

योजना
Planning

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिस्त्रिल संख्या $F_1(40)/90$ MP

दिएखणी

पञ्च-व्यवहार

विषय

Draft Minutes of Technical Committee Meeting
Held on 30. 7. 90

डायरी सं० _____ तिथि _____ किस को भेजी _____ हस्ताक्षर _____ कार्यालय आने की / जाने की _____	डायरी सं० _____ तिथि _____ किस को भेजी _____ हस्ताक्षर _____ कार्यालय आने की / जाने की _____
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Dir (DCRB)

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~~DDGMB~~

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

Draft minutes of Technical Committee meeting held on 30.7.90 at 9.30 A.M. in the Conference Room of Vikas Minar, 5th floor, Delhi Development Authority, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Mr. ^hCecil Norgna, Vice-Chairman (on the chair)
2. Mr. V.S. Murti, Engineer Member
3. Mr. J.C. Ghambir, Commissioner(Plg.)
4. Mr. Santosh Auluck, Chief Architect
5. Mr. S.C. Gupta, Director(DC&P)
6. Mr. R.G. Gupta, Director(TYA)
7. Mr. P.C. Jain, Director(AP&B)
8. Mr. Chander Ballab, Joint Director(Plg.)
9. Mr. N.K. Aggarwal, Joint Director(Plg.)
10. Mr. A.K. Jain, Joint Director(ZP)
11. Mr. Prakash Narain, Joint Director(T)
12. Mr. A.K. Gupta, Joint Director(Building)
13. Mr. Vijay Risbud, Joint Director(Dawarka)
14. Mr. C.P. Rastogi, Joint Director(WC&SA)
15. Mr. H.S. Sikka, Dy. Director(ZP)
16. Mr. Pradeep Behari, Dy. Director(Design)
17. Mr. D.K. Saluja, Dy. Director (T)
18. Mr. N.K. Chakarwarty, Dy. Director(T)
19. Mr. S.P. Pathak, Dy. Director(M),
20. Mr. S.D. Sharma, Legal Advisor
21. Mr. Surendra Srivastava, Dy. Director(MP) (Convenor)

POLICE DEPARTMENT:

22. Mr. A.S. Cheema, ACP(Traffic)
23. Mr. B.N. Sinha, S.E.C-II

M.C.D.

24. Mr. A.P. Sethi, Addl. Town Planner(A)
25. Mr. Arjun Dev, Chief Architect
26. Mr. P.K. Khanna, S.E.(B)

SPECIAL INVITEES: D.T.C.

27. Mr. R.R. Singh, G.M.
28. Mr. T.S. Chopra, D.G.M.
29. Mr. K.C. Tiwari, TP.

MINUTES OF THE TECHNICAL COMMITTEE MEETING HELD ON 30.7.90

Item No.1

Sub:-Approval for the points alignment for erection of D/C Tower Line with ACSR(Goat) conductor between Wazirpur-II and proposed 33 KV sub-Station at Ashok Vihar.

F.6(4)/90-MP.

DECISION

In the meeting, no representative of DESU was present and the route alignment was explained by Joint Director(T) and Deputy Director(T)I, After discussion on various possible alternatives, it was felt that the DESU should be asked to submit ~~all~~ details of the proposed route alignment on a physical survey plan of the area. The matter should be brought before the Technical Committee meeting again.

Item No.2

Sub:-Route alignment proposal for erection of 33 KV D/C Tower line between 66/33 KV G-17 Sub-Station and 33 KV Sub-Station at Mukherjee Park.

F.6(6)/89-MP.

DECISION

The modified route alignment plan as suggested by DDA with 33 KV over-head Tower line along Najafgarh Drain and from Najafgarh Drain to Sub-Station at Mukherjee Park an underground 33 KV cable within 1.5 mtr. from the property line of the ~~approved layout plan~~ ^{seen and plan laid on table} was approved. It was also observed that the underground cable should be taken in ducts.

Item No.3

Sub:-Definition of Bus Depot and Bus Terminal.

F.20(10)/88-MP.

DECISION

^{raj} Shri Raghu Singh, General Manager (Transport), DTC was given a personal hearing by Technical Committee of the DDA. He explained that before 1981-82, there were only two bus terminals in the city of Delhi, the one at Central Secretariat(North Block) and the

other at I.S.B.T., Kashmiri Gate. He also made a reference to a meeting of the Planning Commission ^{relating to the} on the subject of provision of the ^{bus} terminals during and after ^{beyond} Asiad. Shri Singh also told the committee that it is not only DTC, ^{which is operating the public transport system, there are} other ^{operating public buses} transporters ^{in Delhi} also under STA permits, ^{Technical} as well. After detailed deliberations, the Chairman of the Committee desired that a sub-group under the ^{with} Chairmanship of Director (DC&P) ^{as Convener and} with Chief Architect, DDA, ^{from} Joint Director (T) ^{from} DDA, ^{with} Sh. P. Dutta, G.M. (Traffic) DTC and Dr. K.C. Tewari, Transport Planner ^{from} DTC, should study the various issues involved and submit a report within a months' time to the Technical Committee for its consideration.

Item No.4

Sub:-Change of land use of an area measuring 4335.85 sq. yds. for construction of office building for agriculture unit at Bhama Shah Marg, Delhi.

F.3(50)/86-MP-Pt-I +
F.22(48)/83-Instl.

DECISION

The Committee discussed the change of land use from Master Plan Green 'to' Government Officers'. The committee also noted that the ~~proposal of Master Plan for Delhi-2001~~ ^{envisaged} regarding comprehensive redevelopment of office complex at Old Secretariat, which at present ^{consisted of} is ~~developed~~ ^{the} with single storey barracks all-around the main secretariat building. The Committee desired that the Delhi Administration should prepare a comprehensive development proposal for the area and the proposed office of the agricultural unit should also be located there ⁱⁿ. ^{Meanwhile}

Item No.5

~~It also desired to examine the question of the~~ ^{the question of the} ~~whether a small building~~ ^{whether a small building} ~~at its present location; may be~~ ^{examined}

Sub:-Notification of Sarita Vihar area as 'Development Area' of DDA.

PA/JD/(Plg.)-I/90.

DECISION

After detailed discussion of the proposal to declare an area of 2325 h. as 'Development Area of D.D.A, in zones

F.7(part), F.19 and part of Planning Department 'O' (river Yamuna), the committee approved the proposal ~~for declaring the area as 'Development Area' of DDA.~~

The Chairman further desired that the Lands branch *Dept* should keep a strict vigil on unauthorised encroachments */building activity* after its declaration as 'Development Area'.

Item No.6

Sub:-Regarding modification in ~~the~~ approved layout plans after the denotification of area from Development Area of D.D.A.

F.23(20)/72-Bldg.

DECISION

~~After detailed deliberations the item was deferred.~~
The Chairman desired to have a note on decision taken by L.G. in 1987 on this subject before this policy issue could be discussed in the Technical Committee meeting.

Hence deferred x.

Item No.7

Sub:-Declaration of EPDP additional plots area as a Development Area of DDA.

F.PA/JD/(Plg.)/1/90/290.

DECISION

The proposal for declaration of an area of 5.61 h. as 'Development Area' of DDA in Chitanjan Park where additional plots have been carved out was discussed.

It was decided by the Committee that DDA would handover the services within a period of 30 days *while making* *along with* *payment of* deficiency charges, if any. The Superintending Engineer (Building), MCD agreed to take up the building activity without any loss of time so that the allottees *could* *get* their plans sanctioned *x*.

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

Signature

31/7/90

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

Agenda for the meeting of Technical Committee to be held on 30.7.90 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th Floor, Delhi Development Authority, IP Estate, New Delhi.

<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	Approval for the points alignment for erection of D/C Tower line with ACSR (Goat)conductor between Wazirpur-II and proposed 33 KV Sub-Station at Ashok Vihar. (Deferred) F.6(4)/90-MP	1
2.	Route alignment proposal for erection of 33 KV D/C Tower line between 66/33 KV G-17 Sub/Station and 33 KV Sub/Station at Mukherjee Park F.6(6)/89-MP (Deferred)	2-3
3.	Definition of Bus Depot and Bus Terminal F.20(10)/88-MP	4-6
4.	Change of land use of an area measuring 4335.85 sq.yds. for construction of office building for agriculture unit at Bhama Shah Marg, Delhi F.3(50)/86-MP.Pt.1 +F.22(48)/83-Instl.	7-8
5.	Notification of Sarita Vihar area as 'Development Area' of DDA. PA/JD(Plg.)-I/90	9
6.	Regarding modification in the approved layout plan of CPWD Government Servants CHBS at Pritampura F.23(20)/72-Bldg.	10-11
7.	Declaration of EPLP additional plotted area as a Development Area of DDA PA/JD/(plg.)I/90/290	12

Item No.1

- 1 -

Sub:- Approval for the points alignment for erection of D/C Tower line with ACSR(GOAT) Conductor between Wazirpur-II and proposed 33 KV Sub-Station at Ashok Vihar.

F.6(4)/30-NP.

The Executive Engineer(Plg.I) DESU, vide letter No.XEN(Plg.I)/F.2/123/772 dated 21.2.1990 submitted the proposal for a towerline between Wazirpur Phase-II and proposed 33 KV Sub Station at Ashok Vihar alongwith a Drawing No.13-4337.

The case has been examined in the planning Wing of the DDA and it was noted that this entire towerline is passing through the green area between the railway line and Ashok Vihar, along the existing western Yamuna Canal. This case was also discussed in the meeting held on 11.7.1990 in the Chamber of Commissioner (Plg.) with the officers of DESU.

In principle, DDA has no objection for this tower line. However, it was decided that the DESU shall submit the physical survey indicating the towers, and the minimum number of trees required to be cut for providing this towerline.

The item is placed before the Technical Committee for the:-

1. Approval of towerline in principle from Wazirpur phase II to proposed 33 KV Sub-Station at Ashok Vihar.
2. The DESU shall submit the physical survey indicating the tower and the minimum number of trees required to be cut.
3. The DESU shall also plant 3 times the trees required to be cut for providing this towerline.

Sub-Route alignment proposal for erection of 33KV
D/C Towerline between 66/33 KV G-17 Sub Station
and 33 KV S/Station at Mukherjee Park.

F.6(6)/89-MP.

Executive Engineer DESU vide letter No.XEN(Plg.)/
2/119/ 258 dated 17.7.89 submitted a proposal of erection
of 33 KV D/C Towerline between 66/33 KV G-17 sub station
at Nangloi Sayed to 33 KV sub. station at Kukherjee Park.
The case was examined in the Perspective Planning Wing
and the following observations were made.

- a) The 33 KV O/H Towerline has been proposed in a
zig-zag manner along the existing Roads of Mukherjee
park, Tagore Garden, Raghubir Nagar, Janata Colony
and after crossing the Najafgarh Drain at Janta
colony, the O/H Tower line has been proposed along
the Najafgarh Drain upto G-17 66/33 KV Sub Station.
The towerline has been proposed on the roads having
a varied R/W ranging from 13.80 mts. to 33 mts and
passes through the thickly built up area of the
Mukherjee Park, Raghubir Nagar & Janata Colony.
Along Najafgarh Drain it passes in the open land.

The case was discussed with DESU officers in a
meeting held in 11.7.90 under the chairmanship of Commr.
(Plg.). The following observations were made.

- a. The proposal to erect towerlines on 30 mtrs. &
less roads were not agreed.
- b. Since the route alignment has been proposed in a
thickly built up area in a zig zag manner. It will
not be desirable to erect the 33 KV O/H line and
it was suggested that:
 - i. 33 KV underground cables may be proposed from Mukherjee
jee park sub station upto Najafgarh Drain along the
road running straight from Najafgarh Road to Najaf-
garh Drain (shown in green) within 1.5 mt. from the
properly line of the approved layout.
 - ii. From Najafgarh Drain of Janata Colony to G-17 66/33
KV Sub-Station at Nangloi Sayed the 33 KV D/C Tower-
lines may be erected (Shown in pink).

Accordingly, the modified proposal has been marked on the plan in green & pink colour .

The case is now placed before the Technical Committee for the consideration of:

- i. Proposal to lay underground 33 KV cables from 33 KV Sub/Station at Mukherjee Park to Najafgarh Drain within 1.5 mt. from the property line of the approved layout) & 33 KV O/H Towerlines along Najafgarh Drain to G-17 33/66 KV Sub station (shown in green & pink colour) in DESU Drg. No.13-4320.
- ii. DESU shall submit the modified proposal to DDA for final approval.

Item No.3

Sub:-Definition of Bus Depot and Bus Terminal.

F.20(10)/88-MP.

DTC has requested to revise norms for bus terminal and depots in the Draft Master Plan for Delhi-2001 as follows:

- i. DTC local Terminal (to be developed by local authorities. 1no. for 30,000 population about 6000 families. 2000 sq. mt. to be shown in the ZDP/ Div. Plan.
- ii. DTC Depot-cum Bus Terminal. 1no. for 1.5 lakh population (about 30,000 families. 3.0 ha. to be earmarked in the development plans.

DTC has also suggested to change the definition of Bus Terminal as under:-

" The premises used by public Transport agency to park buses, provide passenger amenities and operational requirements including fuelling, running repairs, servicing of buses, body building and administrative offices. Residential accommodation for essential staff be provided. Any competitive activity like commercial or lodging accommodation to serve commuters should be permitted.

2. The norms proposed in the Draft Master Plan for Delhi 2001 are:

Population served.	Use	Nos.	Area per unit(smt.)
1,00,000	Bus Terminal	1	2,000
5,00,000	Bus Terminal	1	4,000 (as part of Distt. Centre
5,00,000	Bus Depot	2	20,000
10,00,000	Bus Depot		Depending on requirement.

Two separate definitions are proposed in Draft MPD-2001 for bus terminal and bus depot.

1. Bus Terminal

A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.

ii. Bus Depot

A premises used by a public transport agency or any other such agency for parking maintenance and repair of buses. This may or may not include a workshop.

3. Total land requirement for one million population as per Draft MPD-2001 is 6.8 ha. plus for bus depot for one million population. The requirements as per the norms suggested by DTC is 10.66 ha. The major variation is in case of bus terminal to be provided for 30,000 population.

Regarding definitions, the activities like fuelling, repairs, servicing of buses, body building, watch and ward residence (upto 20 sq.mt.) are permitted only in bus depots and not in bus terminals.

4. A meeting was held on the same subject in the room of Director (PP) on 3.3.88 in which Dr. Tiwari, Transport Planner, DTC was also present. In the meeting it was agreed that :

i. The provision of two to three small terminals of about 800 to 1000 sq.mt. each be made for 30 to 40 thousand population. Location of these terminals shall be earmarked in division/zonal plan.

ii. The provisions for Bus Depot shall be 3 for 5,00,000. The allotment and management policy for the depots for subscription and contract buses which would be inclusive of DTC and subscription and contract buses shall be worked out by DTC & Transport Dept, D.A.

iii. It was agreed by Dr. Tiwari that for working out the actual area requirement of terminals at various levels as agreed DTC shall submit the sketch plan details of facilities envisaged in various level terminals and also the justification of the area requirement and operational details.

5. The case is put up to the Technical Committee for the approval of the following guidelines for locating the bus ways for 5 to 6 buses each on both sides of the road at neighbourhood level (15000 population) and the bus depots. This shall be in addition to the norms prescribed in Draft PDP-2001 and given in para 2 above.

Population	use	Nos.	Area per unit	(sq.mt.)
10,00,000	Bus Depot	2	20,000	

6. The matter has been considered by the Technical Committee in its meeting held on 18.10.88 and it has observed that the modification of norms, proposed for provision of bus depots for a population of 10,00,000 in the Draft Master Plan for Delhi-2001. The number and area per unit of the bus depot as proposed in the agenda was approved, it was further decided that the bus depot sites should be located in "Industrial Area Warehousing locations and" not in 'facility area'.

7. Decision of the Technical Committee was conveyed to Transport Planner, DTC vide his letter No.F.20(10)/88-MP/252 dated 21.5.90. In response to this communication Sh. Raghuraj Singh, General Manager, DTC in his D.O. letter No.DPSD/55.1/85/303 dated 1.6.90 addressed to Director (DC&P) has desired that they should be given personal hearing in the Technical Committee. As desired by Commissioner Planning, Shri Singh is being invited in the Technical Committee meeting scheduled for 16.7.90.

8. The matter is placed before the Technical Committee for personal hearing to the representative's of the DTC.

Sub: Change of land use of an area measuring 4335.85 sqyds for construction of office building for agriculture unit at Bhama Marg, Delhi.
F3(50)86-MP-Pt.I + F22(48)83/Instt.

A letter dt. 29.5.86 was received from the Sr. Arch.IV PWD, Delhi Admn. requesting DDA for development controls applicable to the site mentioned above in the subject, as well as relaxation in FAR/height restrictions etc. for construction of an office building for Agriculture Department, Delhi Admn.

2. The request was got examined. The piece of land is located in Distt. Park/Play ground/open space as per Master Plan/Zonal Plan where office building is not permitted and a reply was sent to them accordingly. At this, Dev. Commissioner, Delhi Admn. vide letter dt. 16.2.87 intimated that the land in question was allotted by the DDA (Institutional Branch) vide letter F22(48)83/Instt. dt. 24.11.83 for construction of an office building against payment of Rs. 5,37,513 and possession of the same was taken over on 14.8.85. In the meantime the matter was referred to VC for his consideration in file no. F22(48)83/Instt. on page 38.39/N. The Vice Chairman vide his orders dt. 24.1.87 observed that no allotment to be approved in Master Plan Green Area.
3. Alternate site earmarked for Govt. office use could, however, be sorted out. Accordingly, the Dy. Director (Instt.) vide his letter dt. 25.3.87 cancelled the above allotment.
4. Director (CP) has intimated that there is no land available in this area which can be considered for allotment to Delhi Admn. for office purpose. They however, can be considered land after consulting project planner (Rohini) in Rohini Scheme.
5. The matter was considered in the meeting of the Technical committee held on 25.6.87. In the light of the position explained that the site earlier allotted by Institutional Branch, DDA to the Delhi Admn. for construction of a office building in the green area where such use are not permitted, DDA should propose an alternative site in the vicinity for the consideration of the Technical committee. DDA has made its efforts and no suitable site has been identified.

Sub: Notification of Sarita Vihar area as Development Area of DDA. PA/Jt. (Plg. I) 90

b

Reference to the decision taken in the meeting of VC on 26.3.90 and the note of Commissioner (Plg.) dated 4.4.90 for the immediate declaration of Sarita Vihar as development area of the DDA under section-12 of the D.D. Act 1957

2. The matter has been examined. It is proposed to include the area of Jasolla Project and the River Front Area upto Union Territory Boundary (scheme under preparation) besides Sarita Vihar upto Union Territory Boundary in the South and Mathura Road in the West. In the draft PDP-2001 the land between Agra Canal and Mathura Road upto Union Territory Boundary has been recommended for urban uses. (Zone F-19) The detailed descriptions of the proposed development area are given below:

- | | |
|-------------------|---|
| i. Total Area | = 2325 ha (approx) |
| ii. Zone | = F-7 pt., F-19 and part planning Division 'O' (River Yamuna) |
| iii. Descriptions | |
| North: | Readjusted boundary of Sewage Treatment Plant with reference to approved Jasolla project, boundaries of development area no. 103. |
| East & South | Boundary of development area no. 173 (Agra canal) and Union Territory Boundary |
| West | Mathura Road and readjusted boundary of Sewage Treatment plant with reference to approved Jasolla project. |

The plan showing the area proposed to be declared as development area of DDA is placed in the file/laid on the table.

The matter is placed before the Technical committee for consideration.

Sub:-Regarding modification in the approved layout plan of CPWD Government Servants CHBS at Pritampura.
F.23(20)/72-Building.

BACKGROUND

The CPWD Government Servants CHBS at Pritam Pyra was a development area of DDA and accordingly the building activity in the society was governed by building department of DDA. Some time back the society was denotified from development areas of DDA and building activity was handed over the Municipal Corporation of Delhi.

SUBJECT MATTER

The society has come forward with a proposal to convert the existing totlot area into a religious site. It is also observed from the file that a temple is already existing at this site. The main issue is regarding as to who is the competent authority to effect amendment/modification to the already approved lay out plan. The lay out of the society was approved by DDA under the powers delegated to VC, DDA vide authority's resolution no.161 dated 21.10.78.

The issue is to decide whether any amendment in the layout plan approved by VC, DDA and after its denotification from the development area of the DDA is to be effected by DDA or MCD. Even after the transfer of amenities and services to MCD, the facility area like Schools, commercial centres, park etc. are reverted back and handed over the DDA after the development of land by the society. The public and semi public facilities are provided in the layout plan as per the provisions standards given in the Master Plan for Delhi. Therefore any amendments/modifications by any other agency may curtail the area of facilities for which the responsibility would fall on the DDA as the custodian of the Master Plan.

As per the act, DDA is empowered to make any modifications to the Master Plan or Zonal Development plan, which in its opinion do not effect major alterations in the character to the plans and do not relate to the

extent of land use for the standards of the population density. The major amendments/modifications to the Master Plan/Zonal Development Plan are carried out under the provisions section 11 A of DD Act-1957.

In this connection the views of Chief Legal Advisor DDA are that modifications to the layout plan are not covered under provisions of section 11 A of DD Act. Even section 22 A of the Delhi Development Act provides for DDA carrying out development of any land which has been transferred to it or placed at its disposal even if such land is not situated in the Development Area.

Later this issue was discussed at great length by Commissioner(Plg.) with Director(DC&P) and Director(AP&B). During the discussion it has been observed that as the lands belongs to the DDA specially the facility areas, MCD cannot on its own, carry out amendments/modifications to the approved lay out plan. As stated earlier the commercial centres facility areas and park are handed over by the society to the DDA after development of land. It is felt that it would be advisable that such powers should vest with the DDA in respect of modifications/amendments to the already approved lay out plans. This would facilitate in maintaining the standards of facilities in accordance with the provisions of Master Plan. If need be administrative arrangements could be made in consultation with MCD and the same could be approved by competent authority for continuance of powers of modification to the approved lay out plans with DDA.

POINTS FOR RECOMMENDATION

- i. The powers to modify/amend the approved lay out plan should vest with the DDA even after denotification of the development area.
- ii. The committee may also suggest suitable administrative measures so that these powers continue to remain/ are restored back to DDA.

Item No.7

Sub : Declaration of EPDP additional plotted area as a Development Area of DDA

PA/JL/(Plg.)I/90/290

In order to accommodate some more members from the waiting list of EPDP society, it was decided to carve out additional plots within EPDP Colony and the adjoining areas, out of the transferred MOR lands. The total No. of additional plots are 691 in a total of 8 pockets scattered in the EPDP colony and Kalkaji. The DDA undertook the work as a deposit work and prepared the layout plans for these pockets which were approved by VC, DDA vide his orders dated 6.1.88 in file No.FR.2(2)/87-Dir.(CP)Pt.I at page 15/N. These sites were subsequently developed by DDA, plots, demarcated and allotments have been made. Recently the set back plans have also been approved by VC. The pocketwise details are given as under :-

<u>S.No.</u>	<u>Zone</u>	<u>Pocket No.</u>	<u>No. of plots</u>	<u>Area</u>
1.	F-9	K	16	0.2HA
2.	"	K-1	147	2.58 HAC
3.	"	L	6	0.067 "
4.	"	MP	122	1.86 "
5.	"	N	36	0.54 "
6.	"	O	18	0.36 "
7.	"	40	233	4.37 "
8.	"	52	113	1.8 "
Total(8 pockets)			691	11.78

2. Out of the above, two pockets numbering 40 & 52 fall outside the boundary of EPDP colony. The remaining fall within EPDP colony boundary which was earlier declared as DDA Development Area No.113. The colony has been transferred to MCD, though the services of the pockets under reference continue to be with the DDA. The DDA being a developing agency for these pockets, it was decided in anticipation of its declaration of development area to carry out sanctioning of building plans in consultation with Commissioner (L). However, to carry the work further it would be desirable to declare these pockets as development area of the DDA under Section-12A of the D.L. Act, 1957.

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