

15/6 (DC 24)
25/4/50

योजना
Planning

दिल्ली विकास प्राधिकरण

अनुमान Master Plan

वित्तिय संस्था F.I (20) / 90 - MP

विषय

सदस्यवृत्त

विषय

Draft Minutes of the Technical Committee meeting held on 29-3-90 at

10⁰⁰ A.M. Vikas Manar New Delhi.

कार्य सं०	विधि	किस को भेजी	हस्ताक्षर	कार्य सं०	विधि	किस को भेजी	हस्ताक्षर
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कार्यालय जाने की | जाने की

कार्यालय जाने की | जाने की

वर्कम नियंत्रण कक्ष

कार्यालय (पंजीयन) कार्यालय
F-451
5-4
E.M.
9-4

कार्य सं० F-610

4-4-90

DD(MP)
30/4 Comptroller
Sd/-

6/6/90
26/4

11000
16/5

15/6 (VC 44)
25/4/50

योजना
Planning

दिल्ली विकास प्राधिकरण

अनुयाय Master Plan

वित्तित संख्या F.1 (20) / 90 - MP

पत्र

सदस्यवृत्त

विषय

Draft Minutes of the Technical Committee meeting held on 29-3-90 at 10:00 A.M. Vikas Minar New Delhi.

लिपि	किस को भेजो	हस्ताक्षर	डायरी सं०	लिपि	किस को भेजो	हस्ताक्षर
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लि की | जाने की

कार्यालय जाने की | जाने की

सकल नियंत्रण कक्ष

अनुयाय (योजना) हस्ताक्षर
डायरी सं० F-451
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डायरी सं० F-610

4-4-90

DDMD
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Em (bckd)

MINUTES OF THE TECHNICAL COMMITTEE MEETING HELD ON 29.3.90

ITEM NO.1

Sub:-Construction of structures/potential Hazard to Aviation.

F.3(46)/87-MP.

The Technical Committee decided that Director(DC&P) ^{may} hold a meeting with Director of Aerodromes and the other officers of DDA connected with the issue. In this meeting, the issue of no objection certificate from National Airport Authority ~~would be decided.~~ ^{be sorted out.}

ITEM NO.2

Sub:-Allotment of land for Delhi Financial Corporation in Pankha Road Institutional Area(Request for increase in FAR).

F.32(13)/87-Instl.

The Technical Committee considered the request of increase in FAR from 125 to 133. The increase in FAR to 133 was approved with the following conditions:

- i. Parking will be provided as per norms.
- ii. There ~~shall~~ ^{may} be two basements, the first basement for parking and the second basement for the services.
- iii. Lift/Lifts shall be provided going down to ~~first~~ ^{lowest} basement.
- iv, ^{extra} ~~extra~~ payment, if any, is to be paid.

ITEM NO.3

Sub:-Issue of No Objection Certificate for Taxi Stands.

F.12(11)/78-MP.

The issue of provisions of taxi stands/TSR stands as part of planned development of Delhi was discussed in great depth. Various issues relating to Tehbazari, provision of permanent structure, stands in road R/W, Taxi Stands in parking lots, telephone, water connection etc. were discussed.

The following decisions were taken while approving agenda :

- i. In new developments Taxi Stand/TSR stand sites should be clearly earmarked as per requirement and guide lines.(as annexed with the agenda).
- ii. No structure what so ever should be allowed for Taxi stands within the R/W of roads.

- ✓ iii. No permanent structure shall be allowed on sites allotted on temporary basis.
- ✓ iv. Various local bodies would strictly enforce the above conditions and other conditions as stipulated in the notification of the general Taxi Stand/TSR Stands.

ITEM NO.4

Sub:-Allotment of coal depot site measuring about 200 sq. yds. Tikona Park, Hauz Khas, New Delhi. F.6(30)/72/CRC/DDA/Pt-I

✓ The Technical committee approved the continued use of the Coal Depot on the license fee basis till *such* the time an alternative site in the vicinity is identified and allotted *as per policy if applicable*.

ITEM NO.5

Sub:-Proposal for a picnic spot on Narela Bawana Road by MCD. F.3(8)/90-MP.

✓ The Technical Committee approved the proposal in principle and asked the representatives of the MCD to prepare a plan, indicating the portions of the proposed road falling in the proposed picnic spot on a plan. The Technical Committee further decided that this plan ~~would~~ be examined by the Commissioner(Plg.) for approval.

ITEM NO.6

✓ Sub:-Change of land use, of one hect. of land from 'District Parks, Play grounds and open spaces' to 'Residential' for construction of Slum staff housing at Baljeet Nagar. F.Slum3(26)/88-Dir.(CP) Deffered.

ITEM NO.7

Sub:-Allotment for regularisation of land in favour of Sat Guru Kabir Mandir Prachar Samiti, Lucknow Road, Timarpur, Delhi. F.3(4)/87-MP.

✓ The Technical Committee discussed the case of regularisation of the temple building at Lucknow road, Timarpur, Delhi. It recommended ~~that~~ the case for approval ~~of change of land use of this plot from 'Residential' to 'Religious' under 'Special Appeal'.~~ should be brought before the Authority.

3/

ITEM NO.8

Sub:-Utilisation of DTC Terminal sites allotted in Rohini as Depot- cum - Terminal sites .

F.24(3)/89-Instl.

✓ The Technical Committee approved the utilisation of DTC Terminal sites in Rohini as DTC Depot-cum Terminal sites. The committee also directed Commr.(Lands) to issue demand letters for the differential rates of charges.

ITEM NO.9

Sub:-Architectural control/standard design for a shops located in convenience shopping centre at Outrums and Hudson Lines.

F.28(AD)(P)-I

✓ The Technical Committee recommended that after redesigning the convenience shopping at outrums and Hudson lines with slooping roof, the same ~~should~~ be brought before the Screening Committee.

Item No.10

Sub:-Change of land use of an area measuring 0.341 acres from 'Police Post' to 'Government Offices' at Moti Bagh, New Delhi.
F.8(1)/87-MP.

✓ The Technical Committee deferred the case and ~~also~~ desired DCP(T), who was present as the representative of the police Department, to ^{take up} ~~initiate~~ this issue ~~with~~ ^{between} Home Department of Delhi Administration and Ministry of Urban Development.

ITEM NO.11

Sub:-Route alignment for laying of 2 nos. 3x300 XLPE underground cables along with 10x2.5 sq. mm pilot wire cable from existing 33 KV S/Stn. at Gue Anged Nagar to proposed 33 KV S/Stn. at Geeta Colony.

F.6(8)/89-MP.

✓ The Technical Committee approved the underground route alignment.

ITEM NO.12

Sub:-Alignment plan of G.T. Road from Nazafgarh Drain (Near Gurmandi) to Azadpur. F.5(25)/87-MP.

✓ The alignment plan was approved and the Technical Committee recommended that the plan be forwarded to the Authority for final approval.

4

ITEM NO.13

Sub:-Comprehensive Redevelopment scheme at Janpath Lane,
F.16(89)/81-MP.

Deffered.

ITEM NO.14

Sub:-Integrated freight complex in Gazipur, Kondli Area,
FWS1(3)/83-Dir.(CP)

Deffered.

ITEM NO.15

Sub:-Alignment plan of road no.51 from Ring Road and G.T. Road Intersection to Road no.50.
F.5(27)/85-MP-Pt-I

The Technical Committee discussed the alignment plan and recommended that the plan approved earlier by Technical Committee in its meeting dated 31.7.89 may be put up to Authority for approval.

ITEM NO.16

Sub:-Proposal for construction of Chief Engineer's (North Zone) office building at 53 Mall Road. Delhi.

The Technical Committee discussed the proposal and approved the same with the following conditions:

- i. It may be recommended to the Authority for approval of ~~change of land use~~ ^{this plot} from 'Residential' to 'Government Offices' as a case of 'Special Appeal'.
- ii. The Building ~~would be~~ ^{designed} a low profile building so that it is in conformity with the buildings adjoining and around.
- iii. Parking ~~would~~ be provided as per prescribed norms.

ITEM NO.17

Sub:-Construction of a recreational centre at Punjabi Bagh, New Delhi.
F.3(18)/90-MP.

The Technical Committee desired that a site inspection be carried out by EM, Commr.(Plg.), Director (DC&P), ~~Additional~~ Chief Architect, DDA and Chief Architect, MCD (Sh. Arjun Dev)

ITEM NO.18

Sub:-Matter pertaining to the widening of Shanker Road.
F.5(17)/69-MP-Pt-I.

The Technical Committee opined that the implementation of the widening of the Shanker Road should be expedited. It also discussed the issue of resettlement of affected persons and decided that MCD should pay for the land reserved by the DDA for those persons, *as part of the cost of the project.*

ITEM NO.19

Sub:-Construction of traffic training park at Vikas Puri.
F.5(27)/88-MP.

The Technical Committee approved the construction of traffic training park and ~~also directed~~ DEP(T) to introduce some more equipments for children's play. *say*
~~Besides the traffic park,~~ The committee also laid the following conditions while according approval.

- i. No trees ~~shall~~ be cut,
- ii. It will only have a very small covered ~~verandah~~ *space* without wall for parking of cycles etc.
- iii. The plan will be duly approved by the concerned agencies.

ITEM NO.20

Sub:-Route alignment for laying of one no.33 KV, 3x300 sq. mm. under ground XLPE cables between 66/33 KV Ghonda Sub-Station and 33/11 KV G.T. Shahdara Sub-Station.
F.6(1)/90-MP.

The Technical Committee approved the route alignment with the following conditions:

- i. It may be desirable to lay the cables at a distance of 1.50 m. to 2.0m from the edge of the R/W in the outer footpath on 45 m and 30 m wide roads. On 24 m and 30 m R/W road, it should be laid at a distance of 1.00 to 1.50 mt. from the edge of the road. This shall help freezing the road R/W indirectly to discourage encroachments.
- ii. The cable that is not being laid in the said distances and is proposed to be laid between 3.5 m to 11m on 24 m to 45 m roads is being suggested by DESU due to existing encroachments.

6/

ITEM NO.21

Sub:-Acquisition of permanent land and temporary land for minor no.2-3-4-5-6-7 and extension of Keshopur Minor under the scheme of Keshopur Effluent Irrigation Scheme phase-III.

✓ F.14(23)/89/CRC/BDA.

Deferred.

ITEM NO.22

Sub:-Change of land use of an area 0.937 ha. from 'Institutional' to 'Residential' for construction of 120 Janta Houses at Adhchini village, New Delhi.

F.20(5)/86-MP.

✓ The Technical Committee discussed the case of Development of 120 flats in an area of 0.937 h. at Adhchini village near Delhi. It reviewed the earlier decision of the Technical Committee for construction of slum tenements and decided that DDA should construct 120 Janta Flats in this pocket. *which could be used for alternative allotment for Maharauli Road widening at 11th point.* It further recommended that the case may be referred to the Authority for approval of change of land use of this area from 'Institutional' to 'Residential'.

Item No.23

Sub:-PUC regarding acquisition of 100 acres of land for the proposed water Treatment Plan near village Nangloi.

F.3(27)/89-MP.

✓ endorsed

The Technical Committee discussed the case of water treatment plant at Nangloi. The Technical Committee/its earlier decision that this water treatment plan should be of 100 MGD capacity. The committee also agreed that this capacity may be spread in two different places in the same area, one as earlier approved by the Technical Committee in its meeting held on 27.7.89 and the new site proposed by the DWS&SD.

Refused
4.4.90

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on 29.3.90 at 10.00 A.M. in the Conference Hall of Vikas Minar at 5th Floor, Delhi Development Authority, I.P. Estate, New Delhi.

<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	Construction of structures/potential Hazard to Aviation. F.3(46)/87-MP. (Postponed)	1-3
2.	Allotment of land for Delhi Financial Corporation in Siri Fort Institutional Area. F.32(13)/87-Instl.	4
3.	Issue of No Objection Certificate for Taxi Stands. F.12(11)/78-MP. (Postponed)	5
4.	Allotment of coal Depot site measruing about 200 sq. yds., Tikona Park, Nauz Khas New Delhi. F.6(30)/72/CRC/DDA/Pt-I.	6-7
5.	Proposal for a picnic spot on Narela-Bawana Road by MCD. F.3(8)/90-MP.	8
6.	Change of land use of one hect. from district parks, play ground open spaces to Residential for construction of Slum staff housing at Baljeet Nagar. F.Slum 3(26)/88-Dir.(CP)	9-11
7.	Allotment for regularisation of land in favour of Sat Guru Kabir Mandir Prachar Samiti, Lucknow Road, Timarpur, Delhi. F.3(4)/87-MP.	12
8.	Utilisation of terminal sites allotted in Rohini as depot-cum-terminal. F.24(3)/89-Instl.	13-14
9.	Architectural control/standard design for shops located in convenient shopping centre at Outruns and Hudson Lines. F.28-AD(P)-I	15

10. Change of land use of an area measuring 0.341 acres from Police Post' to 'Government offices' at Moti Bagh, New Delhi. 16
F.8(1)/87-MP.
11. Route alignment for laying of 2 nos. 3x300 sq. mm. XL-E underground cables along with 10x2.5 sq. mm. pilot wire cable from existing 33 KV S/Stn. at Guru Anged Nagar to proposed 33 KV S/Stn. at Geeta Colony. 17
F.6(8)/89-MP.
12. Alignment plan of G.T. Road from Nazajgarh Drain (Near Gurmandi) to Azadpur. 18-19
F5(25)/87-MP.
13. Comprehensive redevelopment scheme at Janpath Lane, 20
F.16(89)/81-MP.
14. Integrated freight complex in Gazipur, Kondli Area. 21-24
F.W.S.1(3)/83-Dor.(CP)
15. Alignment plan of road no.51 from Ring Road- G.T. Road Intersection to Road no.50. 25
F.5(27)/85-MP Pt-I.
16. Proposal for construction of Chief Engineer's (North Zone) office building at 6, Probyan Road, 53 Mall Road, Delhi. 26
F.3(27)/87-MP.
17. Construction of a recreational centre at Pubjabi Bagh, New Delhi. 27
F.3(18)/90-MP.
18. Matter pertaining to the widening of Shanker Road. 28-31
F.5(17)/69-MP Pt-I.
19. Construction of traffic training park at Vikas Puri. 32
F.5(2)/88-MP.

Sub:-Regarding No Objection Certificate from National Airports Authority.

F.3(46)/87-MP.

The Director of Aerodroms vide letter dated 4.10.88 (Appendix 'A' P-9/C) pointed out that the structures upto 48' are being cleared without obtaining clearance from their office. He further pointed out in his letter dated 12.9.89 (Appendix-B P-94/C) that such clearances given upto 48' by Building Section, DDA without obtaining NOC is fraught with dangerous implications and hazardous to aircraft operations.

2. The Technical Committee of the Authority in its meeting held on 26.4.88 discussed the issues related to construction of structures with respect, to potential hazard for civil aviation and the following points emerged (Appendix-C) P-67/C).

- i. The National Airport Authority shall be consulted at the level of preparation of development plan for receiving general comments.
 - ii. NOC at the project level be obtained by the concerned department making schemes giving details as required by the National Airport Authority from the reference point.
 - iii. High rise building be cleared subject to NOC from National Airport Authority as in (ii) above.
 - iv. Papankala project be got cleared.
 - v. National Airport Authority be requested to clear the project within 15 days which will be submitted in a format to be worked out on the basis of the guidelines.
 - vi. For submitting the project to NAP Survey of India map or guide map of Delhi, may be used as the base.
3. Subsequently, the Director of Aerodroms, N.A.A. vide letter dated 12.9.89 (Appendix 'D') P-95/C.) informed that the permissible heights are calculated for individual building and not for the complete projects and earth Blanket basis.

4. The clearance given by Director of Aerodromes, NAA (Appendix 'E' P-96/C) is given for a period of 2 years
5. It is observed from the minutes of the Technical Committee para-II above that clearance from NAA is to be obtained at the project level by the concerned department making the scheme. This could be applicable to the scheme which are yet to be implemented whereas in case of the projects /schemes which have already been executed or under execution the guidelines w.r.t. clearance from N.A.A. is not indicated. As per the prevailing practice for high rise schemes i.e. more than 15 metres, NOC from NAA is required to be submitted. This clearance is not required for the low rise buildings i.e. upto 15M . In order to save time while releasing high rise schemes the sanction is accorded with a condition that no construction beyond 15m should be executed without obtaining NOC from NAA. This arrangement has the approval of V.C.,DDA. Again before issue of the completion certificate for high scheme NOC from NAA is required since the NOC issued by NAA is valid only for two years. and generally the M/s projects are not completed within this period.
6. In view of above, following points are submitted for the consideration of the Technical Committee;
 - i. Clearance at the project level for a particular project will be obtained by the concerned department/section formulating the project and the permissible height levels for different pockets of areas shall be obtained from N.A.A.
 - ii. Clearance from N.A.A. height upto 15 mtrs. will not be required.
 - iii. Maximum height clearance given by NAA for one building in a pocket of a scheme will be treated the maximum permissible height for all other buildings located in that pocket/scheme. All buildings proposed constructed beyond the permitted height will need clearance from N.A.A. at the time of sanction of the scheme

- iv. Clearence will not be required at the time of completion in case height of building/buildings is within the permitted height by M.A.A. at the time of sanction.

Appendix 'A' to Item No. 4
A1

G. LAKHA
DIRECTOR OF AERODROMES

4.10.88

DEAR SH. GUPTA,

Kindly refer to this office letter no. 0-27/NOC/Gen 377 dated the 27th April, 1985 and the minutes of the meeting circulated vide your office letter no. F.3(46)/87-MP PT/610 dated the 19th May, 1988. I am constrained to point out that the understanding reached after the deliberation is being violated. It was pointed out to you vide our above quoted letter that Dy. Director (Bldg.) is clearing the structure upto 48, without obtaining an NOC from this office. This office had taken up the matter with him vide this office letter no. 0-27 /NOC/GEN/3003 dated the 11th July, 1988 (copy enclosed) to ensure obtaining of NOC from this office irrespective of height. It appears that he has not taken any cognizance of the minutes of the meeting and he continues to clear the project upto 48 feet. I would request you to instruct him to implement the minutes of the meeting in letter and spirit.

Yours faithfully,
SD/-

(G. LAKHA)

Sh. S.C. Gupta,
Director(DC&P)
DDA, VikasMinar,
New Delhi.

G. LAKRA
DIRECTOR OF AERODROMES

12.9.89

Dear Sh. Bains,

I take this opportunity of inviting your kind attention to the fact that adequate attention has not been paid to the mandatory provisions contained in the Govt. of India notification No.988 dated 5th January, 1988 issued by M/O Tourism and Civil Aviation which envisages that no building or structure higher than the height specified shall be constructed within 20km. from Aerodrome reference point. The matter was taken up with Sh. S.C. Gupta, Director(DC&P) and a meeting was held between the DDA officials and the representative of this Department. The minutes were circulated vide your office letter no.F-3(46)/87-MP PY/610 dated 12th May, 1988. In this connection it is learnt with dismay that the understanding reached after the deliberations is being violated by Dy. Director(Bldg.) and structures upto 48 ft. are cleared by DDA without NOC from this office. The matter was taken up with Sh. S.C. Gupta vide this office D.O. No.0-27/NOC/Gen/377 dated 27th April, 1988 and also with Dy. Director(Bldg.) vide this office letter no.0-27/NOC/Gen/3003 dated 11th July, 1988 to ensure obtaining of NOC from this office irrespective of height and in compliance of the minutes of the meeting referred to above. It appears that no consequence has been taken of the minutes of the meeting and the projects continue to be cleared up to 48 ft. by DDA without obtaining NOC. This is fraught with dangerous implications and is hazardous to aircraft operations. I will request you to issue suitable instructions to the concerned officers to implement the minutes of the meeting in letter and spirit. I may also request you to arrange a meeting between representative of this Department and DDA to sort out all lurking doubts.

Yours faithfully,

Sd/-

Sh. K.S. Bains,
Vice Chairman,
Vikas Minar,
New Delhi.

N.O.J.

1. Endorsed to Sh. S.C. Gupta, Director(DC&P) DDA, Vikas Minar, N. Delhi.
2. Sh. P.C. Jain, Joint Director(Bldg.) DDA Centre, C-I Block, IInd Floor Vikas Sadan, INA Colony, N. Delhi.

Appendix 'C' to Item No 1
C1

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.3(46)/87-117 C.

Date: 17.5.88

Sub:-Construction of structures/potential Hazard
to Aviation.

...

A meeting was held in the conference hall, Vikas Minar, New Delhi, under the Chairmanship of Commissioner planning DDA at 10.3.0 A.M. on 26.4.88. A copy of the minutes is attached for information and necessary action.

(Q.P.RASTOGI)
BY. DIRECTOR (MP)

Copy to:-

1. All concerned (by name as per list).
2. OSD to y.C. for information of the later.
3. Jt. Director Building.

Appendix 'D' to Item No. 45
D1

Ref: 0-27/NOC/Gen./5938

12.9.89

To

Sh. P.C. Jain,
Joint Director (Bldg.),
Vikas Sadan,
DDA, C-I Block,
IInd floor,
INA Colony,
New Delhi.

Reference is invited to your letter no. F.23(7)/87/Bldg. dated 20th June, 1989. In this connection it is intimated that the permissible heights are calculated for individual buildings and not for the complete projects on Carta Blanket basis. The cases are examined for height clearance on individual basis irrespective of the location of the site. The height applied for by the party is examined from all parameters and clearance issued if it is within permissible limit. The heights are restricted if they constitute an obstruction to aircraft operations. There is no ambiguity what so ever for issuing clearance for various heights within same locality. The height asked for is examined and clearance for a higher cannot be given unless asked for and if permissible. In the NOC cases mentioned in your above quota letters the parties had failed to take the plinth height into account while submitting their applications for height clearance. However, fresh NOC clearances have been issued to the parties who have applied for an extended height clearance.

(G. B. SINGH)
FOR REGIONAL CONTROLLER OF AERODROMES
I.G.I. AIRPORT, PALAM, NEW DELHI.

Sub:-Allotment of land for Delhi Financial Corporation
in Siri Fort Institutional Area.
D.32(13)/27-Intl.

Delhi Financial Corporation has been allotted plot no. 37 and 38 measuring 1800 sq.yds. at Pankha road institutional area Janakpuri, and 125 FAR. A request has been received from the Delhi Financial Corporation to increase the FAR from 125 to 150. In the representation, it has been stated that the corporation requires around 25,000 sq.ft. space excluding in the basement.

2. The case has been examined. The scheme is formulated area with 100 FAR for Pankha Road institutional area. In PDP-2001 the ground coverage is 25%, FAR 100 and max. height 26m. Now in the instant case if 33.1/3% ground coverage is achieved and with 4 storey construction (low rise) the total floor area could be achieved to about 21,600 sq.ft. against the request of 25000 sq.ft.

3. In case the construction is taken more than 4 storeyed then as per guidelines issued by the Ministry of Urban Development regarding high rise construction, the entire parking has to be provided in the basement and the ground coverage has to be restricted to 25%. As it may not be feasible. The construction upto 4 storey with permissible ground coverage 33.1/3% and max. height of 14 m. may be allowed to achieve FAR around 133.

4. As per the Master Plan 1962 it has been stated that FAR in institutional area will be determined on the merit of each individual case, depending upon the location and the nature of use. The request for relaxation of FAR upto 133, considering the need of the Delhi Financial Corporation is submitted for consideration. of the Technical committee. However, if any extra cost is to be change that may be examined by the Lands/ Finance Departments.

Sub :- Issue of No Objection Certificate for Taxi Stands.

F.12(11)/78-MP

The No Objection Certificate for Taxi Stands are issued by Delhi Development Authority, Municipal Corporation of Delhi and New Delhi Municipal Committee in their respective areas of jurisdiction. In the DDA, the NOC's for taxi stands are being issued since 1978 on the basis of recommendations of a Committee which included representatives of Traffic Police, DTC, DDA (Additional Secretary, MP) MCD and Directorate of transport Delhi Administration.

2. In 1989, the City Planning Wing of the DDA prepared a policy note on allotment/location of taxi stand sites which was examined by Traffic & Transportation Unit of the erstwhile prospective Planning Wing and recommendations for location of taxi stands were prepared by the Traffic & Transportation Unit which are appended with the item.
3. The present procedure for issue of NOC and allotment of land by DDA is as under :-
 - (a) The DCP Traffic refers the taxi stand cases to the Master Plan Section of the Delhi Development Authority. Since the recommendations given in the appendix suggest location of taxi stand mostly in commercial centres, these are referred to the Housing & Urban Design Wing of DDA. After concurrence/approval of location from HUPW, Master Plan Section issues no objection certificate to DCP Traffic after concurrence of Director(DC&P). A copy of the letter is sent to Commissioner (Lands) for necessary action by his Department.
 - (b) The DCP Traffic refers the taxi stand cases to the Master Plan Section of DDA for areas other than development area of DDA. Some of these taxi stands are proposed on right of way of road. It would be logical they all these cases be examined from Traffic and Transportation Wing of Planning Department, DDA since most road alignment and intersection design are prepared by it. Director (T) DDA.
4. The matter of procedure and recommended locations for taxi stands as placed in the appendix is placed before the Technical Committee for its approval.

APPENDIX

- 1) In general taxi/three wheeler stand should be located within all the commercial areas like local shopping centre, community centre, district centre & centre business district centre etc. However, in case of conveyance shopping centres, it would be optional depending upon the site area etc.
- 2) Taxies/three wheeler stand could also be provided in service centre/facility centre.
- 3) The taxi stand/three wheeler stand could also be provided in major parking lots. These may be on surface or within multi-storeyed structures.
- 4) Taxi stand/three wheeler stand should not be located within the right of way of the Master Plan Roads.
- 5) The location of Taxi Stands if located near the intersection of Master plan roads should be least be in conformity with IRC norms.
- 6) In general attempt should be made to locate the taxi stand while preparing the scheme even if, the scheme size is less than 15,000 persons and no taxi stand is existing in the catchment area.
- 7) All the large hospitals, hotels and other institutionals area should make the provision of Taxi/Three wheeler stands within their premises.
- 8) The special area as identified in Draft MPD-2001 may need some adjustments in the above suggested guidelines. This may be examined from location to location.

Sub: Allotment of Coal Depot site to Sh. Ramesh Chandra Sharma in Hauz Khas near Tikona park, F6(30) 72-CRC/Pt.I

During inspection by Commissioner Lands in May, 1980, it was found that Sh. Ramesh Chandra Sharma is running a Coal Depot in the name and style of Bharat Coal Depot in a plot opposite to plot no. C-36 Hauz Khas, New Delhi. Sh. Sharma mentioned that he is in occupation of the land in question since 1961 and paying damages to DDA and requested for regularisation of the allotment of the site under reference. As reported by the field staff Sh. Ramesh Chandra Sharma was in occupation of the land measuring 310 sq.yds. falling khasra no. 24 Min. at village Kharare, and the damages for the site was assessed with effect from 14.6.72. The matter was examined as per the then V.C.'s orders dt. 29.7.80 and it was decided that a piece of land measuring about 200 sq.yds. be allotted to Sh. Ramesh Chandra Sharma on licence fee basis for the period of 11 months, and damages for the remaining 110 sq.yds. be charged upto date.

The allotment on licence fee basis was also subject to the condition that Sh. Ramesh Chandra Sharma will withdraw the court case filed by him against DDA. Shri Sharma withdrew the court case and requested that the plot in question be allotted to him on regular basis. The then V.C. passed the following orders on the representation of Sh. Ramesh Chandra Sharma on 25.3.82

'Since the applicant is an old occupant we may make a regular allotment'. (Appendix 'A')

In view of above, the then Dy. Director (NL) intimated Sh. Sharma of Bharat Coal company vide letter no. F6(30) 72-CRC/Pt.I dt. 8.7.83 (Appendix 'A') that plot measuring 200 sq.yds. has been allotted to him in Hauz Khas on perpetual lease basis. It was further stated in the said letter that the terms and conditions of allotment will be communicated in due course.

The matter was thereafter examined in consultation with the Finance. The Finance department has observed that the orders of regular allotment were not clear. It was also stated by the Finance that the rate of Rs.4500/- per sq.mtrs. be charged in this case. The finance further stated that the following points may also be looked into:-

- i. Damages for the entire period during which the land in excess of the allotment remained with Sh. Sharma be charged.

Appendix 'F' to Item No.4

- F1 -

To

The Vice Chairman
Delhi Development Authority
Vikas Marg, IP Estate
New Delhi.

Subj. permanent allotment of land in the name of the applicant for running a coal depot in Tikonla park, Hauz Khas, N. Delhi.

Sir,

I, the undersigned beg to approach your goodself with request as under: -

That I have running my coal depot for the last about 20 years in Tikonla park, Hauz Khas, New Delhi. I have also paid damages to the DDA at many occasions.

That there is already a connection of electricity and water in my name sanctioned to me by the Municipal Corporation of Delhi, South Zone, Green Park, New Delhi.

That except the above I have no other source of income by which I can support my family members.

That I am ready to abide by all the rules and regulations in this respect if any.

That I am also ready to pay/deposit the necessary charges for the same.

It is, therefore requested that a site for running my coal depot in Tikonla park, Hauz Khas, New Delhi may kindly be allotted in my name. I shall be highly obliged to you for this act of your kindness.

Thanking you,

Yours faithfully,

(RAMESH CHAND SHARMA)
Bharat Coal Co.,
TC-24, Hauz Khas, New Delhi.

दिल्ली नगर निगम
नगर नियोजन विभाग

निगम भवन, कश्मीरी गेट,
दिल्ली।

क्रमांक: टीपी/जी/745/89

दिनांक : 8.1.90

श्री दिवंगत निगम
प्राधिकृत निगम
दिल्ली निगम
विकास विभाग

विषय:- नरता बंगला रोड पर स्थित भोरगढ़ नर्सरी
साइट पर पिक्निक स्थल बनाने के सम्बन्ध में।

कृपया उपरोक्त विषय पर अपने पत्र क्रमांक पी पी/एन पी/
113/डीडीए/89/79 दिनांक 12.12.1989 का अवलोकन करें
जिसमें आप द्वारा उपरोक्त प्रस्तावित स्कीम प्लान साइट भेजने
देने कहा गया है। इस सन्दर्भ में मुझे आपको सूचित करना है कि पहले
से ही इस कार्यालय के पत्र क्रमांक टीपी/जी/745/89 दिनांक
25.5.89 द्वारा ले-आउट समीक्षा समिति के निर्णय से आपको
अवगत करवाया जा चुका है। ले-आउट समीक्षा समिति के निर्णय
के अनुसार दिल्ली विकास प्राधिकरण द्वारा यह टिप्पणी देनी है
कि प्रांजल साइट दिल्ली विकास प्राधिकरण की स्कीम में प्रभावित
तो नहीं हो रही है। परन्तु इस सन्दर्भ में अभी तक आपके कार्यालय
द्वारा कोई उत्तर प्राप्त नहीं हुआ है। जब तक इस सन्दर्भ में
आपके कार्यालय द्वारा टिप्पणी नहीं दी जाती तब तक उपरोक्त
स्कीम को तैयार करना ठीक नहीं होगा।

इसलिए आपसे निवेदन है कि कृपया ले-आउट समीक्षा समिति
के निर्णय के अनुसार शीघ्रतः अपने कार्यालय की टिप्पणी भिजवाने
का कष्ट करें कि प्रांजल साइट दिल्ली विकास प्राधिकरण की किसी
स्कीम में प्रभावित तो नहीं हो रही है ताकि पिक्निक स्थल की स्कीम
तैयार की जा सके।

आपका कृपया अपनी सुझावों एवं आवश्यक कार्यवाही हेतु प्रेषित।

हस्तात

आतिरक्त नगर नियोजक जी०

Sub:-Proposal for a picnic spot on Narela Bawana Road by MCD. F.3(8)/90-MP.

However, within the area proposed for urban extension 2001 MCD is giving approvals of town houses plans also, We should ask the MCD to obtain NOC from DDA, so that the activity within the U.E.2001 area is controlled. The Additional Town Planner MCD vide his letter no. TP/G/100/90 dated 8.1.90 (Appendix) has requested for informing the MCD whether the proposed site for Picnic Spot to be developed by MCD on Narela Bawana Road is affected by any of the DDA's Scheme.

2. The detail proposal has so far not been prepared by the MCD as they are first asking whether the proposed site is part of any DDA's Scheme.

3. As per the Urban Extension plan prepared by PPW and the General Development Plan prepared for Narela Project, the site proposed MCD falls outside the project boundary and located in the green area as per the ECR proposals. As per the Urban Extension plan, the site may get affected by the 80 mtrs. wide proposed road. As the proposed site falls in the green belt we may not have any objection from the planning point of view subject that they should keep the reservation for widening of the road to the extent of 40 mtrs. from the centre line of the existing road.

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

Sub:-Change of land use of one hect. from district parks, playground and open spaces to Residential for construction of staff housing at Baljeet Nagar.

F.Slum 3(26,38-Dir.(CP)

Background: There is a proposal of construction of 184 slum staff housing units with a break up of 56 of 35 sq.mt., 43 of 55 sq.mt.

and 29 of 75 sq.mt. in a triangular plot of one hect. abutting on road no. 89 linking Patel Road and new Rohtak Road in zone B-6, surrounded by Delhi Milk Scheme and Prem Nagar on one side and Baljitt Nagar group of unauthorised regularised colonies on other side.

2. Land use: This one hect. plot of land is out of a large area whose land use as per Mp-62 is district parks, playground and open spaces, but most of the area has been built up by group of Baljit Nagar unauthorised regularised colonies, except this small pocket of about one hect. which is under the ownership of Slum wing, DDA.

In draft perspective Development plan - 2001, this entire area has been shown as part of 'Special Area' due to its characteristics of heavily built upon with high residential density development. In the draft zonal plan of the area of zone B-6 which was approved long back, this pocket was shown partly for Delhi Milk Scheme and partly for facilities. Delhi Milk Scheme campus has already been constructed and in part of the land, Slum deptt. has constructed a community hall, as such, balance of the area of one hect. is earmarked for the construction of staff housing.

3. Earlier Decision of the Technical committee: DDA Vide resolution no. 102 in the year 1988, modified the approved alignment of Master Plan road no. 89 connecting Patel Road with New Rohtak Road and to accommodate staff housing project of slum deptt.

4. Proposal: The complex has been designed based on the following six principles:

1. The site is very long and narrow one, As such, it has been tried to give vision of the road from most of the flats.
2. The area has been divided into 3 segments. The middle one for a small convenient shopping centre and one towards left for flats of higher category i.e. of 55 and 75 sq.mt. category and the second towards right of flats of the lower category i.e. 25 & 35 sq.mt.
3. All the flats have terraces for sleeping purposes/outdoor activities.

4. All the flats are in north south orientation to get proper sun light.
5. Vehicular traffic has been segregated from pedestrian movement as shown in the plan.
6. A special service road has been provided to give various accesses to the complex.

Statement of land use break up is as under:

Total area of the plot	10000 sq.mt.
Area of plot for convenient Shopping	1000 sq.mt.
Area of plot for housing	9000 sq.mt.
Proposed ground floor coverage	2940 sq.mt. 32%
Total covered area (FAR)	10113 sq.mt.
FAR	112
Density	204 DUS per hect. or 82 DUS per acre.

Besides this, 30 shops each of 13 sq.mt. and two offices each of 100 sq.mt. with one Electric sub station, one Dhalao and one milk booth have also been provided.

Two alternatives (i) two blocks of 10 storied towards left of the shopping centre and other blocks of 4 storied towards right of the shopping centre; (ii) all the blocks of 4 storied with shopping centre; was prepared and put up in the Screening committee. Details of the project were discussed in the Screening committee meeting ~~xxxx~~ thrice and finally the plan which has been put up for consideration with the Technical Committee was approved.

5. Comments of DUAC: The project was considered by DUAC and they vide their letter no. 22(30)89-DUAC dt, 11th Sept. 1989 intimated, that first the case of change of land use from distt. park, playground and open spaces to residential be recommended by the Technical Committee and approved by the competent authority. DUAC also suggested that this piece of land with rugged landscape should preferably be developed as park for the surrounding developments and that the site under consideration was apparently unsuitable for the development of a housing complex keeping in view the adjacent major road and the low level of the pocket of land in relationship to the road.

6. Proposal for consideration of the Technical committee: There is unauthorised colonization all around this pocket of one hect., so it would be a herculean task to keep this rocky stretch of land protected. The Slum Deptt. want to put up some staff housing in order, so as to protect this pocket from unauthorised colonization. At present, satisfaction level of staff housing in Slum Deptt. is negligible, Keeping this point into consideration, Tech. Committee may kindly consider and approve change of land use of one hect. pocket from distt. park, playground, open spaces to residential.

This pocket is bounded by road no. 89 (linking Patel Road and new Rohtak Road) on one side and group of Baljit Nagar unauthorised regularised colonies on other two sides. A copy of the location plan has been placed in the file.

7. The item is placed before the Tech. committee for approval.

Sub:--Allotment for regularisation of land in favour of Sat Guru Kabir Mandir-Prachar Samiti, Lucknow Road, Timar Pur, Delhi.
F.3(4)/87-MP.

A piece of land measuring about 606.06 sq.yds. (shown in the L&DO plan No. NAC 272) has been allotted to Sat Guru Kabir Mandir Prachar Samiti at Lucknow Road. by the Government of India, Ministry of Urban Development vide letter No. J-13015/11/84-LD dated 5th December, 1986 (annexed) on the following terms and conditions :-

- (i) The institution shall be required to pay for the land at the rate of Rs.8.00 lakhs per acre as premium plus 2-1/2% thereof as annual ground rent.
- (ii) The institution shall be required to pay damages for the unauthorised utilisation of Government land from the date of occupation till the date of allotment at the prescribed rates.
- (iii) The construction plans of the building should be got approved from the L&DO, MCD and DUAC etc. before executing any construction on the site.
- (iv) The land in question should be handed over to the institution after fulfilling the usual formalities.

The above allotment has been made with the concurrence of the Finance Division vide their letter No. 5(3)/FD(L)/269 dated 18th Nov., 1986. The land u/r is not a development area of DDA.

2. The site has been marked on the approved Zonal Plan C-14, 15 and 19. The land use of the plot under reference is residential and religious activities are permissible in residential areas under 'Special Appeal'.

3. The case, is, therefore, submitted before the Technical Committee for its approval for permission of the plot (residential) to Religious use as a case 'Special Appeal' provision.

Appendix 'I' to Item no.7

-II-

No. J-13015/11/84-LD
(Government of India
Ministry of Urban Development
(Lands Division)

.....

New Delhi, the 5th Dec., 1986

To

The Land & Development Officer,
Nirman Bhavan, New Delhi

Sub :- Allotment/regularisation of land in favour
of Shri Sat Guru Mandir Prachar Samiti, at
Lucknow Road, New Delhi.

...

Sir,

I am directed to refer to the correspondence resting with your U.O.No.L-V-3(479)/80/182, dated 24th March, 1986 on the above mentioned subject and to convey the sanction of the President to the allotment of land measuring about 606.06 sq. yds. (as shown in the enclosed L&DO plan no. NAC 272) in favour of Shri Sat Guru Kabir Mandir Prachar Samiti for Kabir Ji Ka Mandir at Lucknow road, Delhi on the usual terms and conditions which shall inter-alia include the following:-

- i. The institution shall be required to pay for the land at the rate of Rs.8.00 lakhs per acre as premium plus 2% thereof as annual ground rent.
 - ii. In addition the institution shall be required to pay damages for the unauthorised utilisation of Govt. land from the date of occupation till the date of allotment at the prescribed rates.
 - iii The construction plans of the building should be got approved from the L&DO M&D and DUAC etc. before executing any construction on the site.
 - iv. The land in question should be handed over to the institution after fulfilling the usual formalities.
2. This issues with the concurrence of the Finance Division vide their U.O. No.F.5(3)/FD(L)/269, dated the 18th November, 1986.

Mineers faithfully,
Sd/-
(J.S.GOEL)
Desk Officer (Lands)

Copy to:-

1. Director of Audit, CW&M, New Delhi.
2. Finance Division (L) Ministry of Urban Development.
3. Chief Architect, CPWD, New Delhi.
4. TCPO, New Delhi.
5. Vice-Chairman, DDA Vikas Minar, New Delhi.
6. Lt. Governor, Delhi.
7. PS to UDM/Secretary
8. Spare copies (25)

(J.L.GOEL)
DESK OFFICER (LANDS)

Sub:-Utilisation of terminal sites allotted in Rohini as depot-cum-terminal.
F.24(3)/89-Instl.

In Rohini Project, allotment of land to the D.T.C. was made for the construction of bus-terminals. 4 sites were allotted to the D.T.C. as per the details given below :-

Sr. No.	P.S.P.F. Area	Sector No.	Area in Hectares	Date of possession
1.	Public Semi-public Facility No.1		2.813	19.7.85
2.	P.S.P.F. No.3		2.024	14.2.89
3.	P.S.P.F. No.4		2.024	4.2.85
4.	Sector-XVIII		2.17	5.11.85

The DTC had submitted the building plans for the site in public and semi-public facility area No.1 and No.3. As per the plan submitted by them, both these sites are proposed to be utilised as bus depot-cum-terminal. The building plans for both these sites could not be cleared as the allotment was made for the terminal only.

In order to sort-out the problem of the sanctioning of the plan for DTC depot and terminal, a meeting was held under the Chairmanship of E.M., DDA on 18.12.89. During this meeting it was unanimously decided that the building plans for terminals in Rohini be sanctioned as depot-cum-terminal.

The E.M., DDA and Commissioner(Plg.), DDA had agreed that in order to avoid the dead-mileage, some depot facility has to be provided at the terminal sites. The issue of pricing for depot and terminal was to be taken up separately at the level of Standing Committee of Delhi Admn.

The D.U.A.C. has also approved the conceptual plans for depot-cum-terminal in Rohini. The Architect of the DTC had been advised to supply a copy of the letter and the report submitted to the DUAC. In addition to this, the Transport Planner, DTC has been advised to submit a detailed report for the utilisation of this site as terminal-cum-depot.

The Technical Committee is requested to approve.

1. Utilisation of terminal sites allotted in Rohini as Depot-cum-Terminal.
2. Regarding land price, the issue be discussed and Commissioner(Lands) be also invited to give his observations.

Sub:- Architectural control/standard design for shops located in convenient shopping centre at Outrum and Hudson Lines.

F.28-AD(I)-I

The layout plan for the convenient shopping Centre, Outrum Line was approved by VC, DDA vide his orders dated 5.7.85 and for Hudson Line vide VC's orders dt. 29.8.87 in file No.FWS.4(2)85-Dir.(CP). Subsequently, it was decided that Architectural Control Drawings be prepared for shops. The details of the area and development controls is given as under :-

1. AREA CHART

- | | |
|------------------------------|---------------------------|
| i) Area of the plot | = 12'-6"x30'-6" |
| | = 450.0 sq.ft. or |
| | = 41.8 sq.mt. |
| ii) Proposed ground coverage | = 12'-6"x12'-6" |
| | = 325.0 sq.ft. or |
| | = 30.07 sq.mt. or |
| | = 72.22% of the plot area |
| iii) No. of Storey | = Single storey |

2. SETBACKS

- | | |
|------------|--|
| i) Front | = 8'-0" (2.43 mtr.)
Public Corridor |
| ii) Rear | = 10'-0" (3.04 mtr.) |
| iii) Side | = NIL |
| iv) Height | = 14'-4" (4.35 mtr.)
including Arch.
Roof. Slab. |

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

Sub:-Change of land use of an area measuring 0.341 acres from 'Police Post' to 'Government Offices' at Moti Bagh, New Delhi.

F.8(1)/87-MP.

The Sr.Architect, CPWD has been writing to DDA for the change of land use of a piece of land measuring 0.341 acres in Moti Bagh I, Zone D-21 from Police post to Govt. offices. The case was examined, the land under reference has been shown for police post as per the development plan/draft zonal plan. The Ministry of Urban Development has been supporting the proposal from the very beginning considering the existance of the police post in Nanak Pura where the buildings stand constructed.

2. Dy.Secretary, Min. of Urban Development vide his D.O.No. J-13012/9/83-LD dt. 30.10.89 has pointed out that the proposal has been worked out in consultation with CPWD to raise govt. office on the land in Moti Bagh which is earmarked for a police post. It has further been pointed out that the utilisation of the govt. land is to be decided by the Min. and not by the police deptt. They have desired that the change of land use be processed immediately.

3. Reference was also made to Dy.Commr. of police(HQ) dated 3.2.89, endorsing a copy to Sr. Arch. I, CPWD. In the letter, police department asking, whether they would have any objection for the proposed change of land use from "police post" to "Govt. offices". Dy. Commr. Police (HQ)II vide their letter No.55/A/III dt. 1.1.90 has opposed the change of land use and desired to construct a police post considering its static location, it is falling on VVIP route.

4. The Ministry further has indicated that the CPWD has already finalised the building plans for govt. offices. An administrative approval and expenditure sanctioned for the same has already been accorded.

5. The case is submitted for the consideration of Technical Committee.

Sub:-Route alignment for laying of two numbers 3x300 sq. mm. XLPE underground cables along with 10x2.5 sq. mm pilot wire cable from existing 33 KV S/Stn. at Guru Angad Nagar to proposed 33 KVS/S/Stn. at Geeta Colony.

F.6(8)/89-MP.

DESU has submitted the above said route alignment proposal for approval from DDA. The cables are proposed to be laid for energising the 33 KV S/Stn. at Geeta Colony for meeting the power requirement of the area around Geeta Colony and the new housing complexes being developed.

2. The route alignment is indicated on drg. no.13-4329 laid on the table. The cables are proposed to be laid along the roads of Geeta Colony and along Patparhganj road. The available R/W of the road from the edge of the drains in Geeta Colony on which the cables are proposed to be laid is 10.70 mts. as shown in cross section against the 18 mtr. R/W recommended by MCD for this road. DESU has proposed to lay the cables at a distance of 1.0 mtr. from the edge of the available 10.70 mtr. R/W. on Patparhganj road the available R/W's are shown as 19.4 mtr. and 25.70 mtr. In this the cables are proposed to be laid at a distance of 2.0 mtr. from the edge of the road. The R/W of patparhganj road is 30.48 mtr. as per Master Plan. All the cables are proposed to be laid underground.

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

Sub :- Alignment Plan of G.T. Road from Najafgarh Drain (Near Gurmandi) to Azadpur. F.5(25)87-MP

- | | |
|---|----------------|
| 1. R/W as per MPD-62 & MPD-2001 | 45 Mtrs. |
| 2. Length | 3.0 Km (appx.) |
| 3. No. of Junctions/Intersections of 24mtr. & above R/W roads | Four |
| 4. Alignment plan approved earlier by the Technical Committee/Authority | No. |

PROBLEMS

- i) Four lane devided carriageway is in existance. The existing 4 lanes C/Ws are not sufficient to cope with the increasing traffic volume.
- ii) There is no service road between Najafgarh Drain and Pambari Road Junction.
- iii) Approach roads from the adjacent localities meet vertically with the main carriageway obstructing free flow of traffic.
- iv) Junction/Intersections are not properly designed to regulate smooth movements of traffic.
- v) Non synchronisation of traffic signals resulting unnecessary delays.
- vi) Faulty location of bus bays.
- vii) Existance of a historical protected monument in the R/W.

PROPOSALS

- i) Uniform six lane devided C/Ws is proposed through out with a central verge of 1mt. This will ensure safe and free flow of traffic. Efficiency of the road shall also increase.
- ii) 6.5 mt. wide service roads have been proposed on either sides. Approach roads having R/W less than 18 mts. meeting the main carriageway have been opened on the service road. Appropriate locations of gaps in inner footpath have been provided to merge the traffic of the service roads with the main C/Ws. This will enhance the efficiency of smooth traffic movement on main carriageway.
- iii) The geometrics of the Junction/Intersections of 24 mtr. and above R/W roads have been improved with the inclusion of :
 - a) Slip roads with a designed speed of 30-40 Km for the left turning traffic.
 - b) Proper traffic Islands have been proposed at the intersection which would increase the storage space during red signals and enhance the smooth channelization of traffic.
 - c) Zebra crossings and stop lines have been incorporated for safe pedestrian movement.

- d) Proposals to provide railing at the Junction and Intersections on the edge of the footpath for safe pedestrian movement along the road.
- e) Synchronisation of the signals.
- iv) Busbays with a width of 7.0 mt. and length varying from 30 mts. to 60 mts. have been provided at appropriate locations. These busbays are segregated from the main C/Ws by a verge of 0.5 mtrs.
- v) The existing monument has been integrated with the central verge and surrounded by green. This would not only ensure safe movement of traffic but also provide a better street scape.

AFFECTED PROPERTIES

Kutcha/semi-pucca/pucca 5 single story, 3 double story, 31 pucca storeys 69 K/P, JJ temporary storeys, 34 K/P TS, JJ residences, 6 temples, 1 mosque, 48 misc. structures, 198 electric poles, 1 DESU Sub-Station and 69 trees are affected in the alignment plan. MCD shall plant three times the number of affected trees before cutting them. The feasibility report submitted by MCD vide letter No.EE(P)II/AE(P)S/D(178) dated 18.11.88 is placed at Annexure 'A'.

2. The case is put up to the Technical Committee for consideration of :-

- i) Approval of the alignment integrating the junctions and intersection designs.
- ii) Resettlement of the affected properties to be taken up by the MCD with the Lands Department of the DDA.

- J₁ -Alignment Plan of G.T. Road from Najafgarh
Drain to Azadpur Crossing

(LIST OF AFFECTED PROPERTIES)

	Residential			Pucca shop.	K/P TS JJ shop	K/P T/S JJ Res.	Others	Total	Remarks
	S/S	L/S	3/S						
<u>LHS</u>	-	-	-	-	1	-	1		Temple stand in Tarpolin
<u>A to B</u>	-	-	-	-	1	-	1	62	3 Elec.
	-	1	-	5	1	-	6		Open land with B/W poles
	-	-	-	-	1	-	1		Telephone JB 27
	-	-	-	-	-	-	7		Open land with B/W trees
	-	-	-	-	4	-	1		DESU sub-station
	-	-	-	10	-	-	1		Open land fencing
	-	-	-	2	-	-			belonging to Mahabir
	-	-	-	-	2	-			Modern School
	-	-	-	-	1	-	1		Temple
	-	-	-	-	2	-	1		Dharam Kanta
	-	-	-	-	7	-	1		Park with B/W
									belonging to DDA
							1		Mosque
							1		Open land with B/W
									belonging to Aryabhata
									Polytechnic.
<u>LHS</u>	-	-	-	-	1	-	1	22	13
<u>B to C</u>	-	-	-	-	1	-	1		trees
	-	-	-	-	1	-	1		Police post
	-	-	-	-	2	2			
	-	-	-	-	3	-	2		Open land with B/W
	-	-	-	-	1	5	1		Mosque
<u>RHS</u>	-	-	-	-	1	-	1		Laboratory block
<u>A to B</u>	-	-	-	-	12	-	1		Pig. shed
	-	-	-	-	19	-	1		Urinal
	-	-	-	-	-	17	1		Open land with B/W
	-	-	-	-	1	-	1		Taxi stand
	-	-	-	-	5	-	1		Well
	-	-	-	-	-	3	1		Temple D/S
	1	1	-	-	-	-	-		
	-	-	-	-	1	7	1		DTC Booth
	-	-	-	-	1	-	1		Bus stop
							8		open land with B/W
							1		Grave
							1		Bus stop
							1		Bus stop
							1		JE's office & cement store
<u>RHS</u>	2	1	-	13	-	-	1		Piao
<u>B to C</u>							1		Bus stop
							1		Temple
							2		Temple
							1		Piao
<u>Total</u>	5	3	-	31	69	34	56	198	3 Elec.
								69	poles
									trees

EE(P) II

sd/-
AE(P) Ssd/-
Surveyor

Item No. 13

Sub: Comprehensive Redevelopment Scheme at Janpath Lane
File No. F16(89)81-MP

The scheme covers a resultant area of 2.18 h and is bounded by Janpath in the East, Indian Oil Bhawan in the North, Narendra Place and Jantar Mantar Complex in the West and 60 ft. wide linking road in the South. This land comprises of 5 main plots one of which is sub-divided into Nine sub-plots.

The proposal has five multi-storeyed blocks ranging from 8 to 12 storeyes and the 8 storeyed part of the blocks is facing the Jantar Mantar Side. The total floor area of the scheme is about 49500 sqm on the basis of 227 FAR. The proposal is based on 25% ground coverage, Parking is proposed in 3 basements for 1179 cars with no parking on surface. Initially the scheme was conceived in 1982 and was consequently approved by Authority in 1983. Since then it has undergone a number of modifications owing to factors like traffic circulation and shadows falling on the monument of Jantar Mantar.

Now the proposal has taken care of most of these factors and the revised scheme (all previous stages and development are given in the Annexure, laid on the table) is put up to the Technical Committee for approval in principle subject to the following conditions:

- i. Certification regarding shadows from CBRI
- ii. Clearance from Archeological Survey of India.

Sub:-Integrated freight Complex in Gazipur, Kondli Area.

F.W.S.1(3)/83-Dir.(CP)

Master Plan for Delhi-1962 has proposed a truck terminal of about 20 hect. (50 acres) in north of NH-24 bye pass (Mandavali Fazalpur area). However, PDP-2001 has proposed 60 hect. (150 acres) site for this purpose. But considering the dire need of accommodating various group housing societies, part of this area was planned for group housing societies which stands approval by the competent authority, as well as DWAC and also developed at site. Now, only about 19 hect. of land is available in this area as per MPD-1962. Considering that this total site is not sufficient for freight complex, it is necessary to find out/propose an alternate site for the proposed freight complex.

2. Apart from this freight complex, PDP-2001 has also proposed 111 hect. of land for various wholesale markets with warehousing facilities. Details are given below:-

Sl. No.	Commodity	Location	
		Patpar Ganj	Loni Road
MARKETS WITH WARE HOSSING			
1.	Taxtile & Textile Project	9	-
2.	Auto, Motor Part & Machinery	12	-
3.	Fruit & Vegetable	-	8
4.	Hardware & Building Material	5	13
5.	Iron and Steel	5	-
6.	Food Grain	10	-
7.	Timber	17	19
8.	Plastic, leather & PVC	9	-
9.	Relocation of junk market	4	-
Total:		71	40

Out of which 40 hect. of land, proposed in east of Loni Road has already been developed as DDA group housing at site. Therefore, there is a need to find out/propose

an alternate land for these wholesale markets also. The total requirement is 171 hect. of land with the following break up:-

- i. Truck Terminal - 60 hect.
 - ii. Fruit & Vegetable and food grain. - 18 hect.
 - iii. Textile, building material, iron & steel, timber, plastic and leather goods etc. - 93 hect.
3. PROPOSAL

It is proposed to integrated these wholesale markets, warehousing and truck terminal to curtail the movement of heavy vehicles within development. This integrated freight-cum-wholesale market complex is proposed to be located in the area where it intercept the maximum possible regional goods traffic entering Delhi. Keeping this in view following sites have been located and proposed for the development:-

- i. Location of wholesale fruit & vegetable market and food grain.

Considering the existing location of wholesale fish & market (already approved by the competent authority) adjacent to Gazipur Dairy Farm. It is proposed to locate wholesale fruit & Vegetable market and food grain market adjacent to this site to have a wholesale market complex surrounded by major road net work.(30 hect.)

- ii. Location of wholesale market for building material textile, iron and steel etc.

There is a chunk of land about 32 hect. (82 acres) available between the Gazi Pur village and U.P. Boarder in the north of N.H.24 bye-pass. This area as an extension of automobile training centre. Gazi Pur is most suitable location of proposed wholesale markets.

- iii. Location of freight complex:

There is about 77 hect. (180 acres) of land

available in the north east of present Kondli Gharoli complex surrounded by the proposed 45 mt./30mt. roads. This area has been earmarked as 'Industrial' area as per PDP-2001. In PDP-2001, it was proposed for slaughter house/meat processing complex. However, that proposal has since been dropped. Part of this area has been handed over to Delhi Administration. However, considering that there will be no new industrial development within Delhi Urban area, this area can now be utilised for freight complex and some other related uses.

4. Conceptual plan for integrated freight complex -cum- wholesale markets.

There are basically 3 large pockets for 3 distinct uses as proposed above. These pockets are divided by NH-24 bye-pass and Hindon Canal. Considering the functional relationships between these pockets, it is necessary to develop an integrated circulation system for the entire area. It is, therefore, proposed to have two under passes on NH-24.

- (i) Extension of 45mt.circular road upto road no.56 under passing through NH-24.
- (ii) Extension of 30 mt. road proposed in the approved plan of Gazi Pur fish & egg market, upto proposed 45 mt. road underpassing through NH-24.

These two roads will inter connect these pockets in terms of circulation. It is also proposed to have 'only left turn' circulation system in this proposed integrated complex, as this area will attract lots of trucking activities from various national routes. The proposal is shown on copy of plan at Flag-'B'.

5. Following actions are to be taken:-

- i. Approval of the location of freight complex, whole-sale fruit and vegetable market and wholesale building material markets.

- ii. Approval of conceptual circulation system.
 - iii. Recommendation for initiating change of landuse.
 - iv. Requests to be made by the Lands Department, DDA to Industries Department, Delhi Admn. for reverting back the land near Kondli Gharoli Complex (Sl.No. (iii) in the para-3 of proposal).
 - v. Preparation of sketch layout plans for each of 6 complexes to determine the built up area, parking area and other development controls etc. and the detailed circulation net work to be done in house with additional staff/unit and /or by the consultants appointed for this job.
 - vi. Detailed architectural designs of individual complexes by different consultants.
 - vii. Co-ordination & monitoring of this project-requirement of additional staff.
6. The proposal is placed before the Technical Committee for approval.

Sub :- Alignment plan of Road No.51 from Ring Road -
G.T. Road Intersection to Road No.50

File No. F5(27)35-MP pt.I

1. Composite alignment plan of road No.51 integrating the grade separator at the intersection of G.T. Road and on the junction of Road No.50 was discussed in the Technical Committee meeting held on 31.7.89 in which the following decisions were taken :

- (i) The alignment plan of the road between G.T.Road and Road No.50 was approved.
- (ii) Feasibility of a three level graded proposal for Ring Road and G.T. Road intersection be examined.
- (iii) An alternative graded proposal for the junction of Road No.51 with road No.50 may be worked out and submitted to Technical Committee for consideration.
- (iv) The proposal be extended to include the Mall Road Intersection.

2. Additional Town Planner (G), MCD has informed that an electric sub-station, a part of regularised Gopal Nagar and a parking lot of Naniwala Bagh Commercial Complex are affected in the road R/W as per the plan approved by the Technical Committee, he has desired that the alignment be modified so that the same are not affected in the R/W. A meeting of DDA, PWD(DA) and MCD officials was held on 22.1.90 to sort out the issue in which the following decisions were taken :

"Sh. A.P.Sethi, Addl. Town Planner, MCD informed that as per the alignment plan approved by the Technical Committee of DDA in its meeting held on 31.7.89 some regularised plots of the Gopal Nagar, unauthorised-regularised colonies were affected. In the alignment plan approved by DDA the R/W line had been taken to save an existing Gurudwara building, due to which the R/W line had to be shifted on the eastern side towards Naniwala Bagh Commercial Complex. After detailed discussions, it was desired that regularised plots of the Gopal Nagar Colony may not be affected. The scheme boundary of Naniwala Bagh Commercial Complex may be maintained to the maximum extent possible. Accordingly, a revised alignment as shown in brown dotted line on the plan laid on the table was considered to be more desirable. The existing Gurudwara shall be falling within the R/W in this case, however, six lanes divided carriageway with 9 mt. wide service road could be constructed after the Gurudwara building as 1st phase."

3. The case is put up to the Technical Committee for approval of the proposed modifications as suggested above.

Sub:-Proposal for construction of Chief Engineer's (North Zone) office building at 6, Probyan Road, 53 Mall Road, Delhi.

F.3.71.37-IP.

A request was received from Senior Architect-II, Civil Construction Wing. All India Radio for permitting construction of essential maintenance office on the above site. The item was discussed in the Technical Committee meeting held on 12.2.88. It was considered that since the land use of the land under reference is 'Radio Transmitting and Wireless Station' offices are generally not permitted. The change of land use for allowing the construction of office is not in accordance with the provisions of the Master Plan/Zonal Plan.

2. A reference is received from Secretary Information and Broadcasting, Government of India, regarding construction of new office for Chief Engineer(NZ), All India Radio and Doordarshan which are presently housed in barracks in Jamnager House at Shahjahah Road, and are to be relocated. The Chief Engineer (North Zone) submitted a proposal for construction of new accommodation in the Transmitting Complex, located at Mall Road adjoining the existing I.O.C. Petrol Pump on Probyan Road side.

3. A proposal was received from Chief Engineer(North Zone) AIR and Doordarshan as per plan (Laid on table) indicating various buildings existing and proposed both in pocket A and pocket B. The total land area in both the pockets is less than the area mentioned in the Zonal Development Plan, already notified by the Government and as approved Zonal Development Plan for the purpose of 'Radio Transmitting and Wireless Station' yet keeping in view that the pocket A is having an approach from Probyan Road and there are few buildings existing and the land use of this strip of land is indicated as

'Residential' in the plan, we may consider this pocket to be used for offices and other buildings required by this organisation, the local area is 758 sq. mt. (plinth area) the ^{layout plan and the} scheme will have to be modified.

.. The matter is accordingly, placed before the Technical Committee meeting for consideration of change of land use for pocket-A from 'Residential' to 'Government (Offices)'.

Sub:-Construction of a Recreational Centre at
Punjabi Bagh, New Delhi.

F.3(18)/90-MP.

A proposal for construction of a recreational centre at Punjabi Bagh along the Ring Road falling in zone G-10 is received from Chief Architect MCD for approval under 'Special Appeal'. The site is bounded by Children Traffic Training park in the North, Football/Hockey Stadium in the South, Ring Road in the East and service road in the West as shown in the copy of the Zonal Development plan G-10 laid on the table. The land use of the site under reference is 'Recreational' (District Park, Flayground and open spaces) in the MPD-1962 and in approved Zonal Development Plan G-10 Recreational Centre. Restaurants etc. are permissible uses if allowed by competent Authority after special appeal. But the proposal should have the provision of parking requirements.

2. The proposal has been submitted for one and a half storeyed building for the provision of Indoor Games of Badminton and Volley Ball on ground floor with coverage of 15200, sq. ft. (16.35%) and cafetaria at first floor.
3. The proposal, submitted by the MCD for recreational centre with the facilities like Indoor Games of Badminton and Volley Ball and Cafetaria as per plans of the MCD, is placed before the Technical Committee for consideration.

Sub:-Master pertaining to widening of Shankar Road
File No.F.5(17)/69-MP Pt-I.

Delhi Master Plan has envisaged a R/W of 200' for Shankar Road between its intersection with Ganga Ram Hospital Marg and intersection with Pusa Road.

Shankar Road provides a very vital link between West Delhi & Central Delhi.

The Authority vide its Resolution No.432 dated 29.12.62 and No.392 dated 19.7.65 approved the alignment plan of Shankar Road with 213' R/W including an express cycle track.

The revised alignment plan was prepared by TCPO on the basis of the recommendations of the Screening Board for Zonal Plan of the Zone B-3. The same was approved by Chairman, DDA vide his order dated 8.5.63. This was based on the idea that the least number of structures would be affected.

The Authority vide its Resolution No.220 dated 22.11.71 resolved to allot plots of 100 sq. yds. to the plot owners owning the plot of 80 sq. yds. and the plots of 80 sq. yds. to those who are having a 56 sq. yds. plots and are affected in the widening of Shankar Road. This resolution was based on a scheme prepared and developed at site for making the alternate allotment to the affected persons on a piece of land measuring about 18 acres and it located at the crossing of Shankar Road and Dr. Krishnan Road.

In 1978, the Ministry of Works & Housing informed to DDA that Hon'ble Minister desired that for the time being Shankar Road should be widened to the extent feasible without involving any demolition whatsoever.

In 1980, Lt. Governor, Delhi decided that widening of Shankar Road should be done and desired that the following actions may be taken up by the concerned agencies:

- a) MCD Officials to take up the work of widening of Shankar Road immediately.
- b) Instructed DDA Officials to cancel the earlier communication sent to MCD regarding the width of this road & stick to the width provided in the Master Plan.
- c) DDA Officials to take immediate action for making the alternative allotments to those whose quarters are to be affected by widening of this road.
- d) LG ordered cancellation of the layout plan vide which plots of approx. 200 sq. yds. were carved out and allotted to the Members of the Metropolitan Council and to Municipal Councillors.

The Authority vide its Resolution No.161 dated 14.7.80 resolved that a decision taken by the LG be noted by the Authority. It also resolved that the revised alignment plan of Shankar Road be prepared by shifting the R/W towards New Rajinder Nagar to the extent possible.

Alternative proposals for widening of Shankar Road for 200' R/W and 175' R/W were prepared. The details about the exact number of structures affected in widening of both these R/Ws. were also worked out. Both these proposals were examined by the technical Committee in its meeting held on 30.10.80. The Technical Committee recommended that R/W of Shankar Road should not be reduced and be retained to 200' (Minimum). The nos. of structures affected in this alignment plan of 200' R/W are 224 residential plots and 107 shops.

The authority vide its Resolution No.149 dated 23.9.83 resolved that the decision be left to VC DDA and LG, Delhi.

During discussions, LG desired that fresh detailed traffic counts be undertaken by MCD, the same are yet to be received in DDA. At the same time, VC, DDA desired that the layout plan of the area where affected persons are to be re-settled may be drawn up. The revised layout plan is under preparation in the city planning Wing of the DDA by incorporation the scheme already demarcated the scheme already demarcated on the site as per the scheme approval by Authority vide Resolution No.220 dated 22.11.71.

The draft modified Urban Delhi-2001 as finalised after inviting public objections/suggestions has retained the R/W of 60 mts. for Shankar Road. The case was examined in Perspective Planning Wing. The Wing has observed that if no other local/administrative problem is there, they may have no objection in processing the case further.

This case was discussed in a meeting held on 30th Jan. 1985 in the room of Director(CP) where MCD officials were also present. In this meeting, it was decided that a copy of the plan indicating the affected properties be sent to MCD so that MCD can sanction individual building plans for the plots falling outside the proposed R/W of 200'.

VC, DDA vide DO.No.F.5(17)/69-MP/Pt-II dated the 3rd March, 88 conveyed to Jt. Secy. 'UD) Ministry of Urban Development that to provide alternative accommodation to the affected families in the nearby area on Dr. Krishnan Road, the plots have been already developed and kept reserved for this purpose.

Vide DO letter No.K-13013/1/70-NDIIA dated 27.7.88 from Shri S.P. Singhal, Director(DD), Ministry of Urban Development has desired that whether before plots earmarked for families are actually handed over, DDA should take an irrevocable commitment from the affected persons that they are prepared to hand over the possession of their properties coming in the alignment of the widening of Shankar Road if alternative plots are allotted to them.

This was also discussed in a meeting held in the room of Commissioner(Lands) which was also attended by Additional Commissioner(Lands) Director(PPW) and Dy. Director(Master Plan). In this meeting, it was felt that a proposal for providing a flyover will not be feasible due to narrow links joining Shankar Road from Rajinder Nagar and New Rajinder Nagar. The widening of this road

is the only solution and should be implemented. A large number of affected residents by the widening proposal are willing to shift provided they are given alternative sites which are also now available on MOR land placed at the disposal of DDA. They are interested in shifting as they will be getting slightly bigger area against their present plot and the existing buildings are of only temporary nature for which the building plans are not being sanctioned with the result some structures have become inhabitable.

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

Sub :- Construction of Traffic Training Park at Vikas Puri
F.5(27)/88-MP

1. Asstt. Commissioner of Police vide his letter No.2690/T.R.S. Branch dt. 8.7.88 at Page 1/c (Annexure-1) has requested for allotment of land for the construction of traffic training park at Vikas Puri.
2. The case is examined by the Planning Cell and an area measuring 1 h. marked on the copy of the plan (laid on the table) is considered suitable for the purpose. The salient features of the site are as under :-
 - (i) The site is approachable by a 30m wide road and is at the periphery of the residential areas of Vikas Puri.
 - (ii) The land use of the site under reference as per MPD-62, draft MPD-2001 and draft ZDP is recreational (district park, play ground and open spaces). 'Special recreational areas and special educational and recreational 'areas' are permitted in the recreational use only.
 - (iii) The site under reference was earlier considered for allotment to D.T.C. Depot and a change of land use from recreational to circulation was approved by the Authority vide its resolution No.87 dated 24.7.88 subject to no trees will be cut and existing trees in shrubs shall be adjusted in the layout plan of D.T.C.
 - (iv) But the Ministry of Urban Development did not agree for according permission for inviting public objections/suggestions for the change of land use so the proposal of locating the D.T.C. Depot was dropped and the site still remains available.
3. The proposal for allotment of land of 1 h. as shown in the plan is put up before the Technical Committee for approval with the following conditions :-
 - (i) No trees shall be cut.
 - (ii) It will have no covered area.
 - (iii) The plans will be duly approved by DDA & DUAC.

OFFICE OF THE DEPUTY COMMISSIONER OF POLICE : TRAFFIC : DELHI

No. 2690/T.R.S. Branch,

dated, New Delhi, the 8.7.88

To

Shri C.P. Rastogi,
Dy. Director(MP)
DDA, Vikas Minar
I.P. Estate, New Delhi

Sub :- Reg. construction of T.T. Park in Vikas Puri,
New Delhi

Sir,

The Traffic problem in the capital has become very complex and the rate of accidents is increasing. In many of the accidents cases the children are involved. However, it is easier to inculcate a sense of road discipline among children of the low age group.

At present as part of road safety education Delhi Traffic Police is running 4 T.T. Parks. These parks impart traffic training on the proper use of roads to the children from various schools. Therefore, we have received lot of representations from the peoples of the locality for the construction of TT Park, at the space suggested by the Vikas Puri Welfare Council (Regd.) Site-IV-82, Vikas Puri, New Delhi-110 018 at opposite JG-II LIG and village Keshopur. The Green Belt/ unused Park facing outer ring road, Vikas Puri be converted for this important purpose. The site has been inspected by our staff and found suitable for this purpose.

The permanent traffic staff will be deployed three for imparting the training and various aspects of traffic rules/ regulations to the children of the locality.

It is, therefore, requested that necessary order for the allotment of land may kindly be issued as early as possible in the best interest of children and general public. Further details will be furnished on hearing from your side.

Yours faithfully,

sd/-
(D.S. NORAWAT)
ASSTT. COMMISSIONER OF POLICE
R.S.C. Traffic

No...../T.R.S. Branch, Dated New Delhi, the...../88

1. Copy to :-

1. TI/RSC for information and necessary action
2. Sh. S.D. Sharma, Genl. Secretary, Vikas Puri, Welfare Council(Regd.) site-IV-82 Vikas Puri, New Delhi for pursuing the matter personally with the DDA.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Supplementary Agenda for the meeting of Technical Committee to be held on 29.3.90 at 10.00 A.M. in the Conference Hall of Vikas Minar at 5th Floor, Delhi Development Authority, I.P. Estate, New Delhi.

<u>Item No.</u>	<u>Subject</u>	<u>Page No</u>
20	Route alignment for laying of one no. 33 KV, 3x300 sq. m.m. under ground , XLPE cables between 66/33KV Ghonda Sub Station and 33/11 KV G.T. Shahdara sub Station. F.6(1)/90-MP.	1-2
21	Acquisition of permanent land and temporary land for minor No.2-3-4-5-6-7 and extension of Keshopur Minor under the scheme of keshopur Effluent Irrigation scheme phase-III. F.14(23)/89/CRC/DDA.	3-4

Sub:-Route alignment for laying of one No.33KV
3x300 sq.mm. U/G XLPE cables between 66/33KV
Ghonda Substation & 33/11 KV G.T. Shahdara
Substation.

F.6(1)/90-MP.

DESU has submitted the above said proposal to meet the power supply demand in Trans Yamuna Area. The cable is proposed to be, laid underground in the entire route.

2. The route starts from the 66/33KV substation, Ghonda, located at the intersection of Wazirabad Road and Loni Road. After crossing Wazirabad Road, the cable is proposed to be taken along 45 mt. R/W Loni Road, 30 mt. R/W Road No.68, 24mt. R/W road between Guru Teg Bahadur Hospital and Grounpousing Pockets, 11.3/15.5 mt. R/W Dilshad Garden Colony road and then along 45 mtrs. R/W G.T. Shahdara to meet the 33/11KV Substation.

3. DESU has proposed to lay the cables in the inner footpath of 45 mt and 30 mt R/W road. On the 24mt. R/W road the cables are proposed to be laid at a distance of about 3.5 mt. from the edge of the road. Along the colony roads of Dilshad Garden the cable is proposed to be laid at a distance of 1.50/2.50 mt from the edge of the R/W on G.T. Shahdara Road the cable/ is to be laid at a distance of about 1 mt. from the Northern edge of the R/W. At the intersection of Wazirabad Road and Loni road, DESU shall co-ordinate with PWD(DA) to take the cables through the duct proposed in the flyover proposal. Approval of railway shall be obtained for crossing the railway lines.

4.a. It may be desirable to lay the cables at a distance of 1.50 mt. to 2.0 mt. from the edge of the R/W in the outer footpath on 45mt. & 30 mt. wide roads. On 24 mt & 30 mt R/W road it should be laid at a distance of 1.00 to 1.50 mt. from the edge of the road. This shall help freezing the road R/W indirectly & discourage encroachments.

Sub:-Acquisition of permanent land and temporary land for minor No.2-3-4-5-6-7 and extension of keshopur Minor under the scheme of keshopur Effluent Irrigation scheme phase-III.

F.14(23)/89/CRC/DDA

We have received a PUC from Chief Engineer, Irrigation & Follid, Delhi Admn. dated 18.6.89 regarding the subject cited above for acquisition of 36.34 acre land for construction of permanent minors and 978 acre for construction of temporary minors in keshopur area. The land so desired falls in the revenue state of village kakarwala Jaffarpur and Neelwal in West Delhi.

2. The case has been examined and we have following observations.

- i) Keshopur effluent irrigation scheme was initially drawn in 1969 with a view to use treatment plant effluent for irrigating land adjoining it. During the years as the capacity of plant increased, the proposal is for utilising about 85 cusecs of waste water for irrigation of 3600 acre of land as part of phase-III programme. The work includes construction of main channels and R.C.C. pipes for minor and distribution system in the command area. Also there is a programme for construction of pump house, staff quarters, stores offices and inspection huts etc. as part of this proposal.
- ii) The area proposed for acquisition as part of this scheme partly falls within the proposed urban extention phase-II(A) as per the draft structure plan of urban extension submitted to the Ministry refer plan laid on the table.
- iii) The other points which requires consideration are:
 - a. It is not indicated in the proposal that earlier two(2) phases i.e. phase-I and phase-II have been submitted to DDA and the same are approved.

- b. In a similar case i.e. for Rithala Sewage treatment plant the effluent irrigation scheme was rejected by DDA in view of likely acquisition of the area as part of large scale acquisition in planned urban extension.
 - c. DDA may consider approval of the part of phase-III scheme which is beyond the proposed urban extension and may request Delhi Admn. to further extend the same towards the west between the proposed urban extension and the boundary of Delhi Union Territory if so necessary.
3. The case is put up for consideration of the Technical Committee with regard to para 2 above.