur Village. (postponed) F.20(6)/86-Mp.Pt-II + F.20(6)/86-MP -Pt-II	4 to 5
ii.	Allotment of land to Badarpur Traders Association and Construction of houses F.16(106)/76-MP Pt. (postponed)	
4.	Location and type design. of sites for retail out let for Marketing and Distribution of fish in Union Territory of Delhi. PS/Dir.(MP)88/53 (postponed)	6 to 9
5.	Adjustment of existing Civil housing near Raj Niw-as in the zonal Plan of zone C-1, 2,3,11,12,. (postponed) F.13(7)/87-MP.	10 to 11
6.	Establishing electric sub-station in Multi Storyed building. (postponed) F.6(4)/88-MP	12.to 13
7.	Allotment of 33 KV Sub-Station site in G.T. Karnal Road Industrial Area. (postponed) F.6(10)/87-MP.	14
8.	Allotment of land to DESU for a 33 KV sub-Station at East of Kailash. (postponed) F.6(22)/85-MP.	15 to 16



9.      Permission for change of land use measuring 10 ac-res in village Chawra (Khanjawa) Delhi-81 for running a institute. 17 to 18  
F.20(10)/87-MP.
  
- 10     Permission to put-up a Telephone Exchange Building in G-17 area on the 9 acre plot allotted to the Mehanagar Telephone Nigam Ltd. for residential purpose. 19  
F.26(1)/71/Instl.
  
11.    Approval of layout plan for construction of Govt. Buildings for regional water management Centre, in the existing Canal Colony at Okhla on the left Bank of Agra Canal. 20.to 21  
F.3(38)73-MP.
  
12.    Proposed development controls for construction of SPG Complex in Papan Kalan Scheme. (laid on table)  
F.3(12)/88-MP.
  
13.    Allotment of land to DTC in Village Dhul-Siras. 22  
F.1(19)/88-Instl.
  
14.    Construction of D.T.C. Terminal at Punjabi Bagh. 23  
F.5(62)/87-MP.
  
15.    Allotment of two gas godown sites for sarita Vihar/Baderpur Area. 24  
F.13(82)/87-CRC.
  
16.    Allotment of land in Manserover Park Shahdara for construction of a C.G.H.S. Meternity Centre in Manserover Park Shahdara Delhi. 25  
F.30(1)/79-Instl.



Item No.]

Sub:- Modification in the approved alignment plan of RUB 23 near Badarpur.

F.5(17)/63-MP. Pt-I.

RUB 23 is proposed below Delhi Mathura Railway Line on Mehrauli Badarpur Road. Alignment plan of the RUB was approved by the Authority vide its resolution No.134 dated 30.7.83. The construction of this under bridge is in progress by MCD.

2. As per letter dated 19.10.87 from Chief Engineer MCD some modifications in the alignment are necessiated due to the existence of the following structures/land.

- i. Tubewell and overhend water storage tank of WS & SDU of MCD.
- ii. Lal Dora of village pulprahlad.
- iii. Large number of private unauthorised houses along the southern side of Mehrauli Badarpur.
- iv. Godowns and quarters consturcted by Hamdard Devakhana (Wakf).

3. This case was discussed in the meeting held on 18.9.87 under LG wherein the representative of Hamdard Davkhana was also called. Shifting of the alignment northwards to the extent possible was mutually agreed upon as stated in the letter of CE,MCD. Accordingly, the modified alignment as proposed by MCD has been incorporated on the approved alignment plan of RUB 23. The roiginal alignmentis shown in red lines, the modified alignment is as per the blue lines(plan laid on table). It is observed that the alignment' is shifting by 10.5 mt. northwards. The proposal has been discussed in the layout sub committee of MCD on 13.10.87 and the same was approved.

4. The matter was also examined by PPW and they have observed as under:-

- i. RU bridge is already under construction.
- ii. The minor shift in alignment may be discussed in the Technical Committee.

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



Sub:- Fire Safety measures in Saket (group Housing Colony of DDA).

F.PS/DIR/DC&B/86-2298 & PS/Dir.DC&B/87-12.

The then Secretary DUAC Sh. R.K. Goel vide his letter dated 22.7.86 has requested for the provision of fire Safety measures to be made in Saket Group Housing Colony which was constructed by DDA. In this connection, Maj.Gen. Sh. H.N. Singhal, Ex. Chairman of Fire Advisory Committee has also made following recommendations:-

- i. Construction of Water Storage tank.
- ii. Provision of Water hydrants
- iii. Shifting of rubbish and refuse enclosure.
- iv. Approach road for fire tender.

2. The matter was examined by SE, DDA and it is stated that water supply lines in the area have been laid by DDA after getting scheme approved from WS and CD undertaking and as per approval, water hydrants for fire fighting have been provided. The requirement of construction of under ground water storage tank, shifting of rubbish and refuse enclosures approach road for fire tenders are additional requirements felt, after 12 years of the development of the colony. As such, these works are the liabilities of MCD, the agency which is maintaining this colony.

3. The site was also inspected by VC on 17.3.88 along with other officers. During inspection it was felt that the 18 mt. R/W road leading to Saket is too narrow to cope up with the traffic requirements of the colony, especially, when it is also acting as a through link between Mehrauli Badarpur Road and Road No. 15. It was desired that an additional link be either explored



along the western periphery of the colony by the side of Jahan-  
pach wall or through the district park by the side of Modi Hospital.  
pital.

4. The matter is placed before the TC for its consideration  
with regard to the points indicated by the fire advisory committee  
for the fire safety of the residents of this area which  
were not provided during the year 1970-73 when this colony was  
planned and constructed .



Item No. 3

Sub:- Change of land use Mehrauli Badarpur Road  
Pulpahaladpur village.

F.20(6)/86-EP-Pt.II

II Allotment of land to Badarpur Traders Association and constructions of houses.  
F.16(106)/76-EP-Pt.

Director (CP) vide his note PS/Director (CP)/88/28 dated 8.1.88 has stated that the site in question was inspected by the VC DDA on 6.1.88 along with CE (SEZ) ACL, DLM, Dir.(CP) and other officers. This particular piece of land which is in the south of Mehrauli Badarpur Road and west of road leading to Surajkund is an acquired one and the land use is green as per MPD-62 and draft PDP-2001 but the same cannot be used as lot of unauthorised construction has already come up in the vicinity of this area. Site under reference could be utilised for construction of 800 houses of LIG/MIG after changing the land use from "green" to 'residential.'

2. Based on the above note of Dir.(CP), proposal was examined by the HUPW in two parts, namely, pocket A and pocket B.

a. Pocket A: This site lies on south of Mehrauli Badarpur road and west of road leading to Surajkund and they have requested to process the change of land use from green to residential pending the discrepancy with regard to exact extent of area acquired i.e. 15 acres or 11 acres.

b. Pocket B: The pocket lies on the east of the road to Surajkund in the meantime a layout plan for Janta and LIG houses was prepared after getting the approval of VC/EM vide note no. CE/SEZ/9/39/85/5860 dated 14.10.85. The tenders were also invited by the CE(SEZ) but the same was rejected by the WAB as the land use was green.



3. The matter was, further, examined in PPW and they have suggested that part of the land of pocket B could be allotted to BSTA. In fact Delhi Administration had allotted 8.52 acres land to BSTA on temporary licence basis in the year 1967. In 1968 the area was transferred to DBA for the purpose of plan development. In 1987, based on the representation of BSTA for the allotment of the area to them on permanent basis the technical committee resolved that the comprehensive scheme of community centre (about 18 hect) be prepared by Chief Architect incorporating the area of 6.5 hect (adjoining the area of 18 hect) was for the sand traders in one compact chunk. According to the draft PDP-2001 the land use of the pocket sand traders have their shops at present is shown as community centre. Based on the analysis of the site, PPW has recommended the following:

- i. An area of about 6 to 7 ac. at the eastern corner of the Pocket-8 could be allotted to the sand traders on temporary licence basis with a proper access road.
  - ii. In the front i.e. adjoining the Suraj Kund road (western part of the pocket) to be developed as green by providing additional plantation.
  - iii. While issuing licence to the sand traders for the proposed site a condition may be imposed that the trading of the same would be in bags, mainly due to the environmental consideration.
4. Now the matter is placed for the consideration of the TC to decide the following:
- a. Change of land use for pocket A from green to residential.
  - b. Change of land use for pocket B from green to residential as suggested by Chief Architect or to commercial (BSTA) as suggested by Director (PPW)



Item No. 4

Sub: Location and Type Design of sites for retail outlet  
for Marketing and Distribution of fish in Union  
Territory of Delhi. File No. PS/Dir.CP/88/53

**Background:**

A meeting on the subject cited above was held on 9.2.88 under the chairmanship of Lt. Governor of Delhi regarding providing space to National Federation of Fishermen's Cooperatives Ltd. and Gujrat Fishermen's Central Cooperative Association for the construction of retail booth outlets for selling fish at reasonable rates at different location of Delhi. The meeting was attended by Warden of Fisheries, Delhi Admn., Managing Director, Federation of Fishermen's Cooperative Ltd., Commissioner of Fisheries Gujrat, Chairman, Delhi Agriculture Marketing Board, Dy. Commissioner of Health, MCD, Secretary NDMC and Director (City Planning) DDA. Lt. Governor desired that the site for construction of booths should be selected within a month and type design of the same be got approved from the DUAC.

2. Type Design: In this regard Managing Director of National Federation of Fishermen's Cooperatives Ltd. has submitted three type designs. These type designs are of size of 4.5 mt. x 4.5-m 6m x 6 m for retail outlets and for an area of 9.14mt.x9.14 mt. for retailing cum distribution centres. These centres would collect and store fresh fish, dry fish and canned fish in the basement and 1st floor while ground floor would be for retail outlet. Copies of these design are placed on the table for consideration.

These type design have been further examined by Director (DCW) and has proposed certain modifications given below:

1. 4.5m x 4.5 m type design

The proposed structure has at coniches at corners which does not seem to have any function and is a wastage of space.



2. The sale counter and the washing proposed in two corners may be useful but the clear dimension of the same has not been given. Therefore, its workability may be seen.

iii. 6-m x 6-m type design

This also has the same comments as alternative I of 4.5 m x 4.5 m type design. The corners spaces should be properly utilised to avoid any wastage of space and dumping in such areas. The plinth level is also not shown in the plan which is essential as per building bye laws.

iv. 9.14 m x 9.14 m type design

This is a two storeyed structure with ~~xx~~ the basement. The retail outlet has been provided at the ground floor and the space for storage and office has been proposed at first floor level. In the plan, no space has been shown for display which may be required in such outlets. The case is put up for further necessary orders.

3. Selection of sites: Joint inspection of the sites was conducted alongwith representatives of both the Organisations and Jt. Director (Survey) City Planning, DDA. Out of these 10 sites 6 are in Commercial centres and the balance 4 are in Non commercial centres. Chief Architect DDA may kindly give comments on the 1st six sites On the balance four Director (CP) has given comments as details given in the attached table.

The plinth level is also not shown in the plan which is essential as per building bye laws.

iv. 9.14 m x 9.14 m type design

This is a two storeyed structure with ~~xx~~ the basement. The retail outlet has been provided at the ground floor and the space for storage and office has been proposed at first floor level. In the plan, no space has been shown for display which may be required in such outlets. The case is put up for further necessary orders.

For the sites 7, 8, 9 and 10, the Chief Architect DDA may kindly give comments. The sites 1, 2, 3, 4, 5 and 6 were conducted alongwith representatives of both the Organisations and Jt. Director (Survey) City Planning, DDA. Out of these 10 sites 6 are in Commercial centres and the balance 4 are in Non commercial centres. Chief Architect DDA may kindly give comments on the 1st six sites On the balance four Director (CP) has given comments as details given in the attached table.



Details of these sites as per format are as under:

S.NO.	Location of the site	Land use- as per MP 1962	Land use as per PBP-2001	Land use as per Z.P.	Land use as per Layout plan.
1.	CSC - Munirka Vihar near F&V booth of Mother Dairy.				
2.	LSC Saket 'U' Block				
3.	LSC Sheikh Sarai Ph.I				
4.	CG East of Kailash near F&V booth no. 022 of Mother Dairy.				
5.	In any of the Local Shopping Centre West Kunj.				
6.	Local Shopping Centre of Block C-4E of Janakpuri				
7.	Near Indira Market RK Puram	Green	Green	Green	Green
8.	Near Mini Sabzi Mandi Tilak Nagar	Res.	Res.	Res.	Res.
9.	Near Mother Dairy booth opposite house no. 83, Malviya Nagar in the corner of park of block 'M' Greater Kailash.	Res.	Res.	Park	Park
10.	Greater Kailash in a corner of park of block 'M' opposite to House no. H-538-MCD Area.	Res.	Res.	Park	Park



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4. The matter was examined by Chief Architect who observed that he is not in favour of construction of such type of structures in various commercial centres. We are already having booths for DMS, Mother Dairy, Fruit and Vegetable stalls etc. Now we are going to have for fish and then for egg poultry & Meat etc. Therefore, how many types of booths we are ultimately going to accommodate. He further, suggested instead of giving separate Site for construction of booths, the department concerned should take regular shops located in the various shopping centres both in the developed and under developing areas. He is strongly against the construction of such booths.

5. Provisions of toilets may also be made which is very essential for such use activities.

6. The matter is placed before the TC for its consideration.



Sub:- Adjustment of existing civil hospital near Raj Niwas in the zonal plan of Zone C-1,2,3, 11 & 12 .

File No.F.13(7)/87-MP.

### BACKGROUND

Secretary (Medical) vide their letter dated 9th Dec., 1987 had requested DDA about the adjustment of the existing Civil Hospital in Zone C-1,2,3, 11, & 12. The matter was discussed with Director(City Planning) who asked certain information. Now information alongwith a plan has been supplied by Medical Superintendent vide their letter dated 4th June, 1988. Salient point of the justification as given by them are as under:

- i. Civil Hospital is a very old institution functioning more than 100 years, at the existing place.
- ii. Initially the hospital was meant for medical legal and post mortum work.
- iii. In the last decade Delhi Administration decided to strengthen the hospital by adding specialisation in the field of medical, surgery, gyane, ortho, and other medical sciences.
- iv. This hospital also carries out medical examination of non gazetted employees of Delhi Administration.
- v. The hospital is also equipped with mortuary facility and about 3000 post mortum are done annually.

### 2. Position in the zonal Plan

Zonal plan of Civil Line area was prepared long back in sixties after inviting objections/suggestions from the Public. Any how, at that time, it was not pointed out by Delhi Administration for the existing hospital as such this particular area was shown for residential. Now there is an existing hospital.

### 3. Proposals

Delhi Administration submitted a proposal for construction of a 100 bedded hospital in a plot area of 12248 sq. mt., within a ground coverage of 25% and 100 FAR with the following break up:

- Indoor Ward: Which can accommodate 100 patients, out of the 100 beds 60 beds for male patients, 25 beds for female patients, 10 beds for children & 5 beds for isolation.



- Casualty Block.
- O.P. D. Block : This block should accommodate at least 8 specialists and 8 G.D.s; Family Welfare Centre and space for physio occupational Therapy & ECG Room.  
There is a provision for dispensing medicines, reception counter, registration center, room for injection (one for Male patients and one for Female patients) and plaster room.
- Minor O.T. - 1.
- Major O.T. - 2.  
Labour room.
- X-ray block- where at least 2 X-ray machines and one Ultra-sound machine can be fitted.
- Pathology Block: to accommodate Bacteriology, biochemistry, Histopathology & clinical Pathology, Blood Bank.
- Garage for 2 ambulances and one staff car.
- Parking place for doctors vehicles and general parking for public.
- Administrative Block.
- Laundry.
- Central sterilization Deptt.
- Incineration space.
- Garbage space.
- Medical store.
- General Store.
- Record Section.
- Kitchen Block.
- Telephone exchange room.
- Space for canteen.
- Seminar room.

Delhi Administration has also clarified that there is a budget provision of Rs.135 lakhs in the 7th five year plan of Delhi Administration for the construction of this hospital building.

#### Master Plan Provisions

4. As per provision of MP-62, hospital are permitted in residential use if allowed by competent authority after special appeal.
4. As such the case is put up to Technical Committee for recommendation to D.D. to adjust the hospital use and to permit it for new constructions as per zoning regulation.



Item No.6

Sub:- Establishing electric sub-station in multi storeyed building.  
F.6(4)88-HP.

Chief Architect, NDMC has referred vide their letter No.B834-35/CA/BP dated 24.3.88 the case regarding establishing electric sub-station in multi-storeyed buildings. The case was considered in the building plan Committee of NDMC on the meeting held on 4.2.88 and the decision taken by the Committee is as follows:-

- a. As regard, the existing multi-storeyed building/group Housing projects are concerned, it should be optional on the part of lessee/builder/promoter to shift the electric sub-station/transformer room from basement to the ground floor (either in stilted area or in the open (within the plot leaving clearly the mandatory set backs.
  - b. In respect of the building hence-forth, to be sanctioned/constructed, the respective lessee/promoter/builder shall have to provide the electric sub-station/transformer room on the ground floor, either in the stilted area or in the open area (within the plot) leaving clearly the mandatory set-backs.
  - c. In both the above cases, the covered area of electric sub-station/transformer room shall not be counted towards the enclosed area, ground floor coverage & FAR.
2. In compliance with the decision, the Town Planner MCD, has forwarded his observations:-

"there appears to be no alternative but to provide sub-station either in the stilted area or in open area (within plot) leaving clearly the mandatory set backs. The transformers should not be located in the basements. In case where additional coverage is not permissible, kiosk type of sub-station only to meet the requirements of the building, may be allowed in the open area, leaving the mandatory set backs. This may not be counted in the coverage."



3. The case has been examined in the zonal Plan Section of DDA and it has been observed that "Appendix L-2.1.2 of the building bye-laws 1983 give the requirement for sub-station for its location. As per the clause L-3-1-2, the sub-station will preferably be located on the ground level, failing which, it can be in the basement floor but in no case higher floor. In the main bye-laws in para 11-3 (D) it has been mentioned that the approach to the building and open spaces on its all sides up to 6 mts. width is required to be kept open free of any obstructions and shall be motorable for fire safety reasons".

4. In view of the regulations given in building bye-laws 1983, the high rise buildings has to be divided into two categories and the location of electric sub-station for different buildings may be as follows:-

a. For new buildings to be constructed all the technical requirements have to be made available within the permissible coverage and FAR.

b. Existing Buildings:-

(i) Where the ground coverage and FAR are not available within the permissible limits but the building is on stilted floor, the electric sub-station may be allowed in the stilted floor area.

(ii) Where the ground coverage and FAR are not available within the permissible limits and the ground floor is also built-up the electric sub-station may be provided outside the building but within the set back lines. The construction of such stations should be kiosk type and the minimum area should be utilised for the purpose.

(iii) In either case in the existing buildings the space that shall be made available by shifting the electric sub-station from the basement should be utilised for parking other essential services.

5. The above recommendations are placed for the consideration of the Technical Committee.



Item No.7

Sub:- Allotment of 33 KV sub-station site in G.T. Karnal Road Industrial area.

F.6(10)/87-IP.

A request has been received from Sh. S.C. Chattopadhyay Ex. Engg. (Plg.) DESU for allotment of a site for 33 KV sub-station on G.T. Karnal Road industrial area vide his letter dated 11.4.88, DESU has been pressing hard for allotment of 33 KV sub-station site in this area. The request has been examined in CP Wing and they have explored two sites in this area. (plan laid on table).

2. Site No.1: This site is located at the junction of G.T. Karnal Road and 100 ft. wide road leading to Ashok Vihar. There are 250 existing trees on the site apart from a dust bin and pucca access road leading to the gas go down in the vicinity. Land use of the site is 'green' as per zonal /Master Plan.

3. Site No.2: This site is proposed on the area earmarked for group industries/park/parking. The area is encroached upon by a large number of jhuggies dwellers. Various alternatives have been examined including expansion of the existing 11 KV sub-station in the available triangular space for community facilities. However, Ex. Engineer (Plg.) I in his letter dated 12.4.88 stated that it would not be possible for them to accommodate sub-station yard, power transformer, building for installation of switch gear and control relay power within the available space. In view of this, it is felt that site No.2 may be more appropriate from planning point of view for locating a 33KV sub-station as site no.1 is containing about 250 trees etc.

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



Sub: Allotment of land to DESU for a 33 KV sub-station at East of Kailash. F.6(22)85-MP

DESU has requested for allotment of a 33 KV sub-station site at East of Kailash to meet the power demand of the area which at present is fed from the 33 KV sub-station at Nehru Place District Centre.

2. This matter was considered in the Technical Committee meeting held on 29.4.88 (plan laid on table) wherein "it was decided that as the proposed locations are falling in the green area and it would be appropriate to have a site inspection by VC along with Commissioner (Plg.), Director (DC) Director (PP), Director (CP) and DESU representatives.
3. The four sites were inspected by VC on 25.5.88 along with DDA/DESU Officers. Following observations were made:  
Site No. 1: This is located in the strip of land between road no. 4 and the gravity ducts of DWSSDU, same was not considered feasible as it falls within the proposed road R/W.  
Site No. 2: This site is along road no. 4 in the corner of the district park, where keekar plantation is in existence. The land use of this pocket is recreational as per the zonal plan. The site was not considered feasible as it would not be possible to lay the cables below the gravity ducts as also due to the access problems to the site.  
Site No. 3: This site is proposed between Okhla DTC Depot. and fruit/vegetable market along the railway line which is meant for cold storage as per the layout plan of New Fruit Market Okhla. The site was, therefore, ruled out for allotment to DESU.



Sub:- Permission for change of land use measuring 10 acres in village CHEWRA (Kanjhawla) Delhi -81 for running a institute .  
F.20(10)/87-MP.

A request has been received from Hon. General Secretary M/s Chhotu Ram Rural institute of Technology, Khanjhwala Delhi in his letter dt. 6.4.87 wherein he has stated that this institute was started in a rented building in the premises of Haryana Shakti Sen. sec. School in the year 1985. It was granted provisional recognition by the board of Technical Education Dehli Administration also in 1985. The trust has purchased a piece of land measuring 7.5 acres in the village Chewra to the south of School at a distance about 1/2 km. abutting main road and another 2.5 acres of land have also been purchased and thus making the total area as 10 acres. The land is owned by the Trust. The School is already functioning in a isolated pocket having some pucca construction. Presently, they are running three branches namely Civil, Electronics & Communication, and Architecture with a total intake of about 150 students each year. Their present strength of student is 470 and they are intending to open computer Engineering and Electrical Engineering in the year 1988. They have, further stated that a total sum of Rs.35 lacs towards building apparatus and machinery has been spent. They give priority in admission to the students belonging to rural areas which would improve the socio economic condition of rural areas as per the aims of the trust.

2. The land under consideration is located in rural use zone' as per MP-62 and educational and cultural buildings are permitted under special appeal.

3. The matter was also examined in PPW and they have stated that the site under reference is affected by the urban extension plan draft PDP-2001 and they have recommended that allotment of



Sub: Permission to put up a telephone exchange bldg. in the G-17 area on the 9 acre plot allotted to Mahanagar Telephone Nigam Ltd. for residential purpose. F.26(1) 71-Instl.

A request has been received from Sh. I.J. Sahdev General Manager (ETF) vide his letter no. Bldg./Plg./BD-3344/III/13 dt. 3.9.87 for permitting the construction of a telephone exchange building in G-17 area plot in about 0.5 acres out of 9 acres allotted to Mahanagar telephone Nigam Ltd. for the construction of staff quarters. The possession of this 9 acre land has already been given to MTNL on 18.3.88.

2. He has, further, stated that the area around the plot in <sup>p</sup> Paschim Vihar and Jawala Heri area etc. is at present served by the Rajouri Garden Telephone exchange. The waiting list of telephone in Rajouri Garden area is very high, of the order of 30,000 and is further swelling. They do not have any plot of land in that area for construction of a telephone exchange building.

3. The request has been examined in the HUPW section and they stated "it would take more than one year before the plot can be allotted to MTNL for putting up a telephone exchange in the district centre of this area which is still on the design stage." Therefore, they have recommended that either a temporary site near by may be given or an alternate site is offered to them as proposed by Director (CP).

4. It is observed that State and Central Govt. offices are permitted in residential areas as a case of special appeal and the request for putting up a small telephone exchange (0.5 acres) out of 9 acres (residential) may be considered.

5. The matter is placed for the consideration of the TC. (plan laid on table)



Sub:- Approval of layout plan for construction of Govt. buildings for regional water management centre in the existing canal colony at Okhla, on the left bank of Agra Canal.

F.3(88)/73-MP.

A reference has been received from Sh.A.S. Goel, SE Drainage circle UP Govt. He has stated that to make use of modern technique of water and land management, a Regional High technical centre is felt essential by the UP Irrigation Department with the loan assistance of the world bank, this centre has been proposed at the existing canal colony to take advantage of the existing facilities with Pusa Institute, ICAR CSRMS, CWC, and other Govt. organizations.

2. UP Govt. proposes to establish a Regional Water Management (high tech) centre at Okhla within the existing colony on the left bank of Agra canal. This centre would provide training to the existing Engineers and agriculture officers in the field of high technology of water and land management. For this Centre following building are proposed to be constructed/Remodelled.

Sl. No.	Type of Building	Appx. plinth Area.	Remarks
1.	Regional Centre	1800 Sqm.	Multi-storeyed
2.	Field Hostel	1200 sq. m.	- do -
3.	Type IV residence	1290 sq. m.	Double Storeyed
4.	Type III "	160 sq. m.	- do -
5.	Type II "	240 sq. m.	Tripple storeyed.
6.	Type I "	210 sq. m.	- do -

3. It is stated the Canal Colony is in existence and forms a part of the land owned by the UP Irrigation Department in zone F-7. The proposed scheme has been developed in an area surrounded by existing roads, covering 18.6 hecta. The buildings most



of these area existing and are proposed to be retained in a ground coverage of 11% and FAR of 12.3. After demolishing certain old structures few additional buildings have been proposed. The proposed ground coverage and FAR works out to 11.7% and 15.5 respectively. This includes the existing facilities of a Nursery School, a Post Office, Dispensary and a Club.

4. The proposal has been examined and it is observed that as per the approved zonal plan for zone F 1 & 7 the area in question forms a part of the Master Plan green and river development as per MP-1962/ Draft PDP-2001 where such constructions are not permitted.

5. The matter is placed for the consideration of the Technical Committee (Plan laid on table)



Sub:- Allotment of land to D.T.C. in village  
Dhulsiras.  
F.1(19)/88-Instl.

A request has been received from Superintending Engineer D.T.C. vide his letter dated 21.6.88 with regard to issue of a No Objection Certificate for the land measuring 93 Bighas and 14 Biswas vested in Goan Sabha Dhul Siras for development of infrastructure by the D.T.C. at the rate of Rs.30,000/- per acre plus annual ground rent at the rate of  $2\frac{1}{2}\%$  of the premium.

2. The proposed land falls in the phase-II of Papan Kalan Sceme and the land for this phase has not yet been acquired as reported by land branch.

3. The matter was examined by the Project Planner (PPK) who has opined that no such piecemeal and adhoc developments should be allowed in the Papan Kalan project area including Phase-II i.e. the area still to be acquired. Based on this a reply was sent by Dy. Director, Institutional on 26.5.88 to the D.T.C.

4. D.T.C. has once again impressed upon DDA wherein stating that D.T.C. has to fulfil the pressing demand of commuters living in Pochan Pur, Amberhai, Bartal Village etc. in an effective manner, the development of D.T.C. infrastructure at Dhul Siras Village is required immediately. Moreover, economy of D.T.C. operation also requires such a development. They have once again requested to reconsider the issue of No Objection Certificate for Dhul -Siras land to D.T.C.

5. It is observed that the proposal of D.T.C. involves the change of land use 'for circulation' (DTC infrasturcture).

6. Matter is placed for the consideration of the Technical Committee.



Sub:- Construction of DTC Terminal at  
Panjabi Bagh.

F.5(62)/87-MP.

A request has been received from D.T.C. for No Objection to construct a Terminal in 1 acres site at Panjabi Bagh along with Ring Road near existing club. The land under reference is a part of Co-operative House Building Society, Panjabi Bagh and was allotted in the year 1969 for the constn. of sub-depot/terminal facility for commuters. However, the Society and some of the plots owners moved a writ petition in Delhi High Court for injunction against the constn. of DTC Terminal on the said land on the plea that the constn. of bus terminal is contrary to the sanctioned plan of the Colony and Master Plan for Delhi.

2. The case was discussed in the meeting held under the Chairmanship of Chairman and Managing Director (DTC) on 10.12.87 where DD's representative was also present. It was decided that No Objection Certificate certifying that the constn. of a Terminal at Panjabi Bagh at this site is permissible would be asked from DD4.

3. The Bus Terminal site as proposed has been super-imposed on the copy of the approval zonal plan for zone G-10. The DTC has also prepared a detailed circulation plan for the site measuring 145' 2 1/2" x 300'. A 60' x 31' plot is proposed to be constructed for operational monitorys issued of tickets passes and bus shelter for 6 buses each measuring 30' x 8'. The total ground coverage proposed is 4% of the plot area.

4. As per the Master Plan MPD-62/approved zonal plan and draft FDP-2001, this area is earmarked of Distt. Park, play ground and Open Spaces. According to provisions bus passenger terminal is a permitted activity.

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



Sub.- Allotment of two gas godown sites for Sarita Vihar/ Badarpur Area.

F.13(82)/87-CRC.

Requests have been received from Oil Companies for allotment of two gas godown sites for the above siad areas. Two sites for the siad purpose have been identified by HUPW in the revised layout plan of Sarita Vihar Blocks D&E as indicated in the plan(laid on the table) Sites are proposed along the periphery of neighbourhood park along the 12 mt. R/W road leading to Madanpur Khadar Cattle Dairy Farm. Land use of the site is for parks/recreational as per the layout plan.

2. Chief Architect has mentioned that there is no such site available in this area which fulfils the requirements of Authority's approved resolution for gas godown sites. The sites suggested are away from the residential area and next to the Madanpur Khadar Dairy Farm and as such are considered suitable for the purpose.

3. No Objection from Fire Deptt. for the siad site has yet to be obtained.

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



Sub: Allotment of land in Mansarovar Park, Shahdara for construction of a CGHS Maternity Centre in Mansarovar Park, Shahdara, Delhi. F.30(1)79-Inst.

Dr. J.D. Gupta, Chief Medical Officer (CGHS) vide his letter dt. 21.4.86 has requested to Dy. Director (Instl.) DDA to allot a land of about 5 to 7 acres for the construction of a CGHS maternity centre in Mansarovar Park, Shahdara. He has, further, stated that the plot already allotted to the tune of 1.267 acres for a dispensary is grossly inadequate for accommodating a maternity centre with the said dispensary. The Dy. Director (Instl.) vide his letter dt. 3.8.87 informed the General Secretary Nagrik Kalyan Samiti Mansarovar Park that the DDA is not having sufficient land available in Mansarovar Park. Further, he informed them that the residents may make use of Guru Teg Bahadur Hospital being set up across the railway line to zone E-6.

2. The matter was examined in CP wing and they have stated that in PDP-2001 the facility centre concept has been introduced which provides for community facilities such as college, small hospital, dispensary etc. One such facility centre has been proposed in Dilshad Garden area. However, part of this facility centre has already been consumed by the DDA group housing. It is pointed out that Shahdara area lacks in community facility and since it is central Govt. proposal, it is likely to come up very early. In view of this, a site for this purpose has been proposed (4 acres) out of land earmarked for Sports complex as per composite plan of E-6,16.

3. This 4 acres site could form (plan laid on table) integral part of the facility centre which otherwise has now been reduced because of group housing of DDA. Director (CP) is of the opinion that this site is out of Sports Complex and it is not much suitable. There is also no alternative site in Trans Yamuna area.

4. The matter is placed for the consideration of the T.C.