

दिल्ली विकास प्राधिकरण

अवकाश Master Plan

निबन्ध संख्या F1(8)89ml

दिनांक

पत्र-संख्या

विषय

Draft Minutes of the Meeting of
Technical Committee held on 3.2.89.

पिछले संदर्भ

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.20(18)/88-MP.

Dated: 22.5.89

8

CORRIGENDUM

The minutes of item no.36 of the Technical Committee meeting held on 3.2.89 at 10.00 A.M. in the Conference room, of DDA, 5th floor, Vikas Minar be read as below:

Item No.36 (i) Land use notification under section 11-A of DD Act for acquired land in Narela.

(ii) Declaration of Narela project area as development area of DDA.
F.20(18)/88-MP.

Various aspects of the proposal were discussed in reference to the approved plan of Narela of 1974 as well as Urban extension plan of PDE-2001. The Technical Committee recommended:

- i. The area identified for Narela Project and proposed urban extension upto Rohtak Road with Union Territory as boundary, be declared as development Area of DDA.
- ii. Approval of the scheme for utilisation of 475 hec. of land for various uses/ activities.

Anil Barai
(ANIL BARAI)
DEPUTY DIRECTOR(MP)

22/5/89

Immediate

To be put up in Authority
draft
Pl. put up Agenda Item early
for approval

AD (MP)-II

Anil
24.5.89

Wf 2
24/5/89

Item No.30

Sub:- Proposal peripheral 100 mtrs. R/W road in the urban extension as per draft MPD-2001.

PA/PP/PPK/DDA/88/98.

The case was explained by Director(PP) for the importance of having the 100 metres. R/W road and the need for acquisition of land of 60 metres. on either side of this road. It is observed that the proposal should not be restricted upto G.T. Road on the one side and Wazirabad Bridge on the other. It was therefore, decided that the proposal may be approved subject to submitting supplementary proposal to complete the ring of the express way.

Item No.31.

Sub:- Alignment of approach road for LPG Bottling Plant at Madanpur Khadar, Delhi.
F.20(10)/86-MP.

The Technical Committee observed that the site has already been allotted and since there is no approach road at present, there is no objections to allow the proposed road.

Item No.32.

Sub:- Allotment/Regularisation of land to Radha Swami Satsang(Bias) Geeta Colony Delhi.
F.7A(10)/79-LSB (Instl).

The Technical Committee discussed the case in detailed and it was observed that this plot is in use by the satsang(Bias) on this site since long time. It was therefore, decided to allot this land to this organisation.

Item No.33

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 MCD.
F.20(36)/80-MP.

The Technical Committee after examining objection/suggestions received, recommended to process the case further for notifying the case for change of land use. However, the Technical Committee noted that the quarters have already been constructed and therefore, observed that MCD should not have take up the construction in future they should avoid violation of the prescribed land use.

Item No.34.

Sub:- Policy regarding allotment of land.

F.SP1(2)/88-Dir.(CP)

The Technical Committee observed that a number of plots have been allotted in Vishwas Nagar Institutional Area(Trnas

Yamuna Area). The Technical Committee decided that no more plots be allotted in this area, till the finalisation/provisions of services are completed.

Item No.35

Sub:- Construction of a school building at Tikri Kala change of land use there of.
F.9(2)/88-MP.

The case was explained by the representative of Delhi Administration and it was informed that the school is already functioning in Tikri Kala village as well as in the village Jharoda Kalan. The school at Tikri Kala has a capacity of about 1000 students and is functioning in Temporary structure. The Technical Committee approved the proposal of a senior Secondary School on the ^{Land} already ~~under~~ this use.

Item No.36.

Sub:- Land use notification under section 11A of DDA Act for acquired land is Narela.

Declaration of Narela Project area as development area of DDA.

F.20(18)/88-MP.

Various aspects of the proposal were discussed in reference to the approved plan of 1974 as well as urban extension plan of PDP-2001. The Technical Committee recommended for declaration of the area identified for Nelela project as "Development area of D.D.A. ^{and} also approved the scheme for utilization of land earmarked ~~with~~ for various uses/activities.

Item No.37.

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

FWS3(2)/84-Dir.(CP)

The case was explained on the basis of the earlier decision taken for conversion of plots in block E into green area and traffic Management System on road no.43. The Technical Committee observed that the land identified in Block E was committed to be utilised for marble traders and development has taken place. It was therefore, decided that the proposal for having Block-E be approved for ^{shifting of} marble traders ~~shifting~~ in this area. Regarding the ~~crossing~~ of road no.43 the same be approved, as decided in last meeting of T.C. and ~~managed~~ ^{management} traffic be controlled by traffic agencies.

Item No.38.

Sub:- Amalgamation of plot no. 4 & 7 allotted to All India Deaf and Dumb Society in Institutional area Karkarduma, Trnas Yamuna.

F.12(9)/73-Instl.

The amalgamation of plot no. 4 & 7. The Technical Committee approved this proposal as decided in last meeting of Technical Committee and suggested that it be continued by the same committee. Of the amalgamation of plot no. 4 & 7.

Item No.39

Sub:- Conceptual planning and design of Metropolitan passenger terminals in Delhi setting up of directional terminal in Delhi area and passenger cum goods terminal at Holambi Kalan.

PA/DD/PP/86/1864.

The case was explained by Director(PP) and it was informed that the four terminals have been approved as part of the PDP-2001. The Technical Committee observed that these terminals are to be provided for Railways, DTC and other traffic modes. The Technical Committee after discussion recommended to constitute a sub-group to study the requirements and other linkages of various related agencies. This group shall have following members:

1. Engineer Members, DDA (i) Chief Engineer Northern Railway, (ii) Traffic & Transport Planners, DTC, (iii) NATPAC, (iv) Road Research Institute, (v) Director, Airport Authority, (vi) Director(Transport), Delhi Admn. (vii) Planners from the DDA and Director(PP&B) would be the convener of the Group.

This committee is to submit their report by 17 Feb. for consideration of Technical Committee.

Item No.40

Sub:- Proposal for a 100 bedded hospital at Maidan Garhi New Delhi, change of land use of an area measuring about 20 acres from 'Agricultural Green Belt' to Public & Semi Public Facilities.

F.20(11)/85-MP.

The back ground of the case was explained to the Technical Committee but it was observed that Delhi Administration is stressing on development of a plot which is not earmarked for hospital while there are other plots identified for hospital and prone to encroachments if not utilised immediately. Technical Committee cited that one such plot is available in Janak Puri which should be taken up for construction by Delhi Administration in the first instance and there after the case of Maidan Garhi should be taken up.

Item No. 41

Sub:- Shifting of Brick kilns from Union Territory of Delhi regarding renewal of their licenses.

F.3(59)/68-MP.

The Technical Committee desired that the whole issue be examined separately in consultation of E.M/V.C.

Item No. 42.

Sub:- Land use for charging of battery buses of DEDA Delhi Administration near Ferozshah Kotla Delhi.

F.3(42)/88-MP.

The Technical Committee approved the proposal to allow the use of the land under ^{reference} for charging of battery buses as the land is not earmarked for green. However, it is observed that approach should be from Jawahar Lal Nehru Marg.

Item No. 43.

Sub:- Change of land use of land bearing Khasra no. 218/8/2, 219/2 and 220/2 located in village Sadhora Kalan. zone H-I.

F.14(69)/69-MP.

The Technical Committee noted that in the Master Plan the land use is green and the land stand acquired. As such it was decided that the land use should not be changed from ~~green~~ recreational use.

Item No. 44.

Sub:- Construction of a dispensary at Khasra no. 28/2/2 land 18 biswas in village Madanpur Dabas, Kanjhawla Block

F.13(4)/88-MP.

Postponed.

Item No. 45.

Sub:- Change of land use of an area, measuring about 20 acres from 'rural use zone' to Public & Semi Public Facilities (100 Bedded hospital) in village Poethkhard, Alipur Block Delhi.

F.20(12)/85-MP.

Postponed.

Item No. 46.

Sub:- Construction of police station in village Jafferpur land measuring 19 bighas of kh. nos. 139.

F.3(59)/87-MP.

Postponed.

Item No. 47.

Sub:- Norms for sanction of building plans in Mangolpuri Industrial Area Phase-II.

PA/DD/TT/86/1141.

Postponed.

Item no. 48.

Sub:- Request for a tentative approval of 400 KV line to be erected by National Hydroelectric power corporation Ltd. within Delhi U.T.

Postponed.

Item No. 49.

Sub:- Construction of DTC Terminal at Pubjabi Bagh.

✓ F.5(62)/87-MP.

Postponed.

Item No. 50.

Sub:- Location of Internal Constainer Depot at Tughlakabad

F.1(34)/89/Dir.(PP)

The Technical Committee decided that the sub- group constituted for item no.39 should also examine this proposal as this is also linked with Matropolitan ^{passenger} terminal.

✓ The meeting ended withavote of thanks to the Chair.

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on Friday, the 3rd February, 1989 at 10.00 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>
30.	Proposed Peripheral 100 mtrs. R/W road in the urban extension as per draft MPD-2001. PA/PP/PPK/DDA/88/98	1 to 4
31.	Alignment of approach road for LPG botteling plant at Medanpur Khadar. F.20(18)/86-MP.	- 5
32.	Allotment/Regularisation of land to Radha Swami Satsang (Bias) Geeta Colony, Delhi. F.7A(10)/79-LSB(Instt)	6
33.	Change of land use of an area measuring 5.70 acres from Public and Semi Public facilities to 'Residential' near Nigam Both Store, C-I construction of sweepers quarters of MCD. F.20(36)/80-MP.	7 to 8
34.	Policy regarding allotment of land. F.SP1(2)/88-Dir.(CP)	9
35.	Construction of a school building at Tikri Kala, change of land use there of. F.9(2)/88-MP.	10 to 11
36.	i. Land use potification under section 11-A of DD. Act for acquired land in Narela. ii. Declaration of Narela project area as Development area of DDA. F.20(18)/88-MP.	12 to 13
37.	Layout plan of Mangolpuri Industiral Area Ph-II bounded by outer Ring Road, Road No 43, ordinance Depot and Delhi Rohtak Rail-way Lines. FWS.3(2)/84-Dir.(CP)	14

38. Amalgamation of plot no. 4 & 7 allotted to all India Deaf & Dumb Society in institutional area, Karkari Mode, Trans Yamuna. 15 to 16
F.12(9)/73-Instt.
39. Conceptional planning and design of Metropolitan passenger terminals in Delhi setting up of directional terminal in Delhi area and passenger cum goods terminal at Helambi Kalan. 17 to 18
PA/DD/PP/86/1864.
40. Proposal for a 100 bedded hospital at Maidan Garhi, New Delhi-change of land use of an area measuring about 20 acres from Agricultural 'green Belt' to Public & Semi Public facilities. 19
F.20(11)/85-MP.
41. Shifting of Brick Kilns from union territory of Delhi regarding renewal of their licenses. 20 to 22
F.3(59)/68-MP.
42. Land use for charging of battery buses of DEDA, Delhi Administration near Ferozshah Kotla, Delhi. 23
F.3(42)/88-MP
43. Change of land use of land bearing khasra no. no.218/8/2 219/2 and 220/2 located in village Sadhora Kalan, Zone-H-I. 24 to 25
F.14(69)/79-CRC.
44. Construction of a dispensary at khasra no. 28/2/2 land 18 biswas in village Madanpur Daber, Kanjhawla block. 26
F.13(4)/88-MP.
45. Change of land use of an area measuring about 20 acres from Rural use zone' to Public and Semi Public Facilities(100 bedded Hospital) in village Poothkhurd, Alipur Block, Delhi. 27 to 28
F.20(12)/85.MP
46. Construction of police station in village Jaffarpur land measuring 19 bighas of kh. no.139. 29 to 30
F.3(59)/87-MP.
47. Norms for sanction of building plans in Mangol-Puri Industrial Area Phase-II 31 to 32
F.PA/DD/TT/86/1141.
48. Request for a tentative approval of 400 KV Line to be erected by national Hydro electric power corporation Ltd. with in Delhi U.T. 33 to 34
F.6(3)/86-MP. 33
49. Construction of DTC terminal at Punjabi Bagh. 34 to 35
F.5(62)/87-MP.

Sub:- Proposed peripheral 100 mt. R/W road in the urban Extension as per Draft MPD-2001.

PA/PP/P2K/DDA/88/98-

The existing road network in the U.T. of Delhi shows a convergence towards the Central Area 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 entry the core city choking 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) with in 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 Metro-

Polltan 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.

3. The proposed 10 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 for these terminals are being worked out by the P.W. 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 only pass & important movement line 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 82 lakhs) population approx. by 2001 A.D.) it has been estimated in the draft 2001 that about 16,000 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- 81 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.

5. 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.
6. 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 and 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.
7. 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 siad road joining NH-I (G.T. Karnal Road) and 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.

Item No. 31

Sub:- Alignment 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:

- i. The site acquired by the Indian Oil Corporation is different from the one as per the committee's report on the subject.
- 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 consideration.

Item No 32

Sub:- Allotment /Regularisation of land to Radha Swami Satsang (Bias) Geeta Colony, Delhi. F.7A(10)
F.7A(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 the Technical Committee for consideration.

Item No. 33

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 MCD. F.20(36)/80-MP.

The additional Town Planner, MCD had forwarded a scheme for construction of seepers quaters 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 refeffed to the Ministry of Urban Development Govt., of India, to convey the approval of the Central Government under section 11-A of DD 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 Government 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/suggestion were received, the one from Director(PPW) (Annexure-Az) and the other from Indian Chirsitian Cemetary Committee (Annexure-B).

3. The objection/suggestion 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 same form and style as existing to the extent possible. This may now be forwarded to MCD for necessary action. (B) Regarding the objection realised by Indian Cristian Cemetary Committee.

Item

Appendix 'A' to Item No. 33

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.

Appendix 'B' to Item No. 33

B1

REDEVELOPMENT/RECONSTRUCTION OF BUILDINGS IN
WALLED CITY.

As part of special area, walled city is proposed to have a comprehensive urban renewal plan along with detailed urban renewal plans for sub zones.

The predominant land use of this area is residential. The public and semi public uses and services like hospital, dispensaries, colleges, schools, police stations, fire stations, post offices, local government offices, parking etc. shall be retained in their present locations and also additional sites could be indicated in the urban renewal and sub-zonal plans. In change or additions there of shall be in accordance with the overall policy frame described in the plan.

As part of control for building/buildings within the use premises it is recommended that the building/buildings shall have to be constructed practically in the same form and style as existing to the extent possible. The spirit behind this recommendation is conservation of the traditional character (both in terms of architecture and life-style) prevailing in the walled city.

Appendix c'to Item No. 33

C,

दिल्ली नगर निगम
(नगर नियोजन विभाग)

नियम कक्षा, पश्चिमी गेट,
दिल्ली ।

क्रमांक: टी पी/सी/794/88

दिनांक : 2-6-88

श्री सी. पी. रस्तोगी,
डिप्टी डायरेक्टर (एनपी),
वि. पी. निगम, धिक्कड़ ग.
विकास निगम, मार्ग. पी. स्टेट,
नई दिल्ली ।

विषय: - निगमोपस्था स्टेर वर्क आप में स्टाफ क्वार्टरस बनाने
के सम्बन्ध में ।

प्रतिपक्ष,

उपरोक्त विभाग पर जारी पत्र क्रमांक एन-20(36)80/
एन पी/496 दिनांक 25-4-88 का अवलोकन करें जिसमें आप द्वारा
प्लान की सात प्रतिलिपियां मांगी गई हैं जिस पर इन्डियन न्नीयमन
सिमीटरी ने साइट जांच दिवासी गई है । आपने इच्छानुसार मैं
इस पत्र के साथ प्लान की 7 प्रतिलिपियां भेज रहा हूँ जिसमें सात
रंग से इन्डियन न्नीयमन सिमीटरी ने साइट दिवासी गई है । मुझे
आपने सूचित करना है कि उपरोक्त स्टेर से इन्डियन न्नीयमन सिमीटरी
ने साइट प्रभावित नहीं होती है ।

संलग्न: उपरोक्तानुसार
(7 प्लान)

उत्तर
अतिरिक्त नगर नियोजक (जी)

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

Lt. 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 out fall 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. It

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.

Item No. 35

Sub:- Construction of a school building at Tikri Kala change of land use there of.

F.9(2)/88-MP.

Dy. Director Education (Building construction) Delhi Administration had requested vide his letter dated 20.5.88 for per-mission for construction of a pucca school building in the village Tikri Kala. The total area of the proposed Co- education Sr. Secondary School is 35 hac. (35477 sq. mtrs.)

The case has been examined in the PPW of DDA and the observations are as below:

1. Village Tikri Kala is located on the western border of Delhi Union Territory on Rohtak Road. The village is outside the proposed urban extensions as identified in the Draft MPD Perspective-2001.
2. In the Draft MPD-2001, 11 villages have been identified as growth centres for provision of higher level education, health facilities and rural industries depending on their road linkages and population growth rate. Village Tikri Kala does not form a part of this list.
3. According to the standards of Draft MPD Perspective 2001, Sr. secondary school (standard vi to xii) is proposed for every 1500 population with the school strength of 1,000 students. An area of 1.6 hac. in all i.e. 0.6 hac. for school building and 1 hac. for play field is recommended in the plan. However for schools of class I to class XII without hostel facilities which is to be provided for 90,000 to 1 lakh population with a strength of 1500 students the area per school is to be 3.5 hac. of which 0.7 hac. for school building and 2.5 hac. for play field and

0.3 hac. for parking village jharoda Kalan is a growth centres in the Master Plan, which is every close to village Tikri Kalan. It is, therefore, proposed that instead of taking up village Tikri Kalan, village Jharoda Kalan may be suitable for developing a co-educational Sr. Secondary School.

4. It is also recommended that the school should be approved only if it forms part of the village development plan.

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

- Sub:- 1. Land use notification under section 11 A of DDA Act for acquired land in Nerela.
2. Declaration of Nerela project area as development area of DDA.
F.20(18)/88-MP.

In Nerela Project 450 hect. of land has been acquired by DDA for planned development of Delhi. Beside this 240 hect. land has been notified for development of freight Complex. The action for establishing the land uses for these areas is to be taken. A proposal for dev. of 7158 hect. of land was prepared and this land forms the part of this proposal. The land use plan prepared is within the parameters of urban Extension plan 2001. The land uses proposed for this land are indicated on the plan enclosed (Flag 'A'). It is proposed that this be considered for approval so that notification under Section 11 A can be initiated and the land can be taken up for development in year 1989-90.

2. The project proposed on 7158 hect. of land was discussed in the meeting under the Chairmanship of EM DDA on 7.7.88. The project area was principally agreed upon. It is proposed that the land required for the project is to be acquired in next five years, so that development of project is completed in a span of 9 years. It is essential that the land required for the project is safeguarded against unauthorised colonisation and unplanned development. It is proposed that the area of the project be declared as 'Development Area'.

The boundary of the 'Development Area' proposed is indicated on plan enclosed (Flag 'B'). The boundaries are:

North & North West	- Union Territory of Delhi
West & South West	- Western Yamuna Canal

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 100 ft. 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 redesigned 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 been marked in green.

3. The matter is again placed for the consideration of the Technical committee.

Sub:- Amalgamation of plot No.4 & 7 allotted to all India Deaf & Dumb Society in Institutional area, Karkari Mode, Trans Yamuna.
F.12(9)/73-Instl.

Plot No.4 measuring about 1728.9 sq. mtrs. was allotted to All India Deaf & Dumb Society in Institutional area, Karkari Mode, Trans Yamuna which was approved by Lt. Governor vide his order dated 6.3.81. As per the layout plan, referred plot had approached from 9 mtr. wide road. Later on a request was made for an additional land to start the vocational training centre on I.T.I. basis in addition to the previous request. Subsequently, the layout plan of the area under reference was modified in view of the fact that there is a proposal to have railway station in the vicinity of the area under consideration and as such the road which was earlier proposed to be 24 mtr. wide is now proposed to be 30 mtr wide. The revised layout plan was approved by the V.C., DDA vide his order dated 17.7.84 in which the plot no.7 measuring 1642 sq. mtrs. has been earmarked as additional land to be given to All India Deaf and Dumb Society.

2. Lt. Governor vide his order dated 18.8.84 has approved the allotment of additional land measuring 1642 sq. mtr. in favour of all India Deaf & Dumb Society and the possession was also given accordingly.

3. In the revised layout plan 9 mtr. wide approach road to plot no.4 has been eliminated and the area of this road has been counted in the area allotted for plot no.7 With the result plot no.4 has got no approach from the main road, if considered as a separate plot. Moreover, plot no.7 which is adjacent to plot no.4 is also allotted to

the same society and it is facing the main road.

4. Considering the above facts, the request to amalgamate these two plots may be accepted. Set backs coverage FAR shall be governed by Building Bye-Laws/Regulations in vogue.

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

Sub:- Conceptual planning and design of Metropolitan Passenger terminals in Delhi- setting up of directional terminal in Delhi area and passenger cum goods terminal at Holambi Kalan.

PA/DD/PP/86/1864.

The Master Plan for Delhi Perspective-2001 envisages location of four directional passenger terminal as follows:

- i. Holambi Kalan in the North
- ii. Bijwasan in the West of MG station
- iii. Anand Vihar in the East.
- iv. Tughlakabad in the South.

2. These four proposed integrated terminals were discussed in the Technical Committee held on 9.7.87. The Committee in principle had approved the locations as shown in the plan (Placed on the table).

3. A report has been prepared on conceptual planning and design of metropolitan terminals in Delhi (Annexure) for the development of these terminals and other related issues. This report may be considered for the following:-

- (a) The approval of the conceptual plan for the metropolitan passenger terminals at Anand Vihar, Holambi Kalan & Bijwasan as proposed in the draft MPD-2001, to be taken up by railways for development.
- (b) The land use for the land as identified for terminals at Holambi Kalan, Anand Vihar and Bijwasan be proposed for change of land use. Whether in anticipation of change of land use the land may be notified for acquisition by Delhi Administration needs specific consideration.
- (c.) Because of decentralisation of passengers and goods terminals from the central congested parts of the city, some land would become available. Railways should be approached to provide this land to the DDA for the development of needed transport and social infrastructure in the Central Congested areas.

This land could be bartered for land being given to the railways for metropolitan passenger terminals.

4. The case is now put up to the Technical Committee for consideration of para 3 as mentioned above.

Sub: Proposal for a 100 bedded hospitals at Maiden Garhi New Delhi
Change of land use of an area measuring about 20 acres from
"Agricultural Green Belt" to "Public & Semi Public facilities"
F.20(11)85-MP

Additional Director (Health services) had requested for commissioning of 100 bedded hospital at Village Maiden Garhi New Delhi. The land measuring 20 acres was sanctioned for the purpose by LG Delhi vide his letter no. F.7(11)74-75 dt. 4.1.77. On 12.2.87 Addl. Dir. (Health Services) informed that the proposed hospital is being constructed with tube well and pump house to avoid encroachment over the land and Delhi Admn. had already spent on the said construction an amount of 12.3 lakhs approximately.

2. The matter was examined and it was observed that Maidengarhi is located in green area and it is shown for recreational use in perspective plan for Delhi-2001.

3. The case was discussed in the TC meeting held on 12.2.88 and again on 17.6.88. The TC of 17.6.88 desired that an alternative site in Satberi area be inspected by EM, Commr. (Plg.) ACL, Dir. (PP) & Dir. (DC&P) (refer Annexure A) The site was accordingly inspected by EM along with Dir. (PP) and Dir. (DC&P) and the observations made are as follows:

4. "In South Delhi we do not have any hospital. Instead of all the rural people running into the urban area, it is better that we bring in the hospital right in the rural area which have such facilities so that they do not have to move into the city and add into the congestion. It is not necessary that the hospital should be located at the place where density of the population is highest, where necessary where good hospital is available, people can reach there since the distance in Delhi can be managed by the transport. It is also perhaps possible to construct a hospital in stages in such an area. No doubt, the design of the hospital, its layout etc. should match with the surroundings and not look like a concrete pillar, this perhaps can be achieved. If we have to get through any technical formalities let us get through and convey our opinion to the Delhi Admn. approximately.

In my view, we should not object to the construction of hospital in this area. The authorities have stated that they can provide the water necessary for this. They have spent a lot of money on the compound wall already.

6. The case is now put up to TC for consideration of change of land use.

Item No. 41

Sub: Shifting of Brick Kilns from Union Territory
of Delhi reg. renewal of their licenses.
F.3(59) 68-MP

Master plan of Delhi provides that Brick Kilns are allowed in rural zones after 0.8 k.m. from the Union Limit. The similar provision has been kept in the draft Master Plan for Delhi PDP-2001.

2. As per the survey conducted by the perspective planning wing in 1981, there were about 363 brick kilns in the Union Territory of Delhi. Each kiln in a year uses 4 hec. of land and takes out earth upto 2.5 mtrs. in depth. The studies also revealed that Union Territory of Delhi has about 130 sq.mtrs. of land which is good for brick kilns. If all these kilns continue to operate in the next 9 years the 130 sq.mtrs. of land would become ditches of 2.5 mtrs. depth which is about 1/5th of the rural area. This is an alarming situation although, as per Master Plan brick kilns are allowed in rural areas, it needs thorough and careful consideration. It may be desirable to have bricks only from outside Union Territory of Delhi although they will be little costlier but will save Delhi rural area from continuous digging and degradation of environment of the Capital of India.

3. Subsequently in a meeting held in August 1986 at Raj Niwas, it was decided that:

- i. 80 brick kilns which are running unauthorisedly should be stopped immediately in consultation with the Dt. Commr. Delhi and Director of Industries Delhi Admn.
- ii. 122 brick kilns which are licensed on adhoc basis and the licenses are valid upto Sept. 1983 be examined keeping in view the location of relaxation to existing urban limits and the urban extension in Delhi Master Plan and wherever these are found to be objectionable should be identified and a list be supplied to Commr. (Food and supplies) Delhi Admn. so that he may not renew the licenses and for the remaining licenses be considered for renewal.
- iii. 171 brick kilns which are running with regular licenses should also be examined whether their location from the point of view of Delhi Master Plan mainly whether these are affected with the present Urban limits or extended urban limits and the case which are objectionable should be identified and be informed to Commr. (Food and Supplies) Delhi Admn. not to renew their licenses.

4. The brick kiln owners association represented against this decision. They requested to issue licenses to the brick kiln owners. The issue was discussed in the room of Engineer Member where representatives of the Brick Kiln Association were also called and following decisions were taken:

- a. Phased programme for closure of kiln would have to be worked out.
- b. Renewal of licenses if any should be on the following conditions:
 - i. After the exhaust of the existing land with the owners of the kilns no new license would be granted for another land.
 - ii. Digging depth could be allowed upto 4'-0" instead of 8'-0".
 - iii. Discussed kiln land would be levelled by kiln owners.

c. Modification in the Master plan for Delhi-2001 would be made for non permission of further kiln in rural area.

5. At this the Lt. Governor, Delhi desired to find out the specific requirement from the Delhi brick kiln Association and after the consideration a firm guide line to be formulated. Accordingly a letter was written to Hony Secretary Delhi Brick kiln owners association to specify their precise demand / requirements for consideration. The Hony. Secretary of Association has submitted as under:

- a. All regular and adhoc brick kilns licenses numbering about 293 may be renewed with permission to include therein additional land.
- b. All the new applicants numbering about the 105 may be issued fresh licenses as they have set up these brick kilns as per the provision of the Master Plan 1962.

6. In the meeting held at Raj Niwas and subsequently under the Chairmanship of VC, DDA, it was decided that brick kilns could be allowed in rural zone and the land which is already in possession of brick kiln owners could be utilised for the purpose of manufacturing of bricks.

7. The proposal was discussed in the Technical Committee meeting held on 25.8.87. The Technical committee recommended the followings:

1. A phased programme for the closure of the kilns should be worked out.

For the renewal of licences:

- a. No further licences should be given
- b. After exhausting the existing land which is with the owners of the colonies, further licences should not be granted for another land.
- c. Digging depth should be allowed upto 4 ft. instead of 8 ft.
- d. Discussed kilns land would be levelled by kiln owners.

8. A meeting was held on 13.6.88 at Raj Niwas and it was decided that while issuing No Objection certificate for brick kilns, the DC office shall keep in mind the maximum urbanisable limits which will be communicated to them by DDA. In the draft extensive modification to the Master Plan for Delhi 2001, the provision in the plan are for permitting extraction in zone (divisions) LN & P. The extraction is proposed to a maximum depth of 1.2 mtrs. In the ~~urban~~ extension plan submitted to the Govt. of India, part of division N is only recommended to be urbanised by the year 2001. Some depth after the urbanisable limits that is about 1 kilometer should also be free from brick kilns, and the proposed boundaries should have some physical feature to give the exact idea. All these factors plans have been prepared indicating the land where brick kilns beyond the urban extension could be allowed. These areas have been identified in three chunks marked on the plan. (plan laid on the table).

The case was discussed in the PACC meeting held on 30.8.88 and it is opined that should not agree for giving blanket permission to locate brick kilns any where in the designated zone, each proposal may be examined from the planning point of view of its potential for agricultural use quality of land topographical conditions and its existing use, and the matter has been examined in the PPW and he has suggested that a plan be sent to DC office be prepared by us that the site for which No objection certificate would be issued by the DC office shall be communicated to the DDA after marking the same on the copy of the plan.

9. The case was discussed by the Commissioner (Plg.) with the Vice Chairman, DDA and he has desired that due to security of land in Union Territory, it is not desirable to waste it in brick kilns and the pits made after the land utilisation of it by the Brick kilns is of no use and would be a tremendous waste under the present condition it would be desirable to utilise ash available from Thermal Power Station for brick manufacturing to meet the demand of bricks of Union Territory of Delhi.

10. The matter is placed before the Technical committee for its consideration.

Sub:- Land use for charging of bettery buses of
DEDA Delhi Administration near Ferozshah
Kotla, Delhi.

F. 3(42)/88-MP.

Director (DEDA) Delhi, Administration has forwarded a proposal for parking/charging station for battery buses near Ferozshah Kotla , Delhi Gate and has requested to issue NOC by DDA for this site.

2. The land use of the land in question is institutional as notified for an area of 0.59 hecets. in the year 1978 on the request of Delhi Administration for Delhi Children Aid Society. As per the plan submitted the entry to this plot would be from Jawaharlal Nehru Marg.

3. There is a strip 19 metres wide from Ferozshah Kotla wall out of which the small strip will be used as a temporary shed for locating the charging units and the remaining area will be used for parking of battery buses. This is no proposed touching Ferozshah Kotla wall and measure area is shown to be used as open.

4. The case is now put up to Technical Committee for Consideration.

Item No. 43

Sub: Change of land use of land bearing khasara no. 218/8/2, 219/2 and 220/2 located in village Sadhora Kalan, zone H-I

F.14(69)69-CRC.

Land measuring about 7 bighas 10 biswas belonging to Nazar Kanwar Surana Charitable Trust, where an Eye Hospital (in part of the land) is being run for the last 12 years, bearing khasara no. 218/8/2, 219/2 and 220/2 located in village sadhora kalan (Gulabi Bagh area; zone H-I) stands acquired vide a ward no. 155 dt. 4.4.63 but due to existence of buildings physical possession of the acquired land could not be taken over by LAC. Now it is possible to take possession of the land under reference as there is a directive from Supreme Court not to demolish the structure of the hospital.

2. Land & Bldg. Department, on their request has already been informed for de-notification of the land from acquisition under section 48 of land Acquisition Act, 1894 subject to the clearance from Planning Department.

3. The case is examined by Planning Cell and the comments are given as under:-

i. The site does not encroach upon the zonal plan road of 30' R/W and the land in question does not fall in the Dev. Area of DDA.

ii. The area under reference is located in zone H-I and the site falls in the area earmarked for recreational use as per MPD-1962/Zonal Plan. (district park, playgrounds and open spaces)

While as per PDP-2001 (pending with the Central Govt. for the approval) the land use of the site area has been shown as residential.

iii. From the persual of the plan submitted by the Trust (laid on the table) it is noted that out of total area of about 8812.81 sq.yds. is being utilised for hospital purposes while the balance land is being utilised for the activities of storage and warehousing.

4. i. As per MPD-1962 the activities being undertaken by the trust (hospital and warehousing) are not permissible till the change of land use is approved by the Central Govt.
- ii. PDP-2001 has recommended hospital upto 200 beds in residential use zone under special appeal and as also indicated the following standards be followed for hospital sites.

a.	Type of Hosp.	No. of beds	Area in hac.
	General Hospital	500	6.0
	Intermediate Hosp.(A)	200	3.67
	Intermediate hosp.(B)	80	1.0
	Poly clinic with some observation beds.	-	.20 to .30
	Nursing home / child welfare Maternity centre.	-	-do-
	Dispensary	-	0.08 to 0.12

5. The above facts are placed before the Technical committee for its consideration.

Sub: Construction of a dispensary at khasra no. 28/2/2 land
18 biswas in village Madanpur Dabas, Kanjhawla block
F-13(4)88-MP

Addl. Dir. Health Services vide his letter no.
F.12(77)/84/DHS/P&S/2367 dt. 29.8.88 had requested the issue
of NOC for construction of a dispensary building at village
Madanpur Dabas (Khanjawala block) The gaon sabha has made
available the plot of land measuring 18 biswas approximately at
khasra no. 28/2/2.

The case has been examined in the PPW of LDA for this
1395 sq.mtrs. of proposed land in village Madanpur Dhabas and
the observations made are as follows:

- i. Village Madanpur Dabas in North West Delhi is part of
the urban extension proposed in the Draft MPD Perspective-2001.
- ii. From the site plan submitted by the Director of Health
Services, Delhi Admn. it appears that the proposed dispensary
falls in the residential use of the structural plan approved by
the Authority. Further it is noted that it is part of phase IV
of urban extension.
- iii. According to Draft MPD-2001 one dispensary site is proposed
for every 15,000 population within an area of 500 to 1200 sq.mt.
(average 1000 sq.mt.) In the Draft MPD-2001 certain villages have
been identified as growth centres depending on their growth
rate and road linkages for location of health facilities, markets,
schools and rural industries. Village Madanpur Dhabas does not
form part of the list of proposed growth centres.
- iv. As per the existing practices of land acquisition,
development and disposal followed in Delhi Clearance for locating
a dispensary site in the village Madanpur Dhabas does not seek
favour. In fact, village 'Jaunti' which is a better location
in terms of road linkages may be considered as an alternative
for locating of the dispensary site.

It is also observed that the dispensary should found
part of the village development plan.

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

Sub:- Change of land use of an area measuring about 20 acres from 'rural use zone' to 'Public & Semi Public facilities' (100 bedded hospital) in village Poothkhurd, Alipur Block, Delhi.

F.20(12)/85-MP.

Authority vide Resolution No.90 dated 29.12.86 had been approved the change of land use of an area measuring about 20 acres from 'rural use zone' to 'Public and Semi Public Facilities' (100 bedded hospital at village Poothkhurd, Alipur Block, Delhi) on the request of Directorate of Health Services Delhi Administration. The same was referred to the Ministry of Urban Development to convey the approval of the Central Government under Section 11-A of DDA Act 1957 to issue a Public Notice for inviting objection/suggestion. The Ministry of Urban Development in response asked to clarify whether DDA has agreed to the change of land use for the 100 bedded hospital at Village Poothkhurd, Alipur Block, Delhi, in lieu of the land at Nangli Poona village and in case the DDA has agreed to this proposal its views on the use of land at Nangli Poona which is already earmarked for hospital and the land use has been changed.

2. The matter has been examined by the Director PPW and it is observed that the location of the proposed 100 bedded hospital has been lie as per the structure plan of the urban extension, approved by the Authority on 30.6.87. The land proposed for two hospital falls in the Agricultural Green area and does not effect any road. Area measuring 20 acres, proposed for 100 bedded hospital and approved by

the Authority is too much in size compared with the recommendations of PDP-2001 (Modified). According to which an area of 3.7 hect. (8.07 Ac) is proposed for 200 bedded hospital.

3. However, under these circumstances it is suggested that while issuing 'no objection' we may emphasize that the extra area of the proposed hospital be left open for future expansion.

4. The matter is placed before the Technical Committee for reconsideration.

Sub:- Construction of Police Station in Village Jaffarpur land measuring 19 bighas of kh.nos. 139.
F.3(59)/87-MP.

Dy. Commissioner of Police forwarded a request for allotment of a site for police station at Jaffarpur Kalan. He had also mentioned in his letter that this police Station was required on the basis of the recommendation of a committee for creation of various Police Stations for proper working of Delhi Police. A site was selected bearing kh. no.139 (15 bighas) in the revenue estate of village Jaffarpur Kalan. The lands belong to Gram Sabha of the Village which has agreed to give the land for the purpose and require no objection certificate from DDA from the land use point of view.

2. The case has been examined and it is observed that the site which is about 1200 sq. mtrs. in area is proposed to be utilised for Police Station and staff quarters. It was also observed that proposed site is out side the urban extension and as per MPD-2001, this will fall in rural use zone. The site is adjoining 100 bedded hospital of 7.9 hect. for which change of land use has already been notified and is under construction.

3. The case was put up to the Technical Committee on 24.3.88 and the Technical Committee decided that (i) DCP (L) shall forward the drawing of the proposed construction/ detail programme of development for this site. 'ii) The area to be served by the station be submitted and (iii) views of MCD be invited on the proposal.

DCP(HQ) has informed (Annexure.) on 1.11.88 that the preparation of plans etc. would not be possible unless the land is handed over to them. The views of MCD are also indicated in the Annexure dated 7.7.88) in which they have stated that there is no objection to the proposal.

4. The case has again been examined and it is observed that since the area required is to the extent of 1.2 hect.

and the site is located beyond the proposed urban extension. 2001, it may be considered for approval if the approach is provided by the road going to Rawata. It will also require change of land use from rural to institutional.

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

OFFICE OF THE COMMISSIONER OF POLICE:DELHI

No.26639/A.III

Dated:1.11.88

To

The Dy. Director(MP)
DDA, Vikas Minar,
I.P. Estate,
New Delhi.

Sub:- Allotment of Gram Sabha land for P.S. and
staff quarters at Jaffarpur Kalan, change
of land use,

....

Sir,

With reference to your letter no.F.3(59)/87-MP/912,
dated 28.7.88 on the subject cited above, I am to furnish
below the requisite information (page-wise) as desired.

1. DCP(L) shall forward the drawing of proposed constructions/detailed programme of development for this site. It is not possible for PWD to prepare the drawings/plans of proposed police station and staff qrs. at the site in question unless it is allotted handed over to us and surveyed by PWD. A location plan showing the proposed site of the police station is enclosed.
2. The area to be served by the station be submitted. Police station Jaffarpur Kalan has been carved out from Police station Najaf Garh and it covers an area of 57 sq. kmtrs. approximately. The boundaries converging the villages under this police station is mentioned in the enclosed Annexure.
3. Views of MCD invited on the proposal. The Town Planner, MCD, vide his letter No.TP/G/1233/88/dt. 7.7.88 has already given no Objection for the proposed Police station bldg. at the proposed site.

2. It is therefore, requested that necessary certificate about the change of land use as already requested may kindly be furnished to the A.D.M Cum-Director(Panchayat) Room No.157, 1st floor, Tis Hazari Courts Bldg. Delhi direct at the earliest so as to enable him to issue allotment of the land for the mentioned Police Station for which the we are in dire need.

Yours faithfully,
Sd/-

Encl; As above.

(KANWALJIT LEOB)
DY. COMM ISSIONER OF POLICE HQ!II
DELHI

Appendix 'D' of Item No.46

D2

Copy in continuation of this Hdgrs. endst. No.19084-88/
AIII, dated 19.7.88 forwarded for necessary action to:-

1. The Jt. Secretary(Home) DA, with reference to
Admn's letter No.F.9(58)/88/HP.II dt.13.7.88.
2. The suptdg. Enginner (PWL) Circle-III LA, New
Delhi.
3. The Ex. Engineer(PWL) Divn. No.X-I,DA,New Delhi.
4. The A.D.M.-Cum-Director(Panchayat)Room No.157,
1st floor, Tis Hazari Courts, Delhi. He is requested
to issue necessary allotment of the land in question
on priority.
5. The DCP/South West Distt. Delhi.

(KANWALJIT LEOL)

DY. COMMISSIONER OF POLICE.HQ-II
/Nsnegi/ DELHI.28.10.88.

MUNICIPAL CORPORATION OF DELHI
(Town Planning Department)

Nigam Bhawan Kashmere Gate,
Delhi-6

No. TP/G/1233/88

Dated: 7.7.88

Dy. Director (Master Plan
Delhi Development Authority,
Vikas Minar,
I.P. Estate,
New Delhi.

Sub:- Allotment of Gram Sabha land for police station
and staff quarters at Jaffarpur Kalan change of
land use (Reg. views of M.C.D. thereto).

.....

Sir,

This is with reference to letter No. 13846/A.III dated
27.6.88 from D.C.P. H.Q. II on the aforesaid subject.

The matter was earlier considered by the Technical
Committee of D.D.A. and views from Town Planning Department
of the Corporation have been desired. The matter has been
looked into and following observations are made in this
regard.

The site suggested for construction of police station,
is adjacent to the site of hospital for which the D.D.A. has
already approved change of land use for purpose of cons-
truction of Hospital. The layout plan for Hospital has also
been approved by the standing Committee of the Corporation.

In view of the above, from planning point of view,
there appears to be No Objection for construction of Police
Station, on the piece of land adjacent to the Hospital.
The access to proposed police station should be from Bawata
Road. It may be desirable to maintain the right of way of
this road as 100 ft.

In view of the above, the matter may be re-considered
by the D.D.A. for change of land use as proposed by Delhi
Police.

(D.D. Mathur)
Town Planner.

Copy to:-

Mrs. Kanwaljij Deol,
Dy. Commissioner of Police (II),
MSO Building, I.P. Estate,
New Delhi, for information please.

Item No. 47

Sub: Norms for sanction of building plans in Mangolpuri Industrial Area Phase II. PA/DD/TT/86/141.

Mangolpuri Industrial Area Phase II was developed predominantly for resettlement of traders affected by Zakhira fly over proposal. The layout of this area was approved by VC except for block E. There are about 919 plots of different sizes in block A, B, BA, BC & C and 149 plots in block D reserved for the resettlement of fodder traders. The proposed norms were considered in the TC meeting held on 11.8.87 and it approved the norms like ground coverage, FAR number of FAR and set backs etc. to be followed.

Mangolpuri Industrial Area Phase II designated all light and service industries permissible in the Master Plan and PDP-2001 except fruit, cold storage, chemicals, rubber, paints, varnishes, petroleum products and pollutant industries. The uses were not to be applicable in block D&E meant for shifting of fodder market and marble traders respectively. The decision of the TC has so far not been approved by the Competent Authority i.e. VC, DDA.

Jt. Dir. (Bldg.) vide his note dt. 2.1.87 has reported that out of a total number of 1078 industrial plots about 236 owners of the plots of various size have started construction without the sanction of building plans. Notices were also issued and the Chairman of the Federation of Zakhira Association who were present in the office of the DDA agreed to direct all the plot owners to submit the plans for regularisation / sanction within 60 days along with necessary documents etc.

The norms approved by TC were examined and there were certain modifications suggested to be carried out keeping in view the recommendation of MPD-62, PDP-2001 and the public notice issued by the Jy. Dir. (Inds.) for auction of these plots to be held on 20-23 Feb. 1988.

The basic issue involved is whether to allow or not the basement / mezzanine floor, units having plot area of 10-20 sq.mtrs. some of which have already been constructed the same without sanction of the building plans. A standard design for 10-20 sq.mt. size of plot with a provision of basement and mezzanine floor to be approached by steel ladders has now been prepared for consideration. The design is feasible and will also cover those plot owners who have constructed the building without the sanction of their building plans.

The case is now put up for consideration.

Sub: Request for a tentative approval of 400 KV line to be erected by National Hydroelectric power corporation Ltd. within Delhi UT. F.6(3)86-MP

M/s National Hydro Electric Power Corpn. Ltd. (A Govt. of India enterprise) vide letter no. NH/TCS/NJT/YNR Forest/88 dt. 2.8.88 addressed to Engineer Member, DDA has put up a proposal regarding the subject cited above (Placed on table).

The case has been examined for the proposed route alignment of 400 KV Tower line and the observations are as follows:

1. The proposed D/C Tower line connects the proposed 400 KV ESS at Bawana in Delhi Union Territory. An electric sub station of 400 KV at Bawana is proposed in draft MPD-2001. The case has earlier been examined by the TC in its meeting held on 22.8.86 in which the location of 400 kv ESS earlier proposed as part of Urban Extension plan was modified to accommodate DESU's view points (refer Annexure). The new site of ESS (550 x 750 mt.) which was agreed to in principle by the TC is shown in the plan laid on the table. Accordingly, the location of the ESS at Basana as shown by NHEPC may required to be suitably modified.
2. The National Hydro Electric Power corporation has shown in their proposal the proposed route alignment of 400 KV tower line. In this area a 220 KV line is already existing. Since there are minimum standard set backs which are to be left for the power line it is appropriate that the distance between the existing 220 KV line and the proposed 400 KV line be kept as minimum as possible. NHPC, may therefore, like to modify the route alignment of the proposed 400 KV tower line.
3. The detailed project indicating the size of towers the distance between two towers and height of each tower etc. have to be submitted while taking up their actual development works on site. DDA can only consider the approval of the proposed 400 KV tower line conceptually subject to approvals from other department like DESU, Delhi Admn., DUAC & Deptt. of Environment.
4. The case is now put up for consideration of the Tech. committee.

Appendix 'F' to Item No. 48

Sub:- No Objection for land use for 400 KV sub-station at Bawana, Delhi.

F.6(3)/86-MP.

A proposed has been received from DESU for the issue of No Objection for the construction of 400 KV Sub-Station at Bawana Delhi.

2. The proposal has been examined and it is observed that earlier Authority vide its resolution no. 116 dated 16.3.84 approved three sites for the construction of 400 KV Sub-station in Delhi including the site in question.

3. Executive Engineer(DESU) has submitted that because of existing bricklines in surrounding area, there are some problems. On further discussion with Sh. Shri, Exen. he has informed that dust from the brick lines causes a dust layer on transformers which results in disruption of power supply. An alternate site has been suggested along western Yamuna Canal and near to main power line. This alternate site measuring 550 MX 750 falls within the residential area planned for further extension. A copy of the plan indicating the location is laid on the table.

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

DECISION

The representative of DESU was present and explained the project. Technical Committee agreed in principle for 400 KV Sub-Station on the site proposed measuring (550 MX 750 M) as the site earlier approved was near to the Air Force Helipad and required clear ance was not available. However, the Tech. Committee desired that a layout plan of the total site be got approved from DUAC and alignment plan for High Tension line be worked out and be got approved.

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

A request was received from DTC for No Objection to construct a terminal in 1 acre site at Punjabi Bagh along with ring road near existing club. The land under reference forms part of co-operative house building society Punjabi Bagh. This was allotted in the year 1969 for construction of sub-depot/terminal facility for commuters. Subsequently the case was discussed in a meeting held under the chairmanship of Chairman and Managing Director DTC on 10.12.87 because of a petition filled by plot owners of the society in Delhi high court against the construction of DTC terminal. In this meeting it was decided to obtain a 'no objection certificate' for construction of the terminal from DDA. The bus terminal site, as proposed falls in zone G-10. The detailed circulation plan prepared by DTC having an area of 145 ft. x 30 ft. & 65ft. x 31 ft. block is proposed to be constructed for operational, monitoring issue of tickets, passes and routine facility for public and crew conveniences. The total ground coverage proposed is around 4% of the block area.

2. As per MPD-62, approved zonal plan and draft PDP-2001 this area is earmarked for district park, play ground and the open spaces. According to provisions bus terminals is a permitted activities.

The case was considered in the Technical Committee on 31.8.88 and it was observed that the proposal may be examined keeping in view the provision of master plan/zonal plan and the feasibility of the site under reference.

3. The site under consideration was inspected and it was observed that there is an existing DTC terminal at

Raja Garden which serve the surrounding areas of Raja Garden, Vishal Enclave, Ramesh Nagar, Ball Nagar etc. which is at a distance of about 1.5 kms. towards the south near the intersection of Najafgarh road and ring road. There is another DTC sub terminal at a distance of 1.5 kms. at the northern side at the inter-section of Rohtak Road and ring road known as general store crossing. This terminal serves the neighbouring areas of Puhjabi Bagh, Shivaji Park, etc. In this terminal buses are parked on the service road within the road R/W there is no separate bus terminal. The proposed terminal site under consideration is at the junction of of ring road, and the road, leading to Madipur and falls between the above said sites. It will serve mainly west Puhjabi Bagh and Madipur colonies. The existing Puhjabi Bagh Club is just across the 24 mt. R/W road in front of the bus terminal site.

4. Although the location of the site is not very ideal from the planning point of view but keeping in view the requirement of bus terminals and the limitations of availability of land in this area, the site as proposed could be considered for bus terminal. The entry to the bus terminal as proposed in the detailed plan (Placed on the table) is not desirable as it is very near to the junction of Ring Road. The entry and exist points may be kept adjacent to each other as indicated in red on the plan, with this, the distance between the junction and the entry/exist point will be around 70 mt. or so.

5. The case is now put up for consideration of Technical Committee for approval and issue of NOC to DTC.