

DRAFT MINUTES
AL COMM
ON

योजना
Planning

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या F1(34)90-MP

टिप्पणी

विषय

पत्र-व्यवहार

Draft Minutes of the Technical
Committee Meeting of 28.06.1990.

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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

Draft minutes of Technical Committee Meeting
held on 28th June, 1990 at 10.00 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. V.S. Murti, Engineer Member
3. Sh. J.C. Ghambir, Commissioner (Planning)
4. Sh. Manjit Singh, Commissioner (Slum & JJ)
5. Sh. Santosh Auluck, Chief Architect
6. Sh. Karmakar, Additional, Chief Architect
7. Sh. S.C. Gupta, Director (DC&P)
8. Sh. R.G. Gupta, Director (TYA)
9. Sh. C.B. Sharma, Director (Hort.) North
10. Sh. Khullar, Senior Architect
11. Sh. P.C. Jain, Director (AP&B)
12. Sh. A.K. Jain, Joint Director (ZP)
13. Sh. P.N. Dongre, Joint Director (TYA)
14. Sh. Chander Ballab, Joint Director (Plg.)
15. Sh. K.K. Bandupadhyay, Joint. Director (Rohini)
16. Sh. N.K. Aggarwal, Joint Director (Plg.)
17. Sh. C.P. Rastogi, Joint Director (WC&SA)
18. Sh. A.K. Gupta, Joint Director (Bldg.)
19. Sh. Prakash Narain, Joint Director (T)
20. Sh. V.N. Sharma, Joint Director (Plg. D&J)
21. Sh. H.S. Sikka, Deputy Director (ZP)
22. Sh. Pradeep Behari, Deputy Director (Design)
23. Sh. N.K. Chakerwarty, Deputy Director (T)
24. Sh. Jarnail Singh, Architect planner (Slum Wing)
25. Dr. S.P. Bansal, Deputy Director (PPW)
26. Sh. D.D. Majhuni, Consultant (Slum Wing)
27. Sh. Surendra Srivastava, Deputy Director (MP) (Convenor)

LAND AND DEVELOPMENT OFFICE:

28. Sh. L.D. Ganotra, Engineer officer

POLICE DEPARTMENT:

29. Sh. A.S. Cheema, A.C.P. (Traffic)

D.T.C.

30. Sh. K.C. Tiwari, T.P (R&D)
31. Sh. B.B. Nanda, Chief Engineer
32. Sh. Ashok K. Khanna, Jr. T.P.

P.W.D. DELHI ADMINISTRATION:

33. Sh. B.N. Sinha, S.E.C-II
34. Sh. H.S. Luthra, Ex. Engineer (C-VII)

SPECIAL INVITEES:

FLOOD DEPARTMENT:

35. Sh. R.C. Manchanda, Ex. Engineer For Item No.2
DWS & SDU
36. Sh. R.C. Aggarwal, S.E.(P) Water For Item No.14 & 16

TWO

DRAFT MINUTES OF THE TECHNICAL COMMITTEE MEETING HELD ON
28.06.1990

ITEM NO. 1:

Sub: Acquisition of land on permanent and temporary basis in case of minor on 2,3,4,5,6,7 and extension of Keshopur minor under the Keshopur effluent Irrigation Scheme Phase III.
F14(23) 89/CRC/DDA

DECISION

The Technical committee approved the construction of minor in phase III beyond Urban extension boundary. The representative of the Flood Department, Sh. R.C. Manchanda, Ex. Engineer was requested to come ^{the area} with a detailed proposal ^{for} between Phase III and extending towards Union Territory boundary. It was also opined by the Chairman that the land for construction of minor should be acquired from farmers, free of cost, because it is for the benefits of the same farmers. It was also ^{agreed} discussed that in case the land is not acquired within the next two to three years, ^{that} part of the proposal falling in Urban Extension could also be considered.

ITEM NO. 2:

Sub: Change of land use of one hect of land from 'District Parks, play ground and open spaces' to 'Residential' for construction of Slum Staff Housing at Baljit nagar.
F.Slum 3(26) 88-Dir.(CP)

DECISION

The Technical committee recommended change of land use of one hect of land in Baljit Nagar from its Master Plan land use of 'District Park, Playground and open spaces' to 'Residential'.

ITEM NO. 3:

Sub: Increase in FAR in case of building for Delhi association of Deaf and Dumb.
F2(103) 77-Inst./Pt.

DECISION

The case of increase in FAR from 100 to 140 in case of building for Delhi Association of Deaf and Dumb at South of IIT institutional area was discussed. The increase in FAR was agreed with the following conditions:

- i. Necessary proportionate cost of the land may be charged.
- ii. The building design should be within the height restriction of 80' and maximum ground coverage 33-1/3% of the plot area
- ✓ iii. The basement if used for habitable or useable area other than servicing would also be counted in the FAR.

ITEM NO. 4:

Sub: Construction of police post in Bawana as part of the facilities to be provided in the growth centre at Bawana
F8(5)89-MP

DECISION

✓ The case of Police post in Bawana was discussed in great detail. A site as shown on the plan was approved for construction of building for a Police station. It was also discussed that this proposed site is equally accessible from the existing road as well as the road proposed essentially on Gram Sabha land. It was also desired by the Technical committee that the comprehensive scheme for the total area of 34th ^{ha} should be brought before the Committee in due course of time for approval.

ITEM NO. 5:

Sub: Standard plans for buildings at Sarojini Nagar Market New Delhi. F16(49)83-MP

DECISION

✓ The Technical Committee recommended the standard plans prepared by the NDMC for adoption with the conditions that the ~~proposed~~ varandah in Front (8'-4 1/2" wide) ^{and passage in the rear} would be kept free of obstructions. The Technical committee also desired that NDMC should prepare a comprehensive plan for parking within the open spaces available ^{and should remove the encroachments from the parking area, road, beyond & from circulation area.}

ITEM NO. 6:

Sub: Relaxation in parking norms for IB complex at Sardar Patel Marg
F16(8)85-MP

DECISION

✓ The parking norms in case of IB complex at Sardar Patel Marg were discussed and it was decided that the minimum parking ~~is to~~ be provided for this complex ^{should be} at the rate of 0.67 ECS per 100 sqm of floor area.

ITEM NO. 7:

Sub: Allotment of religious site to Shri Anand Shakti Sanatan Dharam Sabha at Shakti Vihar, Delhi.
F7A(13)85/Instl.

DECISION

The Chairman desired that Shri Anand Shakti Sanatan Dharam Sabha at Shakti Vihar may be persuaded to shift to the site allotted to them ^{in this} ~~in the~~ ^{area allotted to} ~~centre~~ of the society.

ITEM NO. 8:

SUB: Construction of Independent approach road for DWS&SDU Building from Faiz Road. F5(7)89-MP

DECISION

The case relating to construction of an independent approach road from Faiz Road ~~for~~ DWS&SDU building at Jhandewalan was explained by Jt. Director (T) before the committee. The proposed road was approved with the following conditions:

1. The independent approach road from Faiz Road to DWS&SDU building phase II as proposed in the Drawing no. CA-017/PPW-90 prepared by DDA ^{should be followed.}
2. The land required for the road (which is about 1170 sqmt) shall be handed over by DDA to DWS&SDU after competing all formalities.
3. The Dhalao, Toilet Block & other eligible structures shall be rehabilitated at the cost of DWS&SDU
4. To avoid encroachments on the left out lands along the road, Area Planning Wing of DDA shall prepare a detailed land utilisation plan.
5. Cost of ^{land &} construction shall be borne by DWS&SDU
6. DWS&SDU shall plant 3 times the nos. of trees affected in the proposal.

ITEM NO. 9:

Sub: Approval of New Petrol Pump sites in Delhi Urban Area, 1981.
PA/Jt.Dir.(Plg.II)8/89/Pt.I

DECISION

The Master Plan for petrol pumps as prepared by the

Area Planning Wing was approved in principle with the following actions to be initiated:

- i. Reference should be made to the Ministry of Petroleum with regards to their policy of reduction in consumption of petroleum products in relation to the demand of a large number of sites of petrol pumps.
- ii. Shifting of objectionable petrol pumps sites would be given first priority ^{over} of the 39 sites agreed/approved as new sites in the Master plan of petrol pumps.

ITEM NO. 10:

Sub: Allotment of land for underground reservoir and booster pumping station at Shashtri Nagar.
F23(3)81-Instl.

DECISION

✓ ~~Deffered.~~

Sh. R.C. Aggarwal, Supdt. Engg. DWS&SDU was requested to discuss the details of the proposal with EM, DDA before the matter is again brought ^{to} before the Technical committee.

ITEM NO. 11:

Sub: Change of land use of about 60 ^{kat.} h land acquired by International Airport Authority in South of Mehrauli Mahipalpur Road.
F20(13)88-MP

DECISION

✓ The Technical committee recommended the change of land use of ~~32.48 h of land~~ from 'Agricultural Green' to 'Residential' ^{for} This includes 25.48 h of land handed over to DDA for shifting of village Nangal Dewat. For rest of the land measuring 27.25 h the Technical committee desired that the International Airport Authority of India ~~may~~ be requested to furnish more information regarding use of land specially ~~in view of its poor information regarding use of land specially~~ in view of its poor accessibility.

ITEM NO. 12:

Sub: Revised Master Plan of Jamia Milia University
Jt. Dir. (Plg.) Dy. No. 422 dt. 2.5.89

DECISION

✓ ~~Deffered.~~

table were approved by Technical committee. As a consequence to the approval of the layout plan for shifting of the existing tenaments along the wall of the monument, the committee recommended change of land use of an area of 0.14 h from 'Green' to 'Residential'.

Refunder
21/2/90

29/6/90

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

Agenda for the meeting of Technical Committee to be held on 28.6.90 at 10.00 A.M. in the Conference Room 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.	Acquisition of land on permanent and temporary basis in case of minor no.2,3, 4,5,6,7, and extension of Kashipur minor under the Keshipur effluent Irrigation Scheme phase-III. (Deffered) F.14(23)/89/CRC/DDA.	1-2
2.	Change of land use of one hect land from District parks, play ground and open spaces to 'Residential' for construction of Slum Staff housing at Baljit Nagar. F.Slum 3(26)/88-Dir.(CP) (Deffered)	3-5
3.	Increase in FAR in case of building for Delhi association of Deaf and Dumb. F.2(103)/77-Instt./Pt. (Deffered)	6
4.	Construction of police post in Bawana as part of the facilities to be provided in the growth centre at Bawana. F.8(5)/89-MP. (Deffered)	7-8
5.	Standard plan for building at Sarojini Nagar Market, New Delhi. F.16(49)/83-MP	9-10
6.	Relaxation of parking norms for I.B. Office building at S.P. Marg. F.16(8)/85-MP	11-12
7.	Allotment of religious site to Sh.Anand Shakti Sanatan Dharam Sabha at Shakti Vihar, Delhi. F.7A(13)/85-Instt.	13
8.	Construction of Independent approach road for DWS&SDU building from Faiz Road. F.5(7)/89-MP.	14-15

- 2 -
9. Approval of new petrol pump sites in Delhi urban area 1984. 16-17
PA/Jt.Dir.(Plg.)II/1/89/Part-I.
 10. Allotment of land for underground reservoir and booster pumping station at Shastri Nagar. 18-19
F.23(3)/81-Instt.
 11. Change of land use of about 60 hect. land acquired by International Airport Authority in South of Mehrauli-Mahipal Pur Road. 20
F.12(13)/88-MP +F.1(110)/69/CRC/DDA/Pt.I
 12. Revised Master Plan of Jamia Millia University F.Jt.Dir.(Plg.) Dy. No.422 dt.2.5.89 21-22
 13. Road link for pocket 'A' Sidhartha Extension from DESU Colony to Ring Road. 23
F.3(4)/90-MP.
 14. Allotment of land for the construction of under ground reservoir Booster Pumping station at Lawrance Road. 24-25
F.23(4)/80-Instl. Pt.I
 15. Allotment of land for D.T.C. Bus Terminal at Najafgarh. 26
F.24(4)/88-Instl.
 16. Alignment plan of Kalidas Marg from its junction with New Rohtak Road upto its inter section with Road No.38 along Najafgarh Drain. 27-29
F.5(48)/86-MP.
 17. Modified layout plan for Mangolpuri Industrial Area, Phase-II. 30-31
F.W.S3(2)/84-Dir.(CP)
 18. Regarding clearance of Project from National Airport Authority (th minutes of the meeting held with Director(Aerodrome) on 14.6.90 as decided in the Technical Committee meeting held on 29.3.90. The minutes /Decision are placed before the Technical Committee for information. 32-33
F.3(46)/87-MP.

Item No.1

Subject:-Acquisition of land on permanent and temporary in case of minor no.2,3,4,5,6,7, and extension of Kashopur minor under the keshopur effluent Irrigation Scheme Phase-III.

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

We have received a PUC from Chief Engineer, Irrigation and Flood, Delhi Administration dated 18.6.89 regarding the subject cited above for acquisition of 36.34 acres land for construction of permanent minors and 9.78 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 auses 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 extension 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 proposal urban extension and may request Delhi Administration 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.

Item No.2

Subject:-Change of land use of one hect land from District parks, play ground and open spaces to 'Residential' for construction of Slum Staff housing at Baljit Nagar.

F.Slum 3(26)/88-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 Baljit 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, play-ground 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 was 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 and 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.
Total covered area (FAR)	10113 sq. mt.
FAR	112
Density	201 DUS per hect. 82 or 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, a Dhalae and an-e milk booth have also been provided,

Two alternatives (i) two blocks of 10 storyed towards left of the shopping centre and other blocks of 1 storyed towards right of the shopping centre and (ii) all the blocks of 4 storyed with shopping centre, was prepared and put up in the Screening Committee. Details of the project were discussed in the Screening Committee meeting 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,89 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, Technical Committee may kindly consider and approved change of land use 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 Technical Committee for approval.

Item No.3

Subject:-Construction of building for Delhi Association of Deaf and Dumb increase in FAR.

F.2(103)/77-Instl./Pt.

A plot of land measuring about 771 sq. mtrs. was allotted to the Association at Masjidmoorth. The possession was handed over and lease deed was executed and registered on 6.5.81. The Association could not start the construction due to high pressure from the local residents who also started legal proceedings against the change of land use. So an alternative plot bearing No.C-12 has been allotted to the Association at South of I.I.T. This plot is smaller in size i.e. 730 sq. yds. against the earlier plot area of 771.08 sq. mtrs. The association is, therefore, approaching for increase in FAR so that they may house their activities in this smaller plot.

2. Generally the FAR for institutional is 100 and no increase in the FAR is generally permissible but in this case since no alternate plot of 1000 sq. yds. is available, the Association has requested for an increase in FAR to 140 instead of 100. Keeping in view the requirements of Association the FAR of 140 instead of 100 may be allowed subject to the following:

- i. Necessary proportionate cost of the land may be charged.
 - ii. The building design should be within the height restriction of 80' and maximum ground coverage 33-1/3% of the plot area.
 - iii. The basement if used for habitable or useable area other than servicing would also be counted in the FAR.
3. The matter is placed before the Technical Committee for its consideration.

Item No.4

Subject:- Construction of police post in Bawana as part of the facilities to be provided in the growth centre at Bawana.
F.8(5)/89-MP.

The case for no objection for construction of a police post in Bawana with 15 dwelling units for its necessary staff on a piece of land measuring 2607 sq. mt. in village Bawana north west Delhi was sent to us by the Delhi police for grant of No objection.

2. This case was earlier discussed in the Technical Committee meeting held on 24.7.1989 wherein it was decided that a composite plan be prepared by the DDA and the proposals for police post be examined /accommodated as part of the same.

3. village Bawana is on the periphery of the proposed urbanisable limit 2001 refer plan laid on the table. Village Bawana is one of the proposed growth centre in the draft MpD perspective-2001. The growth centres are proposed to be upgraded for locating major health facilities, market in the rural industrial estate and related commercial centres. The existing pockets of Gaon Sabha lands in the village Bawana have also been identified based on the information supplied by the office of the Development Commissioner (Delhi). Refer plan laid on the table.

4. Layout plan in 34 hect. of land on the west of village abadi was prepared to accommodate police station, bus depot fire station, electric sub-station and rural industrial estates with 2000 sq. mtrs. plots. This was discussed with jt. Director(T)/Commissioner(Plg.), DDA and it was decided that in the urgency of allotment for site for police station the area under public/semi public facilities as shown in the plan laid on the table be put up for consideration in the Technical Committee. The same has been done and the plan is laid on the table for consideration. It may be noted that out of 34 hect. of land about 17 hect. of land shall have to be acquired/consolidated for developing this project. The proposal shall benefit the villagers and shall protect the the likely unauthorised occupation/encroachment of the

Item No.5

Subject:-Standard plans for buildings at Sarojini Nagar Market, New Delhi.

F.16(49)/83-MP.

BACKGROUND

This market was developed by the erstwhile Ministry of Rehabilitation in 1951 as retail shopping centre with residences on first floor. Initially it was allotted on rental basis and the system continued till 1978-79. During this period the system of rental was changed to ownership rights on lease hold basis. The plot size originally was 48' x 13' - 1/2" (original plans laid on the table).

SUBJECT MATTER

In due course the owners of these plots made representations to L&DO and NDMC for permission for additional construction on these plots. NDMC prepared a standard plan and after its adoption, allowed additions and alternations in about 70 cases so far. This standard plan was cleared by L&DO subject to the condition that it will be cleared by DDA as well. The issue was examined in Technical Committee meeting held on 29.7.89, wherein it was felt that there is no proper parking system in the market and any increase in the built up area would create further traffic congestion.

Arising out of the discussion in the Technical Committee meeting referred above a site inspection was carried out by Commissioner(Plg.) and Director(DC&P), DDA, On the basis this inspection the case has been reexamined from the point of view of zoning regulations and parking and the following are the observations/recommendations:

- a. The proposed standard plan is based on covering the full plot having covered public passage throughout the width of the plot in front (8'-4' 1/2" wide public varandah) and 3'-9" wide cantilivered projection in the rear. On the first and second floor, the building is proposed on the cantilivered projection.
- b. On the first floor total covered area is about 87.06% and 42.70% on the barsati Floor, thus the total floor space on each plot is as given below:

Plot 80 sq. yds. (72 sq. yds)

Ground floor	: 72 sq. mt. 100%
First Floor	: 62.69 sq. mt. 87.06%
Barsati	: 30.80 sq. mt. 42.70%
	<hr/> 229.76%

This area is earmarked as sub-distt. centre in the Master Plan, wherein Maximum ground coverage is 25% with 125 FAR as per the present zoning regulations. In a similar case of Karol Bagh (zone B-2), a decision was taken that the plots forming part of the sub-distt. centre at Ajmalkhan Road may be treated for the purpose of building/zoning regulations as residential plots with a maximum permissible coverage on ground floor, First floor and Barsati with the condition that the ground floor totally is used for shopping and first and barsati for residential.

c. On 60 sq. yds. plots the permissible coverage is 73% (GF&FF) and on barsati is 50% of 75% i.e. the total construction allowed is 187.50%. In addition basement equivalent to Ground Floor and mazzanine equivalent to 25% of the ground floor is also permissible.

d. Therefore, in the proposal, the total construction if, taken in bulk as there is no proposal for a basement and mazzanine floor, may be governed within the total permissible built up space. The standard plan indicates that first floor and barsati floor are to be used for residences only.

e. It may also be noted that NDMC has developed this area with adequate parking provision in front of the shops and there is sufficient open space and the Eastern side of the market. There is ample space to organise parking in an orderly manner. It should be sufficient to meet the parking requirement as a result of additional built-up space in the market.

POINTS ON WHICH DECISION/RECOMMENDATIONS ARE REQUIRED.

1. The standard plan as prepared by NDMC may be recommended for adoption.
- ii. The NDMC may be requested to utilise the available open space to provide for parking as per prescribed norms in an orderly manner.

Item No.6

Subject:-RELAXATION in parking norms for IB Complex
at Sardar Patel Marg.
F.16(8)/85-MP.

BACKGROUND

The Ministry of Urban Development conveyed its approval for change of land use of 10 acres of land from 'Residential use' to 'Government Offices' Accordingly a public notice has been issued in Gazette of India as well as daily newspapers on 2.6.90 for inviting objections/suggestions from the public.

SUBJECT MATTER:

The Intelligence Bureau vide their letter No.1/CII/89 (B)-4 dated 4.6.90 have requested for relaxation in parking norms. A total of 309 car spaces have been provided in the following manner:-

i. Basement	160 nos.
ii. Ground floor (understilts)	120 nos.
iii. Surface parking (open)	20 nos.
iv. Existing parking	9 nos.

309 nos.

2. About 20 patrol cars are to be parked on ground as open parking. These norms have been worked out on the basis of 0.67 ECS per 100 sqm of floor area. The Master Plan for Delhi initially was silent on parking norms for offices. Later vide notification no.K-12014(9)72-UDI dt.24.12.76.

parking norms for offices were prescribed at the rate of 1.14 car space per 92.90 sqm. In the draft Master Plan for Delhi norms for Government offices is 1.33 ECS per 100 sqm.

3. The Intelligence Bureau has emphasised that activities in proposed offices are such that not much parking spaces would be required. The space utilised for training school, training hostel, electric sub-station sump and pump house, shooting gallery covers about 2250 sqm of floor area. In addition to this, the technical laboratory, communication

and auditorium occupy about 6200 sqm. on ground floor. The other factors to be considered are that the entry to this office building would be restricted and some of the investigating teams are always on out-door duties. Considering these factors the usual parking norms for Government offices, may not be required for this building. A careful assessment shows that about 50% of the usual parking norms i.e. at the rate of 0.67 ECS per 100 sqm of floor space should be adequate. Such norms have been adopted for 'Government office buildings' like telephone exchange etc. The provision made in the plan as per this norms should be sufficient to meet their parking requirements.

POINTS FOR RECOMMENDATIONS/DECISION:

The matter is placed before the Technical Committee for approving the relaxation in parking norms as given above.

Sub:-Allotment of religious site to Shri Anand
Shakti Sanatan Dharam Sabha at Shakti Vihar, Delhi.
F.7A(13)/85/Instl.

Land measuring 400 sq. yds. is allotted to Anand Shakti Sanatan Dharam Sabha in Shakti Vihar, Cooperative House Building Society vide this office letter dated 13.6.88 with the condition that the land presently under their occupation outside the boundary would be vacated by them. Plan laid on the table (page 203/C.)

2. The Sabha has requested for regularisation of the existing temple which is located in District park (plan laid on the table page 205/C.).

3. The Sabha vide its letter dated 16.4.90 has submitted a no-objection certificate from the National Defence Worker's Go-operative House Building Society Limited for the allotment of the said land in their favour.

4. The case is placed before the Technical Committee for the consideration of regularisation of existing land measuring about 418 is placed before the Technical Committee for its consideration.

Item No.8

Subject:-Construction of Independent approach Road
for DWS&SDU Building from Faiz Road.

F.5(7)/89-MP.

BACKGROUND

Superintending Engineer, DWS&SDU, MCD vide his letter No.F.2(42)/89/SE(C) Dr-II/43 dated 9.1.1989 requested for an independent approach road for the office complex building of DWS&SDU, phase-II vehicular approach road to phase-II complex was proposed from 24 mt.R/W upper Ridge Road through the existing 12 mt. wide road, as per the approved building plan.

PROBLEMS

Presently the existing available R/W of Ridge Road is about 12 mt. as against 24 mt. envisaged in the zonal development plan. Scope of widening of this road is not possible due to the existing religious structures abutting this road. Further this road becomes nearly inaccessible for vehicular traffic during festive seasons such as Nav Ratra period. After the construction of phase-II building the traffic volume to the complex would increase which ranges from heavy vehicle to light vehicles. Hence DWS&SDU has requested to have an independent approach road for the phase-II building/complex from Faiz Road.

PROPOSAL

The proposal has been prepared based on the PT survey submitted by EE, DWS&SDU vide letter No.F2(19)/by hand dated 28.12.89. A 13.5 mt. wide road has been proposed from faiz road for the access to the phase-II of the DWS&SDU building. This road shall have a 3 lane (10.5 mt) undivided carriageway. A dhalao, existing toilet block, some kutcha semi pacca structures, and six trees shall be affected in the proposed independent approach road. The length of this road shall be about 90 mts. The land use of the site on which the road has been proposed is partly proposed for zonal plan green and partly for Bus Terminal.

land required for the road is about 1400 sq. yds/1170 sq. mts. As per the report of the Land Section (page-11/N), the land ownership vests with DDA.

This case is now put up before the Technical Committee for the consideration of:-

1. The independent approach road from Faiz Road to DWS&SDU building phase-II as proposed in the Drawing No.CA-017/PPW-90 prepared by DDA.
2. The land required for the road (which is about 1170 sq. mt.) shall be handed over by DDA to DWS&SDU after completing all formalities.
3. The Dhalao Toilet Block & other eligible structure shall be rehabilitated at the cost of DWS&SDU.
4. To avoid encroachments on the left out lands along the road . Area Planning Wing of DDA shall prepare a detail land utilization plan.
5. Cost of construction shall be borne by DWS&SDU.
6. DWS&SDU shall plant 3 times of the trees affected in the proposal.

Sub:-Approval of New Petrol pump sites in Delhi Urban Area, 1981.

PA/34. Dir. (Planning) 10/Pt-7

DDA vide its resolution no. 76 dated 5.2.62 taking into consideration existing 113 petrol pump sites (including 32 objectionable) approved locations of 306 petrol pump sites in various planning divisions for urban Delhi. Since then some of the objectionable petrol pump sites have been resited and few more new petrol pump sites have been allotted making a total number of about 200 petrol pump sites (Annexure-I) in urban Delhi.

2. During the period of 1962-89 the issue of location and relocation of petrol pump sites has been under consideration with the DDA and following decisions have been taken:

- i. Authority in the year 1976 decided the issue of ground coverage and FAR etc. on various sizes of petrol pump sites being allotted by DDA.
- ii. Authority in the year 1987 decided that filling stations for 2/3 wheelers only of size 18m x 15m could be located in community centre/ local shopping centre.

3. VC, DDA in the year 89 approved carving out of additional 3 petrol pump sites in various parts of Delhi while 11 sites (with a break up of 9 sites of standard size and 2 sites for 2/3 wheelers) were found unallotted as a part of approved schemes. Thus a total number of 19 approved sites (Annexure-II) have been informed on 22.8.89 to land section for allotment to State Coordinator/Oil Company as the case may be, but the allotment letter so far have not been issued as the rates for the same are under dispute and have not yet been finalised by DDA.

4. In order to meet the requirement of additional petrol pump sites, Commr. (Planning) decided in January, 1990 to identify another about 20 petrol pump

sites (including those for 2/3 wheelers) to be processed for approval of Competent Authority during the calendar year. Accordingly, an exercise has been undertaken by the Planning Cell in consultation with Chief Arch. Jt. Director(Plg.)-I, Jt. Director (TYA), and Jt. Director(Plg.)-II etc. and location for 20 new petrol pump sites including for 2/3 wheelers with a break up of 1 in plg. Divn. 'B', 2 in plg. Divn. 'C', 1 in Plg. Divn. 'D' 7 in Plg. Divn. 'E', 2 in Plg. Divn. 'F', 4 in Plg. Divn. 'G'; 3 in Plg. Divn. 'H' have been identified as details given in Annexure-III. A plan showing the location and existing 200 petrol pump sites, 19 approved petrol pump sites and new proposed petrol pump sites is laid on the table.

5. The proposal contained in para-4 above (Annexure-III) for approving the location of new petrol pump sites is placed before the Technical Committee for its consideration. Once the locations are approved in principle the detailed plan of each site would be worked out respective unit heads and put up for approval of the Competent Authority separately.

Appendix 'A' to Item no.9

- A1 -

LIST OF THE OUTLETS APPROVED TILL 31.7.1989

1. East of Road No.56 (1 no)
2. Site near Nand Nagri, South of Wazirabad Road (1 no.)
3. Mangolpuri Indl. Area phase-1 (2 nos.)
4. East of crossing of Najaigarh Drain and Outer Ring Road opp. Meera Bagh (1 No.)
5. Near Anand Vihar Community Centre (1 no.)
6. Vikas Puri Community Centre (1 no.)
7. Rajouri Garden Community Centre (1 no.)
8. Okhala Industrial area (1 No.)
9. West of crossing road of Outer Ring Road & Najaigarh Drain (1 no.)
10. Retail outlet near Sarita Vihar (1 no.)
11. Outer Ring Road near Jawaharlal Nehru Cooperative Group Housing Society (1 no.)
12. Rohini (3 no.)
13. Palam Road (1 no.)

Annexure -I

LIST OF EXISTING PETROL PUMP SITESDIVISION 'A'

S.No.	Name	Location	Oil Company
A-1	M/s Allied Motors	Ajmeri Gate (Jawahar Lal Nehru Marg).	B.P.
A2	M/s Paras Auto Service	Ajmeri Gate Extn.	H.P.
A3	M/s Raizada Motors	Asaf Ali Road (Turk Man Gate).	B.P.
A4	M/s. Shiv Dayal Saini	Opp. Edward park Netaji Subhash Marg.	I.B.P.
A5	M/s Queen Road Service Station	Kauria Pul	I.O.C.
A6	M/s Saran Motors	Rani Jhansi Road	H.P.
A7	M/s Delhi Transport	Panchkuian Road (Harijan Colony)	I.O.C.

DIVISION 'B'

B1	M/s Bansal Service Centre.	Adj. Liberty Cinema	H.P.
B2	M/s. Jain Motor Car	New Rohtak Road Opp. Tibia college	I.B.P.
B3	M/s Mann Service Stn.	Pusa Road (Rajindra Place)	B.P.
B4	M/s Motorades	Dr. Krishan Marg (Near N.P.L. Pusa Institute)	I.B.P.
B5	M/s. Bhasin Service Station.	Dr. Krishan Marg	I.O.C.
B6	M/s Indira filling stn.	Naraina (Indl. Area ph. II)	H.P.
B7	M/s Associated Trading Company.	Shadi Pur Depot	I.O.C.
B8	M/s Sethi Auto Service Station.	Ganga Ram Hospital Marg.	I.O.C.
B9	M/s Pusa Road Service Station.	Sadhu Vaswani Marg.	H.P.C.

LIST OF EXISTING PETROL PUMP SITES

DIVISION-C

S.No.	Name	Location	Oil Company
C1	M/s. Patiala Service Stn.	Azadpur 5/5 G.T.K. Road	H.P.
C2	M/s. Sidhu Service Stn.	Azadpur	B.P.
C3	M/s. Azadpur Service Stn.	Azadpur	H.P.
C4	M/s. Highway filling Stn.	Azadpur	B.P.
C5	M/s. Tej Service Stn.	Azadpur	H.P.
C6	M/s. Anand Auto Service Station	Azadpur (Opp. Lal Bagh)	H.P.
C7	M/s. Singh Service Stn.	R.P. Bagh 3/1, GTK Road	I.O.C.
C8	M/s. Kanwal & Co.	R.P. Bagh (Opp. Gurudwara Nank Piao)	B.P.
C9	M/s. Bansawal Service Station	Daya Basti (New Rohtak Road)	H.P.
C10	M/s. Badri Nath & Sons	Boulevard Road	H.P.
C11	M/s. Mobile Centre	Tis Hazari (Rajindra Market) P.P. Outside	B.P.
C12	M/s. Gurumukh Singh & Sons	Kashmere Gate	B.P.
C13	M/s. Rajinder Super Service Station	Alipur Road (Near Ludlow Castle)	B.P.
C14	M/s. Shiv Dayal Soir & Sons	Quidisia Road	I.B.P.
C15	M/s. Associated Service Station	Alipur Road	H.P.
C16	M/s. Exchange Stores	Alipur Road	H.P.
C17	M/s. R.S. Bhola Ram & Sons	Alipur Road	B.P.
C18	M/s. Narayan Service Str.	Mall Rd. (Khyber Pass)	H.P.
C19	M/s. Anand Super Service Station	Malka Ganj	B.P.
C20	M/s. Kay Service Station	Shakti Nagar Chowk	H.P.
C21	M/s. Kingsway Service Stn.	Mall Road (Opp. International Hostel)	I.O.C.
C22	M/s. Hem Chand Tara Chand	Alipur Road	B.P.C.

..contd...2/-p.

S.No.	Name	Location	Oil Company
C23	M/s. Veer Service Stn.	Majnu-Ka-Tilla (Magazine Road)	I.O.C.
C24	M/s. Auto Engineers Service Station	Model Town	I.O.C.
C25	M/s. Motor Centre	Model Town (Opp. Alpana Cinema)	IBP
C26	M/s. Libra Filling Stn.	Azadpur (5/4)	I.O.C.
C27	M/s. Day Service Stn.	G.T. Road (Opp. Vijay Cinema)	I.O.C.

LIST OF EXISTING PETROL PUMP SITES

DIVISION 101

S.No.	Name	Location	Oil Company
D1	M/s Metropole Service Station.	Connaught Place, A-23	I.O.C.
D2	M/s National Service	Connaught Place H- Block	B.P.
D3	M/s Chaman Service Station	Connaught Place L- Block	I.O.C.
D4	M/s British Motor Corp. Co. Pvt. Limited.	Connaught Place (Pratap Bldg.) N- Block	B.P.
D5	M/s Sondhi Motors'	Connaught Place, C-21	B.P.
D6	M/s Central Service Station.	Connaught Place (Gopi Nath Bldg.)	H.P.
D7	M/s Manla Behl of Co. Pvt. Ltd.	Scindia House	B.P.
D8	M/s Modern Service Station.	Janpath (3,5 Janpath)	B.P.
D9	M/s Pookey Lal Work Shop Pvt. Ltd.	Janpath, 42 Janpath	H.P.
D10	M/s Irwin Road Service Station.	Irwin Road (Baba Kharg Singh Marg)	I.O.C.
D11	M/s Anand Filling Stn.	Irwin Rd. (Baba Kharg Singh Marg)	B.P.
D12	M/s Link Rd. Petrol Filling Station.	Jhandewalan Karol Bagh	B.P.
D13	M/s Shankar Automobiles.	Gole Mkt. (Market Rd.)	I.O.C.
D14	M/s Shankar Marg Filling Station.	Shankar Road	B.P.
D15	M/s Ridgeview Service Station.	Shankar Road near Yogasharam	I.O.C.
D16	M/s AAUI Service Stn.	Willington Crescent	I.O.C.
D17	M/s Om Prakash & Co.	President Estate	I.O.C.
D18	M/s Prem Oil Corporation	Church Road	I.B.P.
D19	M/s Kitchner Rd. Service Station.	Sardar Patel Marg	H.P. Dealers.
D20	M/s Delhi Automobiles Pvt. Ltd.	Dardar Patel Marg	Indian Oil Dealers

<u>S.No.</u>	<u>Name</u>	<u>Location</u>	<u>Oil Company</u>
D21	M/s Pushpanjili	Sardar Patel Marg	B.P.
D22	M/s Chankyapuri Service Station.	Sardar Patel Marg (opp. N. Rly. Officers Cly. Sardar Patel Marg.	I.O.C.
D23	M/s Arora Service	Sardar Patel Marg	I.O.C. Dealers.
D24	M/s Raj Super Service Station.	Near Gurudwara Moti Bagh.	I.O.C.
D25	M/s Raj Nath Motors	Moti Bagh, Shanti Path.	B.P.
D26.	M/s Auto Care Centre	Nitti Marg	H.P. Dealers
D27	M/s Kumar Service Stn.	Chankayapuri	H.P. Dealers
D28	M/s R.K. Service Stn.	Chankayapuri (Opp. Chankaya Cinema)	I.O.C.
D29	M/s Yashwant Service Station.	Chankaya Puri	B.P.
D30	M/s New United Service Station.	Netaji Ngr. R.K. Puram	B.P.
D31	M/s Highway service Station.	Netaji Ngr. R.K. Puram, Ring Road.	B.P.
D32	M/s Inder Service Station.	R.K. Puram Ring Road.	I.O.C.
D33	M/s Capital Oil Agen- cies .	Sarojini Ngr. Ring Rd.	I.O.C.
D34	M/s Delhi Tourist Service Station.	D. Hoshiar Singh Rd.	I.O.C.
D35	M/s Bedi Motors	Club Road	H.P.
D.36	M/s Gymkhana Service Station.	Club Road	B.P.
D37	M/s Safdarjung Service Station.	Safdarjung Road	H.P.
D38	M/s Engineers Service Station.	Adj. Safdarjung Air- port	I.O.C.
D39	M/s Laxmi Super Service Station.	Laxibai Ngr. Opp. I.N.A. Colony.	H.P.
D40	M/s Ring Road Service Station.	South Extn. Ring Rd. Kotla Mubarkpur.	B.P.
D41	M/s Auto Centre	Defence Colony, D-Block	B.P.
D42	M/s Surya Service Stn.	L. Lajpat Rai Marg.	I.O.C.
D43	M/s Auto Motors	Lodhi Road (Near Dayal Singh College.	H.P.
D44	M/s Hemkunt Service Station.	Near Lodhi Hotel	H.P.
D45.	M/s Care Centre	Lodhi Road	B.P.
D46	M/s Bhai Oil	Nizamuddin (West)	H.P.
D47	M/s Delhi Taxi Operator Union.	Nizamuddin	H.P.C.
D48	M/s Prem Service Stn.	Lajpat Ngr. (L. Lajpat Rai Marg opp. Lajpat Bhawan) 1	B.P.

<u>S.No.</u>	<u>Name</u>	<u>Location</u>	<u>Oil Company</u>
D49	M/s Airport Service Station.	Kidwai Nagar	B.P.
D50	M/s. Gurdit Singh Bhasin & sons.	Ashram Hari Ngr. Mathura Road.	B.P.
D51	M/s Jeewan Service Station.	Man Singh Road	B.P. Dealers
D52	M/s Natta Car Care Centre.	Humayun Road	H.P. Dealers
D53	M/s Nineteenth Hole Service Station.	Dr. Zakir Hussain Marg	I.O.C.
D54	M/s Rajeev Service Stn.	Gander Nagar	H.P.
D55	M/s. Ram Service Stn.	Opp. N.S.C.I. Mathura Rd.	B.P.
D56	M/s Inderaparstha Service Station.	Inderprastha Estate (Ring Rd. Near 'C' Power House)	I.O.C.
D57	M/s Chadha Service Station.	Delhi Gate (Bajadir Shah Zafar Marg).	H.P.
D58	M/s Tourist Service Station.	Nitti Marg (Chanakya Puri.	I.O.C.
D59	M/s Rajdhani Service Station.	Mayur Bhawan (Behind Super Bazar)	I.O.C.

LIST OF EXISTING PETROL PUMP SITES
IN DELHI URBAN AREA MPD - 1962

DIVISION 'E'

S.No.	Name	Location	Oil Company
E1	M/s. Khanpur Delhi Goods Carriers	Gokul Pur (Wazirabad Road)	I.O.C.
E2	M/s. Delhi Diesel	Bhajanpura (Wazirabad Road)	I.B.P.
E3	M/s. Kapur Service Stn.	Gokul Pur (Wazirabad Road)	H.P.
E4	M/s. Mukul Diesel	Gokul Pur (Wazirabad Road)	B.P.
E5	M/s. Rajdhani Service Station	Seelam Pur (G.T. Road Shahdra)	B.P.
E6	M/s. Ugra Sain & Sons	G.T. Road Shahdra	H.P.
E7	M/s. Kundan Lal Service Station	Shahdra G.T. Road	H.P.
E8	M/s. Ashoka Service Station	Shahdara G.T. Road	H.P.
E9	M/s. Taneja Service Stn.	Shahdara G.T. Road	I.O.C.
E10	M/s. Drivewell Service Station	Shahdara G.T. Road	I.O.C.
E11	M/s. Deepak Automobiles	G.T. Road Shahdara	B.P.
E12	M/s. Victory Service Station	G.T. Road Shahdara	H.P.
E13	M/s. Ajay Service Stn.	G.T. Road Shahdara	I.B.P.
E14	M/s. Rama Service Stn.	G.T. Road Shahdara	I.O.C.
E15	M/s. Shyam Prakash & Co.	G.T. Road Shahdara (Opp. T.T. Post)	H.F.
E16	M/s. Tirlok Puri	Tirlok Puri	I.O.C.
E17	M/s. Allied Motors	Preet Vihar 'C'	B.P.C.

LIST OF EXISTING PETROL PUMP SITES

DIVISION 'F' (46.02.13)

S.No.	Name	Location	Oil Company
F1	M/s. Bhatia Service Stn.	Near Safdarjung Hosp.	I.O.C.
F2	M/s. Batra Brothers	South Extn.Ph.II Ring Road	H.P.
F3	M/s. Navyug Service Stn.	Opp. Defence Colony B-Block, Opp. DDA Park Greater Kailash, Ph.I	B.P.
F4	M/s. Okhla Service Stn.	Friends Colony (Mathura Road)	
F5	M/s. Jindal Service Stn.	Friends Colony (Near Okhla)	I.O.C.
F6	M/s. Kaushalaya Auto Service Stn.	Friends Colony Mathura Road (Tel.Exchange)	H.P.
F7	M/s. United Service Stn.	Kalkaji (Near Police Station)	I.O.C.
F8	M/s. Service Circle	Mathura Rd.(Asharam)	H.P.
F9	M/s. Nehru Car	Nehru Place	H.P.
F10	M/s. Kailash Service Stn.	Kailash Colony	I.O.C.
F11	M/s. Panchshilla Service Station	Andrewsganj	H.P.
F12	M/s. Evergreen Service Station.	Green Park	H.P.
F13	M/s. Ashoka Service Stn.	Hauz Khas (near Gulmoure Park)	I.O.C.
F14	M/s. Oberoi Service Stn.	Green Park Extn.	B.P.
F15	M/s. Sant Service Stn.	Hauz Khas Opp.I.I.T.	I.O.C.
F16	M/s. Sabharwal Service Station	R.K. Puram Sec.5	I.O.C.
F17	M/s. Malcha FillingStn.	S.Patel Marg. (Palam Rd.Vasant Vihar)	B.P.
F18	M/s. Mool Chand Motors	Vasant Vihar (Vasant Lok)	I.O.C.
F19	M/s. Car Care	Vasant Vihar (R.K. Puram)	I.B.P.
F20	M/s. Gupta Service Stn.	Rao Tula Ram Marg (Moti Bagh South)	I.O.C.
F21	M/s. Keyber ServiceStn.	Near Daula Kuan (Nanak Pura Ring Rd.)	I.O.C.
F22	M/s. Daula Kuan Service Station	Dhaura Kuan	H.P.
F23	M/s. Raju Kumar Service Station	Hauz Khas IIT Gate	I.O.C.
F24	M/s. B.Budh Singh Gulab Singh	Mehrauli	B.P.

..contd.....2/-p.

S.No.	Name	Location	Oil Complex
F25	M/s. Cutab Service Stn.	Vill. Achini (Mehrauli Road)	I.O.C.
F26	M/s. Welcome Motors	Saket (Opp. Modi Hosp.)	I.B.P.
F27	M/s. Intemate Service Station	Panchsheel Park	I.O.C.
F28	M/s. Dhingra Service Station	Chirag Delhi	I.O.C.
F29	M/s. Walia Service Stn.	Khanpur	H.P.
F30	M/s. Auto Yard	Mathura Road	I.O.C.
F31	M/s. Ahluwalia Service Station	Mathura Road	I.O.C.
F32	M/s. Baharpur Service Station	Badarpur (Mathura Road)	H.P.
F33	M/s. Auto Rink	Badarpur (Mathura Rd)	B.P.
F34	M/s. Auto Grit	Tuglakabad (Badarpur Mehrauli Road)	B.P.
F35	M/s. Nathu Mal	Mathura Road	H.P.
F36	M/s. Globe Service Stn.	Badarpur (11/1 Mile Stone)	H.P.
F37	M/s. Prakash Spares	Beetor Pur (Mathura road)	I.B.P.
F38	M/s. Mehrauli-Badarpur Service	Badarpur (11/5, Mile Stone Mathura Road)	I.O.C.
F39	M/s. Ahuja Service Stn.	Badarpur (Mathura Rd)	H.P.
F40	M/s. Chandra Chauhan	Mehrauli (Andheria More Gurgaon Road)	I.B.P.
F41	M/s. Anil Kumar & Co.	Mehrauli	I.O.C.
F42	M/s. Saran Motor Service	Mohmadpur (near Safdarjung Enclave)	H.P.
F43	M/s. Super Auto Centre	Sri Niwas Puri	I.O.C.
F44	M/s. IBP Auto Service	Masjid Moth	I.B.P.
F45	M/s. Singh Motors	Nehru Place	B.P.C.
F46	M/s. Bharat F/Stn.	Palam Road	I.O.C.
F47	M/s. Anand Service Stn.	Mahapalpur Road	H.P.C.
F48	M/s. Vasant Service Stn.	Vasant Vihar	I.O.C.
F49	M/s. Nehru Nagar	Nehru Nagar	I.O.C.
F50	M/s. Centre Half Service Station	Sadiq Nagar	I.O.C.

LIST OF EXISTING PETROL PUMP SITES

DIVISION 'G'

S.No.	Name	Location	Oil Company
G1	M/s. Bansal Service Station	Rohtak Road	H.P.
G2	M/s. Gautam Filling Station	Peera Garhi, 5/1 Mile Stone (Rohtak Road)	I.O.C.
G3	M/s. Chadha Oil Co.	Shivaji Park (Rohtak Road)	H.P.
G4	M/s. Yasho Kamal Enterprises	General Store (Idle truck parking side transport)	I.B.C.
G5	M/s. Anup Service Stn.	Zakhira Chungi Rohtak Rd.	B.P.
G6	M/s. Syall Service Station	Kirti Nagar Indl. Area (W.H.S.)	B.P.
G7	M/s. Gobind Service Station	Moti Nagar (Shivaji Marg)	H.P.
G8	M/s. Saini Service	Raja Garden	I.O.C.
G9	M/s. Tuli Motors	Ring Rd. Rajouri Garden	I.O.C.
G10	M/s. Dewan Service	Subhash Ngr. (Ajay Encl.)	H.P.
G11	M/s. Auto Care	Rajouri Garden (Telephone Exchange) Najafgarh Road	B.P.
G12	M/s. Ramesh Service Station	Rajouri Garden Ring Road	I.O.C.
G13	M/s. Puran Service Stn.	Kirti Ngr. (Indl. Area)	H.P.
G14	M/s. Satya Service Stn.	Jail Road	I.B.P.
G15	M/s. Paul Motors	Hari Nagar G-8 (Clock Tower)	I.B.P.
G16	M/s. Speed Ways Service	Maya Puri Jail Road	I.O.C.
G17	M/s. Bedi Saxena Service	Mayapuri Ph. I (Indl. Area Rewari Line)	I.O.C.
G18	M/s. Batra Service	Naraina	I.O.C.
G19	M/s. L. Gopi Nath	Delhi Cantt	B.P.
G20	M/s. Ajit Motors	Delhi Cantt.	I.O.C.
G21	M/s. Anil F/Station	Paschim Puri C.C.	B.P.C.
G22	M/s. Mahabir F/Stn.	Rohtak Rd. Opp. DDT Factory	I.O.C.
G23	M/s. Northern S/Stn.	Zakhira Rohtak Road	H.P.C.
G26	M/s. Sher Service Station	Pankha Road	I.O.C.

LIST OF EXISTING PETROL PUMP

DIVISION 'H'

S.No.	Name	Location	Oil Company
H1	National Service Station.	Wazirpur (Indl. Area) Deep Cinema.	I.O.C.
H2	M/s. Nanan Service Station.	Lawrence Road near Britania Indl. Ring Road.	I.O.C.
H3	M/s Annuradha Service Station.	Lawrance Road Indl. Area.	I.O.C.
H4	M/s Vee Jay Service Station.	Kali Dass Marg	B.P.
H5	M/s Rakesh Filling Station.	Varun Nikten outer Ring Road Pitam Pura.	I.B.P.

Appendix 'B' to Item No.9

- B1 -

Proposed 20 new petrol pump sites detail given below

Divn: 'B' 1 nos. (area 36m x 30m)

One filling cum S/Stn. on south of Road no.40
between drain coming from the Karol Bagh and
Kali Das Marg crossing near Sarai Rohella.

Divn: 'C' 2 nos. (area 36.58 x 45.72m)

Filling cum S/Stn. on the south of Road no.50
at 300' (91m) road R/W adjacent to Community
Centre Dhir Pur Scheme.

One filling cum service station on the north of
45m proposed peripheral road of Dhir Pur Scheme
in Facility Centre near village Gopal Pur.

Divn: 'D' 1nos (area 36m x 30 m)

Filling cum service station at road no.25 from
Pusa Gate to Inder Puri Todapur Village on the
east of 100' Road R/W.

Divn: 'E' 7 nos.

Filling cum service station on the south west of
Road no.69.

Filling cum service station on the north east
Road no.64

Filling cum service station on the east of Road
no.56.

Filling cum service station on the south of NH-24.

Filling cum service station on the 100 ' road
R/W near Dairy Farm Khichri Pur.

One petrol pump site for 2/3 wheelers on the road
adjoining Road no.75-76 Shakkar Pur.

One petrol pump site for 2/3 wheelers at Dilshad
Garden.

Divn: 'F' 2, nos.

Filling cum service station at Pushap Vihar
Community Centre on Martial Tito Marg.

Filling cum service station in Okhala Industrial
Area Phase-I in the proposed community centre.

Divn: 'G' 4 nos.

Filling cum service station on north east of Jail
Road within area earmark as Master Plan Green
zone G-8.

Filling cum service station in village peera G Garhi west of Outer Ring Road zone G-17.

Filling cum service station on east of Ring Road between the crossing of patel Road nad cremation ground Punjabi Bagh zone G-3.

One petrol pump for 2/3 wheelers on 80' Road R/W within the Facility centre FC-36 Madipur zone G-17.

Divn: 'H'

Filling cum service station on the south of 100' road R/W opposite Railway Co-operative House Building Society Ashok Vihar Phase-IV zone H-3.

Filling cum service station at east of Kali Das Marg between Gurudawara Crossing and drain crossing west of Delhi Administration flats Gulabi Bagh zone H-12 100' road R/W.

- Filling cum service station on the north of 150' road R/W within Facility centre i.e. proposed hospital site adjacent to the parking.

Item No.10

Sub:- Allotment of land for underground reservoir and booster pumping station at Shashtri Nagar.

F.23(3)/81-Instl.

Land measuring 120' x 100' was handed over to MCD (W.S.D.U.) at Shashtri Nagar for the construction of overhead tank on 13.1.84 (Plan laid on the table).

In June 1984 M.C.D. requested for allotment of additional land of the order of 7230 sq. mtrs. near land already handed over, for the construction of underground water reservoir and pumping station to augment the water supply in the area up to 20.00 ML.

2. The additional area asked for M.C.D. (W.S.D.U.) was not agreed to by Director (Horticulture) and in 1987 MCD (W.S.D.U.) was advised to suggest alternate sites.
3. To sort-out the pending issue meetings have taken place in the room of Director (DC&P) and finally in June, 1989 a proposal was submitted for allotment of land measuring 210 M x 88 M (1.848 hecta) near the nallah on Kalidas Marg and the proposal has been agreed to by Director (Horticulture) also.
4. MCD (WSDU) has now submitted a proposal for allotment of land measuring 1.12 hect. adjacent to the land agreed to by Director (Horticulture) (Plan laid on the table, which has 15 trees of very small girth) adjacent to the site agreed to by Director (Horticulture) is objected to on the grounds that
 - i) Being close to the nallah the water in the underground reservoir is likely to be contaminated.
 - ii) Due to existing Nursery and temple in the area the possession of the land may be delayed.
5. The case is examined from the planning point of view and comments are as under:-
 - i) The land use of the area as per the approved Zonal Plan recreational (District parks, play grounds, and open spaces) wherein such uses are permissible.
 - ii) The land under reference vests with DDA and transferred to Horticulture Department.
 - iii) If the proposal is agreed to the maximum height of reservoir shall not exceed meter and that of pump house 4 meters from the ground level.

Sub:- Change of land use of about 60 hect.s land acquired by International Airport Authority in South of Mehrauli -Mahipal Pur Road.

F.20(13)/88-MP.

Technical Committee in its meeting held on 13.1.89 (Annexure-I), considered the change of land use of the area measuring 25.48 hecets. transferred to DDA for implementing the scheme of shifting of village Nagal Dewat, recommended that the "Land surrounded by the land earmarked for Spinal Injuries, monuments (Sultan Garhi) Vasant Kunj scheme and including International Airport Authority's land be changed from 'Agriculture Green Belt to 'Residential' (Plan laid on the table).

2. International Airport Authority requested for clearance of acquisition of about 19 hecets. of land (47 acres of land) in continuity to the land already acquired by them for various Government Departments relating to operational activities of International Airport. Also the Ministry of Urban Development forwarded a proposal in March, 1989 for acquisition of land of the order of 155.62 acres for the Ministry of Defence. The comprehensive proposal for acquisition of the additional land was discussed in Technical Committee meeting held on 21.7.89 (Annexure-2) wherein the following decisions was taken:-

"This was discussed in detail and it was felt that IAAI will at the first instance obtain the NOC from Ministry of Urban Development and after obtaining the same the case will again be brought before the Technical Committee.

3. International Airport Authority has so far not been able to obtain the NOC from Ministry of Urban Development and have requested to process the change of land use of the area already acquired by them as per the requirements given as under:-

- 7 a) 32.48 hecets. from Agriculture green to Residential (including 25.48 hecets. handed over to DDA for implementing the scheme for shifting of village Ngai Dewat)
- b) 27.52 hecets. from Agriculture green to Transport Airport infrastructure and other ancillary uses (Plan laid on the table).

4. The proposal contained above is placed before the Technical Committee for its consideration.

Appendix 'C' to Item No.11

- C1 -

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

F.20(13)/38-MP.

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

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

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

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

DECISION

The Technical Committee recommended that the land surrounded by the land earmarked for Spinal Injuries, monuments (Sultan Garhi) Vasant Kunj scheme and including National Airport Authority's land be changed from 'Agricultural Green Belt' to 'Residential'.

Sub:-Acquisition of land in the area South of Mehrauli Mahipalpur Road.

F.14(110)69/CRC/DDA/Pt-I.

International Airport Authority of India had acquired land measuring about 60 hect. in the area south of Mehrauli Mahipal Pur Road near Sultan Garhi monuments. Out of this land an area of the order of 25.4 hecets. has been placed at the disposal of DDA to prepare and implement a scheme of shifting of village Nangal Dewat falling in the boundaries of Indira Gandhi Airport Terminal as a deposit work. The scheme for shifting of village Nagal Dewat has been formulated by the planning cell of DDA providing therein a total number of 974 plots of the sizes varying between 330-26 sq. mtrs. based upon the decisions taken in the various meetings held under the Chairmanship of L.G. and Secretary (L&B).

2. Since the land falls in agricultural green as per MPD-62 and the rural use zone in PDP-2001, the case for the change of land use was considered in the Technical Committee meeting held on 13.1.89 wherein the following decisions were taken:

"The Technical Committee recommended that the land surrounded by the land earmarked for Spinal Injuries monuments (Sultan Garhi) Vasant Kunj scheme and including National Airport Authority's land be changed from 'Agricultural Green Belt' to 'Residential'.

3. While the case for the change of land use as recommended by the Technical Committee was in the process to be put up to the Authority International Airport Authority has requested to issue NOC for acquisition of additional land measuring about 19 hecets. (47 acres) in continuity to the land already acquired for various government Departments relating to the operational activities of International Airport. Also the Ministry of Urban Development vide its letter dated 1.3.89 had forwarded a proposal for acquisition of land of the order of 155.62 acres for the Ministry of Defence.

The proposal for acquisition of additional land received from Ministry of Urban Development was discussed in detail with the representatives of the Defence Ministry and during the meeting could not clearly establish the

requirements of the lands but the contention of acquisition of the land has been that some of their lands within the urban limits has been taken over by the Delhi Administration DDA for implementing its schemes in various parts of Delhi and based on the concept of equivalent land value. They would like to have the land in their possession and possibly they could use it for locating their battalions etc. Col. Gupta present in the meeting was requested to give the details of such land acquired/taken over by Delhi Admn./DDA so that the matter could be further examined. But so far, no details have been made available.

5. The proposal of the acquisition of additional land has been studied with regard to the proposal of express way envisaged in PDP-2001, land requirements of the International Airport Authority and the Ministry of Defence and it has been worked out that an area of the order of 1250 hectares is included in the boundary of the scheme designed as under:

North: Mehrauli Mahipalpur Road.

South: Proposed 100 mt. wide road right of way, express way including 60 mt. green strip.

East: Road to Aya Nagar.

West: NH-8

6. The area under reference includes Vasant Kunj scheme partly executed by DDA, land allotted to Spinal Injuries, scheme of conservation of Sultan Garhi Monuments land already acquired by International Airport Authority.

7. Lands Manager International Airport Authority vide its letter dated 6.4.89 has informed that the change of land use as approved by the Technical Committee would not suit their requirements and has suggested that out of the land already acquired and proposed to be acquired. The land use of the area measuring about 42.0 hectares (103.74 acres) be changed to residential and that the balance land of the order of 37 hectares be changed to Airport infrastructure.

- a. If DDA acquires the land which are still unacquired in the scheme boundary.

OR

Issue NOC to International Airport Authority for acquisition of 19 hecets. (47 acres of land) as is being requested and the rest of the land could be considered for issuing NOC to various other Government Department for setting up their activities which are not being accommodated within the urban limits of Delhi.

- b. Do we agree to process the change of land use as suggested by International Airport Authority.
9. The case is placed before the Technical Committee for its consideration.

Decision

This was discussed in detail and it was felt that IAAI will at the first instance obtain the NOC, Ministry of Urban Development and after obtaining the same the case will a-gain be brought before the Technical Committee.

Item No.12

- 21 -

Sub:-Revised Master Plan of Jamia Milia University.
Jt. Director (Plg.) Dy. No. 422 dated 2.5.89.

Jamia Milia has submitted a modified Master Plan for their complex covering a total area of about 154 acres. The plan has been approved by DUAC in conceptually. The plan is now submitted to DDA for sanctioning of additional buildings as per the revised Master Plan, this being a part of development area.

2. Commissioner (Plg.) in his note dated 20.4.89 desired for an overall exercise considering various planning factor to be taken up by DDA so that the plan could be scrutinised for implementation, within the overall frame which they could develop their land.
3. The plan submitted by Jamia Milia has been studied with reference to approved zonal plan of this area and the proposals contained in the draft PDP-2001. There are three basic points involved.

1) Ownership of land

Though the exact quantum of land is not known which is proposed to be taken/ exchanged out of others land mainly DDA/ U.P. Government one of the stand of the JMI is that some of their land have been covered in the regularisation of unauthorised colonies located within and in the close proximity of their Campus. These have been super imposed in the plan. This aspects will have to be decided by the Lands Department.

ii) Change of land use

The revised JMI Master Plan has been super imposed on approved zonal plan and draft PDP-2001. According to this exercise there are a total of 9 pockets which involve change of land use either from 'green' or 'residential' to 'Institutional'. Considering the utilisation of 3 pockets proposed for residential development by the University the 'residential' to 'residential' change of land use may not be required.

The remaining 6 pockets where change of land use as per the notified zonal plan is from 'District park and open spaces'. Out of these 5 pockets have been covered in the draft PDP-2001 either for institutional use or residential use. A view can be taken considering the processing of draft PDP-2001 whether change of land use may not require complete process and only Central Government could be requested to give approval.

One pocket measuring about 3.20 HA marked pocket-2 on the plan placed opposite draft PDP-2001. This will certainly involve change of land use.

iii) 45 Mtr./R/W Master Plan Road.

The detailed study for the proposed Master Plan 45 Mtr. road on which an over bridge is under construction over Mathura Road will have to be made with a view to examine the proposal of J.M.I. for reducing the R/W at certain point. Otherwise the R/W of 45 Mtr. will have to be maintained.

Besides the points mentioned above, the scheme has been found within the overall frame work of roads proposed in the Master Plan/Zonal Plan. There are no lands which can be taken up for development by the DDA excepting the green area the two points are for consideration.

- i. To consider no objection in the clearance of Revised Master Plan of the University to process the change of land use,
- ii Denotify this area from DDA Development Area for transfer to MCD.
3. The matter is submitted for the consideration of the Technical Committee.

Item No.15

- 25 -

Subject:-Road link for pocket 'A' Sidhartha extension
from DESU Colony to Ring Road.

P.3(4)/90-MP

The residents of Sidhartha Extension Pocket 'A' are representing for long for a passage through DESU colony to Ring Road as they have to go to their colony through a long road from pocket 'B' or through Sun light colony. These approaches are very long. A majority of the residents of DESU colony have agreed for a link road between their Colony and pocket 'A' Sidhartha Extension. So a proper road can be laid as per plan laid on the table (D-18). A 13.50 m road already passes through DESU colony and only a small stretch is required to be built to connect Sidhartha Extension pocket 'A' with DESU colony road of 13.50m. This road will lead to Ring Road and will meet the need of the residents of Sidhartha Extension pocket 'A'.

2. The matter is placed before the Technical Committee for approval of construction of a small portion of road as extension of 13.50 m. road of DESU Colony.

Item No.13

- 23 -

Subject:-Road link for pocket 'A' Sidhartha extension
from DESU Colony to Ring Road.

F.3(4)/90-MP

The residents of Sidhartha Extension Pocket 'A' are representing for long for a passage through DESU colony to Ring Road as they have to go to their colony through a long road from pocket 'B' or through Sun light colony. These approaches are very long. A majority of the residents of DESU colony have agreed for a link road between their Colony and pocket 'A' Sidhartha Extension. So a proper road can be laid as per plan laid on the table (D-18). A 13.50 m road already passes through DESU colony and only a small stretch is required to be built to connect Sidhartha Extension pocket 'A' with DESU colony road of 13.50m. This road will lead to Ring Road and will meet the need of the residents of Sidhartha Extension pocket 'A'.

2. The matter is placed before the Technical Committee for approval of construction of a small portion of road as extension of 13.50 m. road of DESU Colony.

Item No.14

Subject:-Allotment of land for the construction of underground reservior and booster pumping station at Lawrence Road.

F.23(4)/80-Instl. Pt-I.

The case was considered in the Technical Committee meeting held on 20.10.87(Annexure-I) wherein following decisions were taken:-

"Matter was explained by Director(CP) for allotment of 4000 sq. mtrs. area for an under ground reservior and a pumping station. The site proposed was not accepted as it contained large number of trees, according to Shri C.B. Sharma, Director(Hort) Technical Committee decided that the site be inspected by Director (DC) and Director(Hort.)".

2. The site was inspected by Director(DC&P) Director (Horticulture) and the Jt. Director(Planning)II and the Director(Horticulture) opiononed that since the land required is proposed to be allotted out green areas staff employed for maintenannce becomes surplus and becomes very difficult to absorb seurplus staff and has further suggested to reduce the requirement of the land to the extent that the trees are not effected.

3. Various alternate sites as shown on the copy of the plan laid on the table(details given below) have also been examined.

i. Area south of road No.37 adjacent to MCD offices being fully developed into a park is not agreed to by Dir. (Horticulture)-

ii. Site in Block B-1 suggested by Director(Horticulture) meant for Community Centre in the development plan of the area and therefore, will not be desitable to consider the allotment for the construction of underground reservior.

4. No other suitable site being available for the purpose it is proposed to consider the allotment of land measuring about 0.8 hecets. at the back of the DDAoffices in the area, for which as per the plan, the land use is parks, play grounds and open spaces wherein such uses are permissible i.e. the site remains the same as already

Sub:-Allotment of land for the construction of under ground reservoir and pumping station at Lawrence Road.

F.23(4)/80-Instl. Pt-I

The W.S. & S.D.U. vide its letter dated 3.3.86 had re-requested for allotment of land measuring about 6734 sq. mtrs. for the construction of 20 m.1 capacity underground reservoir, which has been subsequently reduced to 4275.0 sq. m..

2. The case is examined and it is noted that site marked green in stead of red as requested for locating reservoir in the area meant for neighbourhood park is acceptable to W.S&S.D.U. for the purpose . (Plan laid on the table)

3. The case is also examined by Director(Hort.) who has opinioned that he would not have any objection if site marked green is considered for allotment for construction of underground reservoir by MCD.

4. A detailed survey of the area has been undertaken and on the basis of the detailed survey, a site measuring 40 mx100m = 4000 sq. m. marked red on the copy of the detailed plan(Laid on the table) can be considered to be allotted in the present case.

5. The land use of the area as per master plan is residential while as per detailed layout plan, it is neighbourhood park(recreational) wherein as per the provisions of Master Plan, public utilities and municipal facilities are permissible if allowed by competent authority after special appeal.

6. The proposal contained in para 4 above is placed before the Committee for its consideration.

Matter was explained by Director(CP) for allotment of 4000 sq. mtrs. area for an under ground reservoir and a pumping station. The site proposed was not accepted as it contained large number of trees, according to Sh. C.B. Sharma, Director(Hort.) Technical Committee decided that the site be inspected by Director(DC) and Director (Horticulture).

Subject:-Allotment of land for D.T.C. Bus Terminal
at Najafgarh.
F.24(4)/88-Instl.

BACKGROUND

A request for allotment of site for bus terminal was received from the Transport Planner DTC head quarters, I.P. Estate, New Delhi and from Najafgarh Welfare Association addressed to Lt. Governor, Delhi. They have mentioned about two sites:-

1. Land in front of vegetable market on Bahadurgarh Road.
2. Land near Water Tank and Sain Baba Mandir.

SUBJECT MATTER

According to ZDP a site measuring about 1.4 hectares was marked for DTC Bus Terminal but the same has been encroached upon and so is presently not possible, for the bus terminal. Keeping in view the necessity of bus terminal and parking which are presently parked on the main road, thereby causing congestion and traffic obstructions, a site measuring about 1.5 hectares marked on the plan (placed on the table), on main Najafgarh Road near Water Tank/Electric sub-Station, has been proposed.

2. The transport Planner DTC has agreed that this site is feasible as informed vide letter no.DPSD/55.66/88/223 dated 18.4.90 (Appendix) and desired that the land should be got levelled. Presently it is low lying area. The land is allotted on 'as is where is' basis as a practice. In the draft ZDP the site is shown for recreational use (green area).

3. The matter is placed before the Technical Committee for its consideration the above said proposal.

Appendix 'F' to Item No.15

- F1 -

DELHI TRANSPORT CORPORATION
(H.Q), I.P. Estate, New Delhi-110002
RESEARCH AND DEVELOPMENT DEPARTMENT
(TRANSPORT PLANNERS SECTION)

No.DPSD/55.66/88/223

Dated:18.4.90

Sh. P.K. Tripathi
Commissioner (Lands),
DDA, Vikas Sadan,
Near I.N.A. Colony,
New Delhi-23.

Subject:-Allotment of land to DTC for bus terminals at
Najafgarh .

Sir,

Kindly refer to this office letter of ven no.
dated 29.9.89 and subsequent 3 reminders on the sub-
ject cited above.

It is once again requested that the agreed site
near Grain Mandi, Najafgarh may be got levelled through
your concerned Engg. Deptt. and allotted to DTC. Another
site near Water Tank/DESU Sub-station may be also be
got earmarked levelled and allotted to the DTC for the
development of bus terminals at an early date.

Thanking you,

Yours faithfully,

Sd/-

(K.C. TIWARA)
TRANSPORT PLANNER

Copy forwarded for kind information to:-

1. Development commissioner, Delhi Admn.5, Sham Nath
Marg Delhi.
2. Member(Engg.), Vikas Sadan, DDA, INA New Delhi-23.
3. Shri P.N. Dongre, Jt. Director, DDA, Vikas Minar, I.P.
Estate New Delhi.
4. G.M. (West).

(K.C. TIWARI)

Sub:- Alignment plan of Kalidas Marg from its junction with No. Rohtak Road to its intersection with Road No. 30 along Mansarovar Drain.
P.5(48)/86-M

Location: Kalidas Marg extends from No. Rohtak Road (new Kamal Restaurant to Mansarovar Drain Crossing i.e. Road No. 30/48). As per the Zonal Development Plan/Master Plan, 1962 & Draft MPD-2001, the R/W of Kalidas Marg is 30.48 mtrs. This road provides access to important residential areas such as Gulabi Bagh, Sarai Pabilla etc. Industrial area such as Anand Parbat.

Background: An alignment plan of Kalidas Marg from old Rohtak Road to Bharat Nagar was prepared by T.C.P.O. in two parts i.e. from (i) Old Rohtak Road to Gulabi Bagh & ii from Gulabi Bagh to Bharat Nagar. These were approved by DDA vide resolution no. 45 dated 20.5.75 and resolution No. 103 dated 29.4.77. Except the R/W line no other details were provided in the alignment plan. EE, MCD vide letter no. EE(P) II/AE/(P)S/D(9)/3375 dated 16.9.88 submitted a P.T. Survey and requested for preparation of alignment plan for this road.

Existing condition:

- 1) A four lane divided C/W is in existence with a central verge of 0.5 mt to 1.2 mts.
- 2) Foot paths along the main carriage was very from 2.5 mts. to 7 mts.
- 3) Light poles have been erected on the central verge & footpath.
- 4) The nature of traffic plying on this road are mix traffic ranging from heavy vehicles to light vehicles since this road provides access to major residential areas as Industrial Area.

Problems:

- 1) The intersection although are signalised lack proper geometrics to enhance a safe and smooth flow of traffic.
- 2) The C/Ws are not uniform throughout the street resulting in traffic bottlenecks.
- 3) Busbays have not been located which results in the traffic congestion during peak hours. Few Bus stops are also located right on the 'T' Junction.

Salient features

of the Proposal: A fresh composite alignment plan has been integrating all junction/intersection of 18 mts. as above roads. The R/W as proposed by TCPO has been retained to the extent possible as per the site conditions.

1. A six lane divided carriageway has been proposed in the entire sketch of the road. The existing central verge have been retained as far as possible.
2. 3.5 mt foot path on either side of the road has been proposed.
3. Necessary details of four major junctions & intersections falling on this road has been worked out and integrated in the plan.
4. Bus bays & bus queue shelters have been incorporated as per the suggestion of DTC.
5. Efforts have been made to save trees falling on this alignment.

Feasibility Study. Feasibility study of the said road has been received from E.E., MCD vide letter no. D/684/EE(P)AE(P)S/D(Q) dated 28.9.89 in which the affected structures have been identified (Annexure-A) is placed at annexure A.

Decision of LOSC: LOSC in its meeting held on 5.9.89 has given the following decisions

"Alignment plan of the in question is approved. The Engineering Department may process the case further".

(Refer Annexure 'B')

Decision of Technical Committee. The case was placed before the Technical Committee meeting held on 2.3.90 in which the following decisions were taken.

"Technical Committee recommended that the same may be approved subject to:

- i) Chandra Sekhar Azad Road as connecting link between Kalidas Marg & Road No. 40 be shown on the plan and
- ii) That the question/approval of alternate site for the affected persons may be provided by MCD as per the Policy.

The decision of the Technical Committee held on 2.3.90 (as given above) was examined in Planning Wing of DDA. It was observed that the intersection of Chandra Shekhar Azad Road with Kalidas Marg has already been incorporated in the alignment plan of Kalidas Marg under consideration.

The link of Chandra Azad Marg with road No. 40 cannot be indicated on this alignment plan. As per the Technical Committee decision in its meeting held on 23.9.86 vide item no. 8 the alignment plan of Chandra Shekhar Azad Marg is to be prepared by MCD, as it is not a Master Plan road. In view of this it is suggested that MCD may prepare the alignment

Appendix 'G' to Item No. 16

List of affected land and properties affected in the Draft alignment plan of Kali Dass Marg from New Rohtak Road, to Najafgarh Drain crossing (Shakti Nagar Extension).

Dr. no. A-1/89

LHS

Residential

S.No.	Commercial	Katcha	unautho- tho rised	Pacca Semi pacca	Katcha Tin	Others	Total	Remarks
	Pacca Semi Pacca	In shed	S.S. D.S.	S.S. D.S. Shed				
Ato B				i. Stair case of sarai Rohilla flyover. 2. Cultivated land				EP 28 TP 2
Bto C		3		1. DDA park with B/Wall 2. Temple with land	4			T. Signal-1 2 EP 22 TP 3
Cto D				1. Piao 3. DTC Shed 1. DTC Shed	9			T. Signal 2 Trees 11
				i. Piao 1. MCD Dust bin				EP 20
Total		3	13		16			EP 27 TP 5 T. Signal 4 Trees 11 EP 27 TP 2 Trees 1 EP 8
Ato 4	RHS 1	16		1. MCD Store 1. Police Beat Box 1. B/Wall with open land of School 1. Temple	24			T. Signal 2 Trees 18 Trees 16 EP 38 TP 2 Trees 34 T. Signal 3
Total 4	7	41	8	1. Piao 1. DTC Shed 1. DDA land	23 13 60			

Item No.282/89

The note of Ex. Engineer(P,II is reproduced as under:

Sub:-Alignment plan of Kali Dass Marg from New Rohtak Road to Najafgarh Drain crossing (Drg. no.PP.W1-89/A-I/89)-

The alignment of Kali Dass Marg from New Rohtak Road upto its intersection with Road no.38(along the left bank of Najafgarh Drain), No.N.P.P.W.1-89/A-I 89 was received from DDA vide letter no.F.5(48)-MP/626 dated 19.4.89 to study the feasibility from implementation point of view.

The proposed ROW of this road is 30.48 m. with the carriageways of 11.00 M a central verge of 1.20M and footpaths of 3.64M to 14.60M and 11.00 M to 13.20M, a central verge varying from 0.50M to 0.70M are existing at site.

The proposed alignment plan has been examined at site and it is observed that the present metalled width of this road is inadequate to cope with the ever ~~increasing~~ increasing volume of vehicular traffic necessitating the widening of this road, It is also observed that if the road is widened as per this alignment plan a number of land and properties are affected in the proposed includes 50 nos. commercial properties (4 nos. single storey pucca +7Nos. double storey pucca + 44 Katcha/Tin shed), staircase of sarai Rohilla Flyover, 5 nos. cultivated lands, 2 nos. DDA parks with B/Wm 6 nos. temples, 5 nos. piece ,13no. DTC Bus stops shelters, 2 nos. MCD Dust bins, 2Nos. MCD stores, 2nos. police Beat Booths, 1no. B/W with open land of Government School 2 nos. DDA lands, Electric poles 108 nos. telephone poles, 7 nos. traffic signals 7nos. and 45 nos. trees etc.

The affected land and properties have been marked on the plan in red and red hatching respectively, The list of affected land and properties is also attached as Annexure 'A' . It is not possible to implement the proposal without acquiring land and properties affected in the proposed alignment plan.

Item No. 17

Subject: Modified layout plan for Mangol Puri Industrial Area phase-II.

F.WS 3(2)/84-Director (CF)

Vice-Chairman, DDA vide his orders dated 7.3.89 at page 36/n approved the layout plan of Mangol Puri Industrial Area ph.II wherein a total number of 1249 industrial plots of different sizes were carved out (plan laid on the table).

2. While implementing block-E of the Scheme EE ND-3 has informed as under:-

- i. There is a piece of land available in between the boundary of Block-E and land allotted to fenced by ESS, which if not utilised would be encroached upon subsequently.
- ii. In Block-E an area measuring 2.6 hect. was reserved for future use, and since the scheme is in the process of transfer to MCD. This should also be properly utilised by DDA.
- iii. The service road in between the scheme boundary and proposed grade separator on Outer Ring Road comes under the jurisdiction of PWD, Delhi Administration and as such it would not be feasible to construct this service road.

3. The case has been examined by the Planning Cell and following proposals have been made:-

- i. In the land lying vacant between the ESS and 'E' block scheme boundary 16 plots of varying as sizes detail given below in continuity of existing scheme plots have been carved out thereby making a total number of 175 plots against the earlier approved 159 plots in block-E besides the space for parking and informal shopping have been reserved in this area.

Details of additional plots in Block 'E'.

<u>Size</u>	<u>Area sq. mtrs.</u>	<u>Nos.</u>	<u>Remarks</u>
12 x 18	216	1	Corner plot
10 x 15	150	1	One corner plot
8 x 12.5	100	5	
6 x 10	60	9	
Total plots		16	

- ii. The land measuring 1.6 hect. reserved for future use has been utilised for carving out 75 plots. of sizes as given below besides making the provision for facilities like ESS, Bank/Post Office and informal shopping area.

Details of plots in Block 'F'

<u>Size</u>	<u>Area sq. mtrs.</u>	<u>No. of plots.</u>	<u>Remarks</u>
11.11x 18	200	11	One corner plot
10 x 15	150	12	One corner plot
8 x 12.5	100	14	
6 x 10	60	38	
Total Plots		75	

- iii. The service road referred to is proposed to be deleted without affecting the overall circulation in the scheme since the suggestion made by EE has not been found feasible as it would devide the green area left in the scheme.
4. The proposal contained in para three above, 91 additional plots and deleting the service roads as shown on the copy of the plan (laid on the table) is placed before the Technical Committee for its consideration.

Subject:-Regarding clearance of Projects from National Airport Authority (the minutes of the meeting held with Director(Aerodrome) on 14.6.90 as decided in the Technical Committee meeting held on 29.3.90 . The minutes /Decision are placed before the Technical Committee for information.

F.3(46)/87-MP.

The following officers attended the meeting:

1. Sh. S.C. Gupta, Director(DC&P),DDA, (in the-chair)
2. Sh. I.N. Tulli, Regional Controller of Aerodroms
3. Sh. G.B. Singh, Aerodrom Officer
4. Sh. M.L. Khullar, Senior Architect,DDA
5. Sh. Surendra Srivastava, Dy. Director(MP),DDA
6. Sh. M.L. Mukku, Architect,DDA
7. Sh. Ashok Kumar, Deputy Director(Dwarka),DDA

Two major projects were discussed for clearance from NAA. The projects are WEST OF JNU (including second diplomatic enclave) and DWARKA. The following decisions were taken regarding these two projects:

1. Chief Architect's Office will super-impose the plan of West of JNU on a copy of the plan supplied by the NAA. This super-imposed plan would indicate site elevations (height above mean sea level) at various points. The intended/proposed height of building would also be indicated in various zones. This would facilitate in obtaining a one time clearance of Master Plan for Height Zoning.
2. The same exercise would be done by project planner (Dawarka) for Dwarka Project and would also have one time clearance of Master Plsn for Height Zoning . If need be, individual projects can go for separare clearance. These two projects will be taken personally by concerned officers of DDA to Regional Controller of Aerodroms for clearance.

Besides these two projects, other issues were also discussed and decided relating to clearance from NAA and the same are given below:

- (i) The focal point/contact person for all clearances from NAA would be Regional Controller of Aerodroms, Shri I.N.Tulli.

(ii) The NAA would also prepare definite guidelines for issue of clearance so that there is uniformity and it would also help in eliminating any ambiguity likely to arrive.

(iii) In individual projects submitted for clearance to the Regional Controller of Aerodroms, would give details of: (a) Site elevation, (b) proposed height (proposed height would include any structure like Mumti, Machine Room Cooling Tower on roof top and accessories like Antenna, Aerials, etc. etc. (c) distance from the end of the run way.

3. The height of 15m as given in the zoning regulations is meant for making a distinction between low rise and high rise development and NAA is not concerned with this height.

4. NOC issued for a particular building /project would be valid for two years and if the building is not constructed within the stipulated period NOC be applied afresh.

5. Any change in the location of the building after the issue of NOC would necessitate fresh clearance from NAA. This change may not however include spacing building with in 5 to 10 m within the same parameters.

6. No clearance would be required at the time of completion of the project, if the building is within the height permitted.

7. A circular highlighting important issues relating to clearance from NAA may be issued to all implementing agencies, like NDMC, MCD, CPWD, containment Board, etc.

8. Sh. G.B. Singh, Aerodrom officer would send to DDA a copy of the printed forms on which NOC is to be applied.

Meeting ended with thanks to the Chair.

Sd/-

(SURENDRA SRIVASTAVA)
DY. DIRECTOR(MP)

(Laid on the table)

Item No. 19

28.6.90

Subject:--Relocation of tenements allotted to displaced persons for a temporary period near Ferozeshah Kotla Monuments.

F.16(60)/68-MP.

BACKGROUND:

In order to accommodate the displaced persons from West Pakistan in 1949, the Department of Rehabilitation had constructed 224 dwelling units in the Southern enclosure of Kotla Ferozeshah partly on the land of Archaeologic Department and partly at Nazul land. These tenements were allotted to displaced persons on rental basis. The land was requisitioned from the Ministry of Education, for a period of 5 years which expired in 1954. After the expiry of 5 years the Department of Rehabilitation was requested to restore the entire area as the continuance of the residential colonies in the monuments complex was in contravention of the statutory provision of the Ancient Monuments and Archaeological Sites and Remains Act, 1958. In March 1956 a decision was taken by the Government of India to provide alternative accommodation to the displaced persons and the area restored to the Archaeological Survey of India, But the decision could not be implemented. Subsequently in 1959, in view of the difficulties faced by the Department of Rehabilitation for shifting these displaced persons, their continuance was agreed to by A.S.I. on the condition that pending the complete vacation, of the area, at least 25 ft. strip and land along with Ancient Wall of the monuments should be vacated and 65 tenements built on it removed so that proper preservation of the walls of the monuments could be ensured. This decision too could not be implemented as the Department of Rehabilitation was not in a position to provide alternative accommodation.

SUBJECT MATTER:

The issue was placed by the Ministry of Home Affairs for the Cabinet in July, 1985 for a decision on whether this residential colony is to be located within the complex to some other place or allow the colony to continue whether it is because of residents of the residence with regard to shifting another practical difficulties and humanitarian consideration as a one time exception.

In June, 1988, the Cabinet took certain decisions where LG, Delhi Offered to do a complete layout of developed plots to accommodate 50 families (62 tenements) in an area adjacent to the monuments but outside the notified archaeological site. In the first placed 15 families (20 tenements) were identified along with North wall in Block A&E to be shifted. It was also decided that the plots will be allotted free of cost but the allottees will construct their own houses with standard plans being provided by DDA and financial assistance coming from HUDCO. In a meeting taken by Additional Secretary, Ministry of Home Affairs in June, 1989, it was desired that suitable land be identified and the Delhi Administration should report back to the Ministry of Home Affairs along with a plan and other relevant details.

It was observed that the total amount of land required for relocating all these families with the plot area @ 32 sqm. for each dwelling unit would be to the tune of 1.25 acres (approximately). As per the decision of the Cabinet, 15 families identified along the Northern Wall of Block A&E are to be shifted to the outside quarters in the first phase. The total amount of land required for the same is about 1400 sqm. The layout plan for 32 sqm. residential plots is to be prepared by the DDA.

As part of the phase-I of the proposal 20 plots of 32 sqm. each have been carved out in an area of 0.35 acres (0.14 h.) This pocket is bounded by Ferozeshah Kotla Monuments in the North, an existing

school in the East, existing cluster of shops in the South and an existing toilet block and Remilla grounds in the West. The layout plan has 20 plots of 32 sqm. each (measuring 5 m x 8 m). The standard plan for these plots has also been prepared with 75% ground coverage. These houses are proposed to be single storied. About 430 sqm. has been provided as green areas in three different pockets of different sizes. The total break-up of the land use of a total area of 0.14 h. e. 1400 sqm. is given below:

1.	Residential	: 640 sqm.
2.	Green/Open spaces	: 430 sqm.
3.	Circulation	: 330 sqm.

POINTS FOR RECOMMENDATION/APPROVAL:

1. The layout plan and the standard plan as placed on the table may be recommended for approval.
2. Since this area is Master Plan green, the Committee may also recommended for processing of change of land use from 'Green' to 'Residential'.