

DRAFT MINUTES OF THE TECHNICAL COMMITTEE MEETING HELD ON 1.10.90 AT 9.30 A.M. IN CONFERENCE MINAR.

योजना
Planning

दिल्ली विकास प्राधिकरण

अनुभाग MASTER PLAN SECTION

मिसिल संख्या F1 (56) 190-MP

दिप्पणी

पत्र-व्यवहार

विषय

DRAFT MINUTES OF THE TECHNICAL COMMITTEE HELD ON 1.10.90 AT 9.30 A.M. UNDER THE CHAIRMANSHIP OF VICE-CHAIRMAN DDA.

डायरी सं०	तिथि	किस को भेजी	हस्ताक्षर	डायरी सं०	तिथि	किस को भेजी	हस्ताक्षर
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

Draft minutes of Technical Committee meeting held on 1.10.90 at 9.30 A.M. in the Conference Room of Vikas Minar, 5th Floor, Delhi Development Authority, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. Cecil Noronha, Vice-Chairman (On the chair)
2. Sh. J.C. Ghanbir, Commissioner(Plg.)
3. Sh. Santosh Auluck, Chief Architect
4. Sh. R.G. Gupta, Director(TYA)
5. Sh. S.C. Gupta, Director(DC&P)
6. Sh. P.C. Jain, Director(AP&B)
7. Sh. U.S. Jolly, Director(LM)
8. Sh. P.N. Dongre, Jt. Director&TYA)
9. Sh. C.P. Rastogi, Jt. Director(WC&SA)
10. Sh. A.K. Jain, Jt. Director(ZP)
11. Sh. Vijay Risbud, Jt. Director(Narela)
12. Sh. Prakash Narain, Jt. Director(T)
13. Sh. Chander Ballab, Jt. Director(PLG)
14. Sh. N.K. Aggarwal, Jt. Director(Plg..)
15. Sh. Ashok Kumar, Jt. Director(Plg.)
16. Sh. H.S. Sikka, Dy. Director(ZP)
17. Sh. Pradeep Behari, Dy. Director(Design)
18. Sh. S.P. Pathak, Dy. Director(M)
19. Sh. S.P. Bansal, Dy. Director(NCR&UE)
20. Sh. Anil Baria, Dy. Director(MP) (Convenor)

POLICE DEPARTMENT:

21. Sh. A.S. Cheema, ACP(Traffic)

LAND & DEVELOPMENT OFFICE:

22. Sh. L.D. Ganotra, E.O.

N.D.M.C.

23. Sh. S.Y. Gupta, EE(R-I)

M.C.D.

24. Sh. M.L. Nandwar

D.E.S.U.

25. Sh. S.P. Chopra, S.E.(Plg.)I
26. Sh. J.R. Gurwani, Architect
27. Sh. D.K. Suri, Ex. Engineer (Plg.IV)

P.W.D. DELHI ADMN.

28. Sh. V.K. Madan, S.W(PWD-V)

SPECIAL INVITEES:

DIRECTOR OF EDUCATION, DELHI ADMINISTRATION:

29. Sh. B.D. Bahugona, Director For Item No.2

Draft minutes of the Technical Committee meeting held on 1.10.90 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th Floor, Delhi Development Authority, IP Estate, New Delhi.

Item No.1 :

Subject : Allotment of land to 11KV ESS in Jai Mata Market, Lawrence Road
F.29(5)89-Instl.

This case was discussed in detail and it was decided to modify the layout plan by keeping both the institutional plots of ^{the same} equal size ^{with the} and approach to these plots from 9 mtr. wide road, to be connected to the service road of the main road. Further, the green strip to be left in continuation with the existing green strip along main road. With these modifications, the plan was approved. ~~(Further, VC, DDA desired to forward the modified plan to him on the file.)~~

Item No.2 :

Subject : Allotment of land for Middle School
F.18(22)89-Instl.

This item was ^{deferred} discussed and it was decided to invite Director Education, Delhi Administration and Education Officer, MCD ⁱⁿ the next Technical Committee meeting ^{for discussion on various aspects of allotment of land to schools before taking a final decision in the matter}

Item No.3 :

Subject : Regarding sanction of addition/alteration in the LIG flat No.35-B/B4, Ph.II Ashoka Vihar for covering the backside verandha of the above Flat on 1st Floor by ~~grills~~ ^{and} ~~and~~ ^{and} ~~glasses~~ after raising the floor (Rep. of Sh. L.D.Bose).
PA/Dire(B)90/127

This was discussed in detail and it was decided that ^{from the point of view of} as a lesser ^{there would be} we have no objection if the alterations are carried out as per the plan laid on table. With these remarks, a letter ^{may} be sent to MCD along with the plan and copy may also be given to the Resident's Association for their information. It was also decided that in similar cases the above procedure be followed.

Item No.4 :

Subject : Proposed alignment plan of the Link Road, connecting Chattarpur to Qutab Monument (by passing the temple complex, Chattarpur).
F.5(1)85-MP

The road alignment plan ~~was~~ under reference was discussed in detail and it was felt that MCD may be consulted about their ~~proposal~~ ^{the proposed} about this road, and ~~meanwhile~~ ^a proper plan for Mahilpal Pur Road and Chattarpur road as a T-Junction should be prepared keeping Mahilpur road with 60 mtr. R/W.

Item No.5 :

Subject : Proposal for construction of Weigh Bridge made by Vilayati Lal, Rewari Line, Ph.II, New Delhi.
F.21(1)80-LSB(1)

After detailed discussion, the proposal ~~was approved~~ for allotment of land for location and construction of a weigh bridge ~~and to modify the~~ ^{lay out plan accordingly.}

Item No.6 :

Subject : Proposal for change of land use from 'District Park to Facility/Service Centre ii) Layout plan for facility cum service centre; near Gokalpuri, Delhi.
PA/JD/TYA/90/919

The ~~above referred~~ ^{has} proposals were discussed in detail. ~~Arising out of discussion, the Technical Committee desired to work out the petrol pumps and gas godown item, based on population standards Master Plan of Delhi-2001, within a months time & be put up, before the Technical Committee, and proposed location for gas godowns was agreed.~~ ^{that requirement by way of 2.5% be worked out. The} Technical Committee desired that sizeable green along Eastern Yamuna Canal be provided ^{as a} as a part of the proposed ^{and} Centre subject to that green strip, ~~proposed in the plan (laid on table) in the rear of gas godown sites, be included as part of rear set-back of gas godown plots, and modified plan be placed before the Technical Committee.~~ ^{may} ~~in due course~~

Item No.7 :

Subject : Carving out of gas godown site in Shalimar Bagh, Delhi.
F.13(9)90/CRC/DDA.

In general, The Technical Committee felt that individual cases of gas godowns site allotment in areas where such sites are already more than required as per norms, need not be processed further ^{until & unless} till the ~~new~~ norms are modified. *Pankha* Gas godowns sites ^{are to} be provided ^{hereafter only} in service centre/industrial areas and not in green areas. If need ^{be} ~~be~~ more ^{such} service centre sites ^{should} be provided.

Item No.8 :

Subject : 33 KV Electric Sub-station in Pankha Road Institutional Area.
F.29(20)/87-Instl.

(Laid on table). DESU representatives present in the meeting stated that this site ^{is} ~~is~~ 66 KV ^{for a} ~~require~~ ^{electric} sub-station. After detailed discussion it was decided that the site ^{agreed to} ~~to~~ by EM be earmarked for 66 KV Sub-station and the site ^{of} ~~of~~ one gas godown which ^{has} ~~is~~ not yet ^{been allocated} ~~allowed~~ be kept as a green buffer ^{zone} ~~area~~. It was further desired that the DESU should send the ^{detailed} plans of ~~this location~~ ^{The} proposed 66 KV ESS ^{at to be set up at} of this location to be ^{put up for examination by the} ~~examined~~ by Technical Committee. Meanwhile Plg. depts. may examine the ^{proposed} ~~alternate~~ site for gas godowns.

Signature

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Technical committee to be held on 1.10.90 at 9.30 AM in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority, I.P.Estate, New Delhi.

Item No.	Subject	Page No.
1.	Allotment of land to 11 KV ESS in Jai Mata Market, Lawrence Road F29(5)89-Instl.	1
2.	Allotment of land for Middle School F18(22)89-Instl.	2
3.	Regarding sanction of addition/alteration in the LIG flats no. 35-B/B4, Phase II Ashoka Vihar for covering the backside varendha of the above 1st floor by grills and glasses after raiging the floor (Rep. of Sh. L.D.Bose) PA/Dir.(B)90/127	3
4.	Proposed alignment plan of the Link Road connecting Chattarpur to Qutab Monument (by passing the temple complex) F5(1)85-MP	4 - 6
5.	Proposal for construction of Weigh Bridge from Vilayati Lal at Rewari Line, Phase II New Delhi. F21(1)80-LSB(1)	7
6.	Change of land use from 'District Park to facility/service centre and design of facility cum service centre near Gokalpuri. 1 village PA/JD/TYA/90/919	8-9
7.	Carving out of gas godown site in Shalimar Bagh, Delhi. F13(9)90/CRC/DDA	10

Land on Pabli.

8. 33 kv. Electric sub/stn. in Pankha Road, institutional Area,

F29(90)/87-2nd.

Item No. 1

Subject : Allotment of land to 11 KV ESS in Jai Mata
Market, Lawrence Road
F. 29(5)/89-Instt.

1. The case was considered in the Technical Committee held on 18.7.90 wherein following decision was taken :-

"The Technical Committee examined the plan prepared by the Planning Cell for incorporating the electric-sub-station and two institutional plots, keeping in view the construction of the road by MCD and desired that it should be submitted after discussion with DESU especially with regard to whether their requirement, as already discussed with Commissioner (Plg.) have been incorporated. The modified plan should be re-submitted for reconsideration."

2. Keeping in view the decision taken in the Technical committee meeting the Architect, DESU who was contacted who has informed as under:

"As the sub-station was urgently required the same has been constructed and no further land is required. DDA may develop the rest of the land as it may require".

3. Keeping in view the clarification received from DESU the modified lay-out plan at flag 'A' is laid on the table for reconsideration.

Item No. 2

Sub:- Allotment of land for Middle School.
F.18(22)/89-Instl.

In MPD-62 as well as MPD-2001 there is no provision or standard for allotment of a site for middle school however, Delhi Development Authority has been allotting land for the purpose of Middle school.

2. The sites earmarked for Primary School varying between 1.5 acres to 2.5 acres were generally recommended to be allotted with a break up of 50% of the site area for playground purposes and 50% for building purposes.

3. In MPD-2001 the Primary School sites size is 4000 sq. mtrs. (1 acre) while in most of the approved schemes the size of the Primary School sites is as per norms prescribed in MPD-62 i.e. 6 hec to 1 hec.

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

- i. If Middle Schools are to be considered for allotment of sites.
- ii. If yes then the quantum of land to be allotted with its break up.
- iii. Whether the plans already approved would require modifications in the site areas for such facilities conforming to the norms prescribed in MPD-2001.

Item No. 3

Sub: Regarding sanction of addition/alteration in the LIG Flat No. 35-B/B4, phase-II Ashok Vihar for covering the back side varendha of the above 1st floor by grills and glasses after raising the floor (Rep of Sh. L.D. Bose)
PA/Director(B)90/127

The area under reference has been denotified from the development area of DDA. Therefore, building section can not sanction any addition/alteration in the above flat. There are some standard designs for carrying out the alterations in the already built up flats prepared by the office of the Chief Architect. These standard designs are to be got approved with necessary affidavits and under taking by the Department controlling the building activity. In this case the building activity is controlled by MCD. The issue is very simple that the allottee has to collect the standard design from the Chief Architect office and has to submit to the MCD for approval. The allottee of the flat in his letter has also stated that the MCD is not prepared to sanction any addition/alteration in the DDA, flat, which have been designed, constructed and allotted by DDA has to be made with MCD.

2. Director (Building) is of the opinion that cell (Branch) created in the HUPW can do the job of approval of additions and alterations in flats. This suggestion is not acceptable, to Chief Architect, because Vice chairman's approval order dt. 17.4.89, clearly states that this section will look into all DDA's projects which are being planned and construction by the DDA. Whereas the instant case is a purely private building and as such can not be processed by HUPW and is clearly related to the building department.

3. The case was discussed in the coordination committee of the V.C. held on 5.9.90. As this needed further discussion among Architects Planners and MCD officials.

Therefore, the case is submitted to the Technical committee for its consideration.

Sub:-Proposed Alignment plan of the Link Road connecting Chhattarpur to Qutab Monument (bypassing the temple complex.)

F.5(1)/85-MP

BACKGROUND:

Commissioner (MCD) vide DO letter dated 13.11.84, to V.C., DDA mentioned the problem of movement of heavy vehicles on road No.6 and also in front of the temple complex. Commissioner MCD, also mentioned that no. of trucks are being parked at Ancharia More due to the large no of unauthorised Dhabas at this place and suggested that a new link road connecting Mehrauli Badarpur Road joining to the point with road no.6 (Swami Satya Nand Marg) be constructed. Sh. Gautam Kaul, Additional Commissioner Police (Security and Traffic) vide his letter dated 21.11.85 also requested to Director (CP), DDA, for the provision of same link.

2. DECISION OF THE TECHNICAL COMMITTEE:

A conceptual alignment for this proposed new link connecting from Satya Nand Marg to Qutab Monuments by passing the temple complex was identified by the planning wing of the DDA on survey of India Sheets (as the scale of 1:6000). The case was discussed in the Technical Committee, meeting held on 19.3.86 vide item No.13. The Technical Committee recommended that 'the alignment plan of the new link road may be approved subject to its R/W of 30 mtrs. and the remaining existing road pattern may continue.

3. DECISION OF THE AUTHORITY:

With the above recommendations of the Technical Committee the item was placed before the Authority in its meeting held on 21.8.86. Authority resolved that the item be considered after the site inspection by Lt. Governor, Delhi'.

4. SITE INSPECTION OF L.G., DELHI:

The site was inspected by Hon'ble L.G. on 1.5.87 alongwith Senior Officers of the DDA, MCE and Delhi Police. During site inspection following decisions were taken:

- i. The 30 mtr. link Road as proposed bypassing the temple complex was agreed.
- ii. The 'T' junction of this road with Mehrauli Road should be properly designed and be signalised. The signals at this junction and the 'T' junction of Mehrauli Badarpur Road with Arbindo Marg may also be synchronised.
- iii. MCD will supply detailed P.T. survey with levels of the junctions/and the road at the scale of 1:500.

Decision of the Authority:-

The case was again placed before the Authority in its meeting held on 13.6.88 vide item no.17, the Authority resolved that the proposed alignment plan of link road connecting Chattarpur to Qutab Monuments bypassing the temple complex may be examined by Technical Committee.

The P.T. Survey at the scale of 1:500 has also not been received by DDA till today from MCD.

DECISION OF INTERNAL PLANNING COMMITTEE :

5. The case was again discussed in detailed in the Internal Planning Committee meeting held on 26.7.90
- The related issues:-

(a) Conservation of monuments area (b) Policy regarding minimum erosion of ridge and (c) possibility of unauthorised structures coming up along the proposed link were discussed. It was felt that this link is not desirable. It was also pointed out that this proposed bye-pass will not reduce the traffic congestion at Andheria More. The committee also desired that the existing road through the village may be improved by the MCD .

SITE INSPECTION:

6. The Dy. Director(T)-II inspected the site on 17.10.88 and noted that nearly 50% of the road has already been constructed with 6 lane divided carriageway and paved footpaths. The portions near 'T' junction with Mehrauli Road and with the junction of Chattarpur road has not been constructed by that time.

Sub:-Proposal for construction of Weigh Bridge
from Vilayati Lal at Rewari Line, Phase-II
New Delhi.

F21(1)80/LSB(1)

This case pertains to the site which was constructed for Weigh Bridge as suggested by the planning wing. The location marked in the plan placed opposite was approved to be allotted to the units of Sh. Villayati Lal for Weigh Bridge purposes. Allotment letter was issued and the payment as demanded was received and possession of the plot was handed over to Sh. Vallayati Lal. However, as per note of planning cell, it has been stated that approval of V.C. regarding the site for construction of a Weigh Bridge has not been taken. Hence it has desired by planning wing that post defect approval of V.C., DDA for location of Weigh Bridge marked red on the copy of the plan is to be obtained so that the same can be incorporated in the layout plan and the modified copy of the plan is to be sent to MCD in order to that the applicant could get the building plans sanctioned from the MCD.

2. A letter was received from MCD, regarding rejection of the Building plans submitted by Shri Villayati Lal in view of the site being located on a crossing of two main roads carrying heavy traffic. However, after Sh. Valayati Lal explained the position to MCD authorities a meeting which was attended by A.D.(Indl.).

3. Now as per the statement of Sh. Ambani Engineers in Chief, MCD, we may in the first instance get the layout plan approved from VC, DDA/TC and there by convey to the Engineer in Chief MCD, Building the same.

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

Item No. 6

Sub: Change of land use from 'District Park' to Facility/Service Centre and Design of facility cum Service Centre near Gokalpuri Village. PA/JD/TYA/90/919

BACKGROUND

There is a piece of land of 2.4 hect in the North of Wazirabad Road and East of Eastern Yamuna Canal. The pocket is an acquired one and which is not used for some purposes. would be encroached upon. The entire peripheral area of this pocket has been encroached upon/built upon by unauthorized colonies.

In MPD-2001, this pocket is beyond the urban limits with land use as 'District Park'. But within the pocket, a school is functioning in tents.

2. PROPOSAL

I. It is proposed to change the land use of this particular 2.4 hect of land from 'District Park' to 'Facility/Service Centre' due to following reasons:

- The area is in between built up unauthorized colonies and if not used for some purposes, likely to be encroached upon by unauthorized construction.
- This is an acquired pocket and is suitable for use of facilities for the residents of the area, where there are no facilities.
- In the south of Wazirabad Road just opposite to the site in question, a pocket is earmarked for service centre but it is not available. As such, proposed site may be taken in exchange of the proposal of the Master Plan-2001
- Existing school site which is in tents has to be built properly in the site marked therein.

II. Salient Features

- i. Plan has been prepared on the basis of latest physical survey.
- ii. No objection from Horticulture Department has been taken.
- iii. One peripheral 18 M r/w road has been proposed around the service Centre/Gas Godown sites which is connected to the service road of Wazirabad Road. This road will
 - a) provide one way circulation system for heavy truck/vehicles which will come to the service centre /gas godowns.
 - b) provide access to the village.
 - c) act as a buffer between the service centre and the school.

- iv. Separate loading/unloading spaces have been proposed for gas godowns and SKO/LDO.
- v. The existing access (Kachcha path) to Gokalpur Village from Wazirabad Road along the Eastern Yamuna Canal has been retained in the form of pathway. However, all vehicular access to the village from Wazirabad Road is proposed to be through the 18 M. r/w road.

III. Facilities proposed in the Complex:

One police post, one Electric Sub-Station, One Milk Booth/vegetable booth, Three Gas godowns, One SKO/LDO One service centre and one Primary school.

IV. Area statement of the complex is as under:

- Area of the site	23968 sqmt
- Police Post	1380 sqmt
- Gas Godown (3 nos.)	1560 sqmt
- SKO/LDO (1 no.)	300 sqmt
- Fruit & Vegetable Booth (1 No.)	420 sqmt
- Milk Booth (1 No.)	20 sqmt
- Service Centre (to be designed later)	8576 sqmt
- Primary School (1 No.)	4000 sqmt
- ESS (1 No.)	231 sqmt
- Circulation	7859 sqmt

- 3. The proposal is placed before the Technical committee for
 - i. Approval of the change of landuse.
 - ii. Approval of the layout plan.

Item No. 7

Sub: Carving out of Gas Godown site in Shalimar Bagh
F13(9)90/CRC/DDA

1. Bharat Petroleum Corporation vide his letter dt. 24.4.90 has requested for allotment of LPG Storage godown at Pitam Pura for Shri Sunit Kumar under 'SC' category.
2. The proposed distributorship also cover areas of Pitam-uara, Shalimar Bagh, Vaishali Enclave Madipur, Rajasthan Udyog Nagar, Maurya Enclave Etc.
3. No suitable area for the purposes is being available in Pitampura and Gas Godown site is proposed to be carved out in Shalimar Bagh adjacent to 2 existing gas godowns already under operation (Plan laid on the table)
4. The site is proposed to be carved out in pursuance of the Authority resolution no. 34 dt. 8.5.80 on the subject. However, as per MPD-2001 Gas Godown sites are to be carved out either in service centre or in the Industrial area at the rate of 1 gas godown for 8000 families (40,000 population)
5. Study for gas godown sites in Planning division 'H' reveals that the number of existing Gas Godown sites in Planning Division 'H' (excluding Rohini scheme) is more than gas godowns required for the ultimate population in 2001.
6. In case the proposal contained above is accepted by the Technical committee a total number of 13 trees would fall in the site proposed to be carved out out of which 2 trees would be required to be cut.

The case is placed before the Technical Committee for its consideration.

Item No.8

Dated: 1.10.90 (Laid on table)

Sub:- 33 KV Electric sub-station in Pankha Road
Institutional Area.

F. 29(90)/87-Instl.

The subject matter was discussed in the Technical Committee meeting held on 21.8.90 wherein following decision was taken:-

"Various possibilities were discussed by the Committee for allotting land to DESU for 33 KV sub-station to take care of the additional load requirement in this area. The committee also noted the fact that there was a high tension line running along Pankha Road. Finally it was decided that DESU should be allotted land for a 33 KV Sub-Station (an internal type like the one being constructed in NDMC area) near the existing 11 KV sub-station site. The quantum of land may be calculated accordingly.

2. While the quantum of land to be allotted in pursuance of Technical Committee decision was being ascertained S.E.(Elect.) vide his letter dt. 4.9.90 informed that in a meeting held on 4.9.90 under the Chairmanship of Engineer-Member DDA a site at the junction of 150' and 80' wide road in which the Gas Godowns are located was agreed to by DESU.

3. The plan showing the site decided by Technical Committee and agreed to by DESU wherein 2 gas godowns are already functioning and 4 approved site is yet to be commissioned is laid on the table. The area of the site after deducting the area which has been already committed works out to about 3500 sq. mts.

4. On both the sites there are some eucaly plus trees which shall be required to be cut after obtaining the permission from DDA.

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