

Draft Minutes of
Tech. Committee

दिल्ली विकास प्राधिकरण

जिल्ला संख्या F-1 (20)/91-7P

पञ्चमः अक्षरः

Draft Minutes of Technical Committee Meeting
 Held on 18.3.91.

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कार्यालय जाने की | जाने की

महाशिव विद्यालय।

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN)

Minutes of Technical Committee Meeting held on
18.3.91 at 9,30 A.M. in the conference Room of Vikas
Minar, 5th floor, I.P. Estate, New Delhi.

The following were present:-

Delhi Development Authority.

1. Mr. C. Neronha, Vice-Chairman (In the chair)
2. Mr. J.C. Chambir, Commr.(Plg.)
3. Mr. Ramesh Behari, Commr. (L)
4. Mr. Manjit Singh, Commr. (S&JJ)-I
5. Mr. Ravi Malik, Commr. (S&JJ)-II
6. Mr. Santosh Auluck, C.A.
7. Mr. B.L. Khurana, C.E. (Elect)
8. Mr. Chawla C.E. (North)
9. Mr. S.C. Gupta, Architect(S)
10. Mr. M.N. Khullar, Addl. C.A.
11. Mr. S.C. Gupta, Director (DC&P)
12. Mr. R.G. Gupta, Director (TYA)
13. Mr. P.C. Jain, Director (AP&B)
14. Mr. K.K. Bandopadhyay, Jt. Director(Rohini)
15. Mr. P.N. Dongre, Jt. Dir. (TYA)
16. Mr. ~~xxxxxxx~~ Director (AP&B)
17. Mr. Chander Ballab, Jt. Dir. (AP)
18. Mr. N.K. Aggarwal, Jt. Dir. (WC&SA)
19. Mr. A.K. Jain, Jt. Dir. (ZP)
20. Mr. Prakash Narain, Jt. Dir. (T)
21. Mr. Vijay Risbud, Jt. Dir. (Narela)
22. Mr. A.K. Gupta, Jt. Dir. (B)
23. Mr. Ashok Kumar, Jt. Dir. (Dwarka)
24. Mr. V.N. Sharma, Jt. Dir. (Plg. D&A)
25. Mr. C.P. Rastogi, Jt. Dir. (Consultancy Unit)
26. Mr. R.C. Aggarwal, Sr. Arch. (R)
27. Mr. D.K. Saluja, Dy. Director (T)-I
28. Mr. Chakarwarty, Dy. Dir. (T)-II
29. Mr. Pradeep Behari, Dy. Dir. (Design)
30. Mr. S.P. Bansal, Dy. Dir. (NCR&UE)
31. Mr. A. Iqbal, Dy. Dir. (NL)
32. V.P. Nangia, Architect
33. Mr.

Police Department

33. Mr. A.S. Cheema, A.C.P. (Traffic) east.
34. Mr. V.K. Chowdhary, A.C.P. (Traffic) H.Q.

Town & Country Plg. Orgn.

35. Mr. B.K. Arora, A.P.

M.C.D.

36. Mr. A.P. Sethi, Addl. T.P.
37. Mr. O.P. Gupta, S.E.
38. Mr. D.D. Mathur, Adviser (Slum Deptt.)

D.E.S.U.

39. Mr. H.K.L. Kaushal, A.C.E. (Plg. & SCDC)
40. Mr. D.K. Suri, Ex. Engineer (Plg. II)

Special

DELHI DEVELOPMENT AUTHORITY
(M. STAFF LIST)

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18.3.91 at 9.30 A.M. in the conference room of Vikas
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The following were present:-

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(in the chair)

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2. Mr. J.C. Chandra, Commr. (Pia.)
3. Mr. Ramesh Behari, Commr. (I.)
4. Mr. Manjit Singh, Commr. (S&U)-I
5. Mr. Ravi Malik, Commr. (S&U)-II
6. Mr. Santosh Malik, C.A.
7. Mr. E.L. Khurana, C.E. (Elect)
8. Mr. Chawla C.E. (North)
9. Mr. S.C. Gupta, Architect(S)
10. Mr. M.W. Muller, Asst. C.A.
11. Mr. S.C. Gupta, Director (DCP)
12. Mr. R.G. Gupta, Director (TYA)
13. Mr. P.C. Jain, Director (R&B)
14. Mr. K.K. Bhargava, Jt. Director (Residn)
15. Mr. P.N. Datta, Jt. Dir. (TYA)
16. ~~Mr. S.K. Chandra, Jt. Dir. (AP)~~
17. Mr. Chander Bhatia, Jt. Dir. (AP)
18. Mr. N.K. Aggarwal, Jt. Dir. (W&SA)
19. Mr. A.K. Jain, Jt. Dir. (SP)
20. Mr. Prakash Narain, Jt. Dir. (T)
21. Mr. Vijay Rishub, Jt. Dir. (N&S)
22. Mr. A.K. Gupta, Jt. Dir. (S)
23. Mr. Ashok Kumar, Jt. Dir. (Law)
24. Mr. V.N. Sharma, Jt. Dir. (Pia. S&U)
25. Mr. C.P. Astagi, Jt. Dir. (Consultancy Unit)
26. Mr. R.C. Aggarwal, Sr. Arch. (R)
27. Mr. D.K. Singh, Dy. Director (T)-I
28. Mr. Chakraverty, Dy. Dir. (T)-II
29. Mr. Pradeep Behari, Dy. Dir. (Design)
30. Mr. S.P. Bansal, Dy. Dir. (NOR&U)
31. Mr. A. Idol, Dy. Dir. (NL)
32. V.P. Nanda, Architect
33. Mr.

Police Department

33. Mr. A.S. Ghemsa, A.C.P. (Traffic east)
34. Mr. V.K. Chaudhary, A.C.P. (Traffic H.C.)

Town & Country Plan. Dept.

35. Mr. R.N. Arora, A.P.

M.C.D.

36. Mr. A.P. Sethi, Asst. T.P.
37. Mr. S.P. Gupta, S.E.
38. Mr. D.D. Mathur, Adviser (Slum Dept.)

D.S.&U.

39. Mr. R.K.L. Khandel, R.C.E. (Pia. & S&U)
40. Mr. D.K. Bhat, Ex. Engineer (Pia. II)

Special

Special Invites:

Licensing Branch// PHQ.

- 41. Mr. K.K. Bhasin.
- 42. Mr. Surender Pal

For Item No. 2

B.P.C.L.

- 43. Mr. V.B. Kumar
- 44. Mr. A.K. Kala
- 45. Mr. S. Mehta.

For Item No. 2

D.T.D.C.

- 46. Mr. M.S. Sridhar, Manager (Tourism)

(DWS & SDU)

- 47. Mr. R.C. Aggarwal, S.E. (W)

For Item No. 7

Item No.1 :

Sub : Policy for rehabilitation of structures affected in the alignment plan of roads.

✓ Deferred.

Item No.2

Sub : NOC/Compound Wall of new retail outlet (Petrol Pump) at C.C. Preet Vihar, Vikas Marg, New Delhi.
F.13(156)86-8leg.

It was decided that the height of the boundary wall should not exceed ~~more than~~ ^{as per full} 6' ^{height} having specifications ^{reference to} viz 2' ^{wall and with a} solid grill above. This should be taken from the level of the petrol pump site. Technical Committee also decided that Director (DC&P) may call a meeting with the representative of Fire ^{Force} Department and other concerned departments to explain ~~and the decision of~~ the Technical Committee, ~~and get their view points~~.

✓ If there is any difference of opinion, this case ~~is~~ ^{can be} put up again.

Item No.3:

Sub : Allotment of land for CGHS Dispensary in Shakarpur unauthorised regularised colony in Trans Yamuna Area.
F.22(1)83-Inst1.

Technical Committee approved the ^{the} ~~the~~ site measuring ^{the} ~~the~~ 445.4 sq.mtrs., ^{as suggested in para 3 of the Agenda} ~~as suggested in para 3 of the Agenda~~

④ ^{location of CGHS dispensary} ~~location of CGHS dispensary~~ ^{vide} ~~vide~~ ^{note subject to the full viz (a)} ~~note subject to the full viz (a)~~ Item; (b) Further, the right of way of the road should not be reduced and should be kept as 100 ft. and ^{the} ~~the~~ site earlier earmarked for facility ^{be retained} ~~should remain as facility~~ ^{center site. for the purpose} ~~center site. for the purpose~~

Item No.4:

Sub : Denotification of part of development area Pharganj.
F.12(48)90-LPB(C)

The Technical Committee decided that the building controls ~~to~~ be exercised by the DDA as the balance of convenience is in favour of DDA ~~due to the~~

following reasons:

- keeping the foll. aspects in view, viz*
- i. *A* Large number of properties ^{herein} are owned by DDA.
 - ii. The area is ^{has been} identified as 'special area' ^{in MPD 2004} and the DDA has to prepare the special ^{for which} area schemes. *reddevelopment plan*
 - iii. *A* Number of pockets are ^{have been notified} declared as slum areas under the Slum Act ^{for} which is ^{the} under the controlling of the DDA and ^{authority is Shri Wg. DDA}
 - iv. *It is desirable that* As the building bye-laws are ^{should continue to be} uniformly applied by the local bodies including DDA. *throughout the said development area*

Item No.5 :

- Sub : i. Pedestrian sub-way opposite Guruswara Sis Ganj on Chandni Chowk Road.
- ii. Pedestrian sub-way opposite Old Delhi Railway Station on S.P. Mukherjee Marg.
- iii. Proposal of additional bus-bays for D.C. buses on the western side of S.P. Mukherjee Marg opposite Old Delhi Railway Station.
- iv. Proposal of additional bus-bays on the western side of Dr. H.C. Sen Marg.

F.5(23)84-MP
F.5(42)75-MP

Deferred

Item No.6:

- Sub : Construction of a Memorial of Acharya Shri Atam Vallabh Jaig Samarak Sikshan Nidi at G.T. Karnal Road, Delhi.

F.3(115)/76-MP

Deferred

contd../-

Item No.7:

Sub : Integrated planning for water supply system
In Urban Extension-2001.

DD/PP/UE/91/F-9

Technical Committee decided that ^{the} pockets
of 200 acres ^{as identified in} on the plan ^{at two locations},
be earmarked for water treatment plants. In the first
^{subject to full reg.} phase, 100 acres of land at each site be ^{immediately acquired} allotted for
this purpose ^{in each} for use in the first phase and the remaining
100 acres of site be kept reserved ^{acquired in due course to dovetail} for expansion purposes
^{with MCD's expansion plans}

Item No.8:

Sub : Closure of cremation ground in the midst of
Vasant Kunj Resd. Area and development of
a proper cremation and burial ground at Kishan
Garh - change of land use .

Jt. Dir. (Plg.) 1/Dy. No.52 dt.22.1.91

Deferred

Item No.9

Sub : Layout plan of onsitu development construc-
tion and upgradation of jhuggies at Seelampur
Area - change of land use.

F.Slum1(2)90/Adn.(P&T)

Technical Committee desired that ~~based on the~~
~~decision taken by the Screening Committee~~, the scheme ~~xxxxxx~~
~~proposed now~~ should be re-examined ^{in the light of the} keeping in view the
^{presented overlapping} allocation of various land uses and the scheme ^{for the} of District
Centre Shastri Park, ^{which has already been}
^{cleared by the Screening Committee}

Item No.10:

Sub : Regularisation of 5 plots falling between
Shankar Garden Colony (Free hold) and Badella
Residential ~~xxxxxx~~ Scheme (Vikas Puri)

F.58(8)/69-Bldg.Pt.

After detailed discussion, Technical Committee
desired that the matter be again brought before the
Technical Committee along with the following information/^{plans}

sents../

i. Plan approved by DDPA and MCD of the year 1959 ^{with} the details of the 5 plots under reference ~~xxxxxx~~ ^{as also} ~~xxxxxx~~ and the 15 plots ^{which were regularised in 1971;}

ii. DDA's plan of 1971 indicating to what extent it tallies with the ^{MCD} ~~XXXX~~ approved plan.

iii. Service plans of 1959 approved by MCD with the comments whether that plan tallies with the approved plan of MCD and the DDA plan of 1971.

iv. Land use of these plots ^{as per} in MPD-2001; and

v. ~~Clear~~ ^{these} land ownership of the ~~plots~~ ^{other} both in case of 5 plots as well as of 15 plots. cited at (i) above

vi) ^{The present status of the acquisition proceedings in respect of these plots (if any) *}

Item No.11

Sub : Relaxation in height and FAR of new CTO Building at Janpath.

Deferred

Item No.12

Sub : Modification to the approved layout plan for the site allotted to Indian Airlines/Air India petrol pump, police post in Baba Kharak Singh Marg

Deferred

Item No.13

Sub : Construction of Scientist Hostel at Sector 10, R.K. Puram, New Delhi

Deferred

Item No.14:

Sub: Road cross-section at Dwarka Project

Deferred

Item No.15:

Sub : Electrification of Dwarka Project.

Technical Committee approved three sites ^{for the proposed location of two} of

220 KV sub-stations and 11 sites ^{for} of 66 KV sub-stations.

Technical Committee also approved the route alignment

of 220 KV line and 66 KV ^{line connecting the} indicating ~~with~~ 400 KV sub-station as shown on the plan.

Item No.16

Sub : Request for seeking NOC for layout Gas Pipelines from I.P.Estate to Bahadurgarh.

Deferred

Item No.17

Sub : Upgradation of jhuggi-jhopri clusters and informal shelters under the approved plan scheme.

Technical Committee desired that all the three schemes be studied ^{in the light of the following} in three aspects, ^{and resubmitted:} details as below:

- i. Density provisions ^{of} MPD-2001 (sub-zone F-5)
- ii. Facilities required as per MPD-2001 (in Zone F-5) and
- iii. Availability of services

Item No.18:

Sub : Allotment of land for gas godown sites to:

- i. M/s.Bharat Petroleum Corpn.Ltd.in Rohini
- ii.M/s.Indian Oil Corpn. in Rohini

Deferred.

Item No.19

Sub : Guidelines for sanction of building plans in the Mehrauli Heritage zone.

Deferred.

Item No. 20

Sub : Change of land use of an area measuring 2000 sq.yds. from 'govt. offices' to 'institutional' at I.P. Estate New Delhi for 'Centre Applied Politics'

Technical Committee ^{noted that (H)} recommended the change of

land use from 'governmental use' to 'public and semi-public facilities' ^{in respect of the said plot x} for an area measuring 5006.47 sq.yards ^{to for} allotted for Centre Applied Politics ^{by the land and Development office.}

(*) The plot has been allotted to the said institution in 1970 under an agreement to lease executed by Govt. of India. Keeping these and all other relevant aspects in view the Committee recommended change of

Deputy

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the Meeting of Technical Committee
to be held on 18.3.91 at 9.30 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.	Policy for rehabilitation of structures affected in the alignment plan of roads. PA/DD/TT-I/PPW/90/114 (Defferred) To be presented by JD(T)	1-2
2.	NOC/Compound wall of new retail out let (petrol Pump) at c.c. preet Vihar, Vikas Marg, New Delhi. F. 6(12) Arch. 1/EZ/HUPW/91 (deffered) F. 13(156) 86-Bldg. To be presented by CA	3-4
3.	Allotment of land for CGHS Dispensary in Shakarpur unauthorised regularised colony in Trans Yamuna Area. F. 22(1) 83-Instt. (Deffered) To be presented by Jt. Dir. (TYA)	5
4.	Denotification of part of development area paharganj F. 12(48) 90 L.P.B (C) (Defferred) To be presented by JD(WC&SA)	6-7
5.	i) Pedestrian subway opposite Gurdwara Sis ganj on chandni Chowk Road. ii) Pedestrian subway opposite old Delhi Railway station on S.P. Mukherjee Marg. iii) Proposal of additional bus bays for D.C buses on the Western side of S.P. Mukherjee Marg opposite Old Delhi Railway station. iv) Propodsal of additional Busbays on the Western side of Dr. H. C. San Marg. F. 5(23) 84-MP F. 5(42) /75-MP (Defferred) To be presented by Jt. Dir. (T)	8-11
6.	Construction of a Memorial of Acharye Shri Atam Vallabh Jain Samarak xax Sikshan Nidi at C.T. Karnal Road, Delhi. F. 3(115) /76-MP (Defferred) To be presented by Dy. Dir. (NCR&UE)	12

7. Integrated planning for water supply system in Urban Extension-2001. 13-15

DD/PP/UE/91/F-9

To be presented by
Dr. S.P. Bansal

8. Closure of cremation ground in the Midst of vasant kunj Residentail area and Development of a proper cremation and burial ground at Kisahn Garrh-Change of land use. 16-17

Jt.Dir.(plg.) 1/Dy.No.52 dt.22.1.91

To be presented by JD(4P)I

9. Layout plan of onsitu development construction and upgradation of jhuggies at Beel-mour Area-Change of land use.F.slum1(2)90/Adv.(P&I) 18-21

To be presented by Dir..(TYA)

10. Regularisation of 5 plots falling between Shanker Garden Colony(free hold) and Bodella Residential schme(Vikas Puri) 22-23

F.50(8)/69-Bldg.pt.

To be presented by DD(MP)

11. Relaxation in height and FAR of new CTB building at Janpath. 24-25

F.16(7) 90-MP

To be presented by JD(ZP)26-27

12. Modification to the approved lay out plan for the site allotted to Indian Air Lines/Air India petrol pump,Police post in Baba Kharak Singh Marg. F16(48)83-MP

To be presented by JD(ZP)

Item No. 2

Sub:- Policy for rehabilitation of structures affected in the alignment plans of roads.

File No. PA/DD/TT.I/PPW/90/114

1. Primary road network for a city is proposed at the Master Plan level considering the over all circulation after assessing the transportation needs. Once the primary road network has been finalised detailed plan of these roads are required to be prepared to fix up the exact alignment and road r/w as per the Master Plan proposals. These plans are essentially required for freezing the road R/W, detailing of the road cross sections and designing of junctions/intersections.

2. Delhi has about 800kmt. of 30mts & above R/W road as part of the primary network at the city level. A large number of alignment plans of these roads have been prepared and approved by the Technical Committee/Authority. The alignment plans of these roads are prepared in the T.T.Planning Unit of Perspective Planning Wing. Some of the important road alignment cases approved by the Technical Committee/Authority are placed at page 2 cor.

3. In Delhi large number of unauthorised structures have come up along many Master Plan Roads. As per the feasibility reports of the approved alignment plans, it has been noticed that large number of properties shall be affected while achieving the R/Ws as proposed in the Master Plans. Keeping in view growth of population and vehicles, it is essential that the road network as envisaged in the Master Plan should be implemented on priority.

4. Past Experience:

It has been noticed that for most of Master Plan Roads, the approved alignment plans with or without the details are available and the implementing agencies have implemented the part of alignments. This apparently was done depending upon the funds available for the purpose. This has resulted in piecemeal development of the network and thus the network is unable to provide the desired results. The Implementing agencies also could not retain the R/Ws free from encroachments. In this process, most of the major roads network when required widening/improvement gets delayed and needs demolition, resettlement of affected eligible persons. This adds up in the cost of project and needs to social, economic & political problems.

5. Proposed policy:

Policy guidelines for successful implementation of road alignment proposals are given below:

- i) The road alignment plan for remaining roads to the scale of 1:500 on the P.T. Survey to be supplied by the local implementing agency be finalised on priority.
 - ii) A general feasibility report about the number and type of properties, shops, services, trees etc. of the affected properties, in the proposal shall be prepared by implementing agency in the enclosed format for discussion in Technical Committee Authority wherever important/large number of properties are affected, photographs of the same be displayed in Technical Committee/Authority meeting.
 - iii) The approval of the alignment plan from the Technical Committee & Authority shall be obtained by Planning Wing of the DDA.
 - iv) 5 sets of the approved plans shall be sent to the local implementing agency and 2 sets to the Lands Deptt. of DDA.
 - v) Lands Deptt. of DDA shall open a new file in their section for rehabilitation of the affected eligible structures in this scheme of network improvement.
 - vi) A detailed survey shall be done by the Lands Deptt. after the approval of the plan from the Authority to consider the allotment of alternative plots to be eligible affected persons.
 - vii) After collecting the required information, the Lands Deptt. of the DDA shall work out the no. & size of plots, built up space and its category i.e. Residential, Commercial space to be allotted to the affected eligible persons.
 - viii) On the basis of this information the Planning Wing/Project Planners shall prepare the scheme for rehabilitation or identify the residential commercial plots or built up space for alternative allotment of these affected persons.
 - ix) The cost of the scheme/floorspace shall be borne by the implementing agency and shall be calculated by the Lands Deptt. of DDA.
 - x) As no areas for resettlement of the affected structures may generally be available near to the roads for which the alignment plans are prepared, special pockets of 50 to 100 hect. each for such purposes may be earmarked in Dwarka, Rohini, Narela and Trans Yamuna Area.
 - xi) To avoid further encroachments of the road r/ways after clearance operations, the r/way's may be handed over to the local road implementing agency and responsibility may be fixed on them for any new encroachments.
6. The matter is placed before the committee for consideration.

Item No. 2

Sub:- N.O.C./Compound wall of new retail outlet (Petrol Pump)
at C.C. Preet Vihar, Vikas Marg, N.Delhi.
File No. E6(12) Arch.I/EZ/HUPW/91/F13(156) 8th Bldg.

A reference was received from the Chief Divnl. Manager Bharat Petroleum Corpn. Ltd. dt.22.8.90 for the issue of 'C' certificate for the Petrol Pump located in Preet Vihar Com.Centre. The inspection was carried out by V.C., DDA, E.M., Ch(EZ), SES, Director(Hort.) and Jt.Dir.(TYA) and it was observed that the boundary wall constructed around Petrol Pump in this area was not according to the prescribed height and the main frontage of plot no.14,15 and partly for plot no.16 (already built-up by the Promoters) was affected.

As per minutes of previous Technical Committee meeting held on 15.10.90 it was decided that the action should be taken to get the compound wall height modified as per building bye-laws. V.C., DDA also desired that the plan for development should be made available by the Chief Architect and the development works expedited.

With reference to the minutes of the Technical Committee meeting held on 15.10.90 (copy attached) the parawise comments are as under:-

1. The action for getting the compound wall height of Petrol Pump modified/regulated as per building bye-laws has already been taken by HUPW vide our letter of even no.88/392 sent to Jt.Director (PP&B) on 25.11.88.

Action for the development of C.C. has also already been taken vide our letter of even no.89/56 sent to EE, ED-6 on 16.3.89 and again to S.E., C-8 vide letter of even no.90/12 dt.15.1.90

2. Action has already been taken by HUPW by referring the case to Jt.Dir.(PP&B) vide our letter of even no.88/392 dt. 25.11.88 (copy attached at page 6) for taking further action regarding the height of compound wall w.r.t. the provision of building bye-laws/approved plan from Bldg.Section, DDA.

3 & 4) The N.O.C. dt.11.3.87 issued by D.C.P.(Lic.) mentioning "that the boundary wall of 2 M. ht. with fencing over the wall is to be provided" is within the permissible limit as per building bye-laws mentioned at 4(b) of the minutes of Technical Committee i.e. permissible height of rear and side wall is 2 M. measured from the level of central line of front road.

(being

5) The case is placed before the Technical Committee by H.U.P.W.

6) 3 dimensional model indicating the comparative position of compound wall i.e. (i) as at present with the ht. of compound wall of Petrol Pump (at rear and side) as per report of E.E., E.D.6 dt.1.2.91 as 3.20 M. (10 ft. 6") ht. w.r.t. front road level of 213.87 (ii) height of compound wall as 2 M. after getting it rectified so as to maintain the height as per bldg. bye-laws and as per N.O.C. issued by D.C.P.(Lic.) have been prepared by HUPW and are being submitted in the Technical Committee meeting.

4

If approved by Technical Committee, it is suggested that Director(Bldg.) may please take further action for getting the height of compound wall rectified as per building bye-laws.

The comprehensive scheme of the C.C. indicating the three dimensional model of detail of proposed compound wall with a total height of 1.23 M. (i.e. 4 ft. 1") vide drawing no.563/26 is being put up for the approval of Technical Committee. If approved, further action can be taken for the construction of compound wall as per design vide drawing no. 563/26.

Care has been taken while taking up the design of compound wall by keeping the lower portion of about 1 ft. 8 " with solid stone wall and upper portion of 2 ft. 5" with the grill design so as to match with the already built-up stone compound wall by CLSE in the area adjoining to M.S.Building.

The matter is being placed in Technical Committee for consideration and approval.

Item No: - 3

Sub:- Allotment of land for CGHS Dispensary in Shakarpur
unauthorised regularised Trans Yamuna Area.
/ colony in

File No. F.22(1)83-Instl.

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1. Directorate of Health Services, Delhi Admn. had made a request to DDA in 1982 for allotment of land for CGHS dispensary in Laxmi Nagar/Shakarpur area. Some sites were proposed for allotment to the Directorate but could not be matured due to encroachments/stay orders.
2. As per MPD-2001, the area proposed for dispensary is 1000 sq. mts. However, this being a sub-standard area, there are no regular sites available.
3. A site measuring 167.4 sq. mts. for CCE and 278 sq. mts. for petrol pump in the part layout plan of Patparganj Road in Shankarpur Extension have been clubbed for allotment to the CGHS for dispensary. The petrol pump site was abutting on 30 mt. r/w Patparganj Road. Due to encroachments, it was not possible to achieve the full width of the roads R/W might have to reduce to 24 mts. Therefore, the area has been clubbed & works out to 445.4 sq. mts. and is proposed for CGHS dispensary. The proposed CGHS site shall be approachable from 6mt. wide (approx) Gali No. 3 & also from 24 mt. wide Patparganj.
4. The case is placed before the Technical Committee for consideration.

Item No. 4

Subject: Denotification of part of Development Area-130
Pahar Ganj.

File No. F.12(48)90/LPB(C)

1. BACKGROUND.

- (i) Pahar Ganj Area bounded by Qutab Road, Idgah Road, Faiz Road & Desh Bandhu Gupta Road measuring 141 ha. (app. 350 acrs.) was decided by the Authority to notify, vide Resolution no. 130 Dated 4.12.75, to be declared as Development Area of DDA in order to prepare comprehensive Zonal Development Plan of Zones A-6, A-7, & A-8.
- (ii) The area was notified as Development Area no. 130 vide notification No. F.16(14) 76/L&B/MP/5449-56 Dated 25.3.77, by Land & Building Department, Delhi Administration, Delhi.
- (iii) Secretary (UI), Delhi Admn. vide letter no. F.4/9/90-UI/616, Dt. 28.5.90 has informed that MCD should send a formal request to DDA to denotify the Development Area of Pahar Ganj, except small schemes of Sarai Khalil & Motial Khan, a copy of which has been sent to V.C., DDA/Commr.(Plg.) DDA.
- (iv) The area is thickly populated and highly congested.
- (v) Major part of this area belongs to DDA & is declared as Nazul Area, under the control of Lands/OSB of the Authority.
- (vi) Building activities in this area were formerly vested with DDA, and at present, controlled by MCD.
- (vii) Area has also been declared as Slum Area under the Slum Act.
- (viii) Lands Section has informed that lot of unauthorised construction has taken place & taking place, but demolition action could not be taken due to multiplicity of control of various functionaries viz. DDA & MCD. Instances have been quoted by LPB (C) Section, in file No. F12(48)90/LPB(C) at page 3/n where a person carrying u/a construction has been prosecuted under various Acts for the same offence viz., under DDA Act, Slum Act, which is contrary to the Law. On the basis of such action, the builder goes to court against the order of demolition, which have been turned down or remanded.

- (ix) Land Section also have filed F.I.R.'s against the Builders/Owners in the Police Stations for the u/a construction raised by them in the vicinity & the Police Deptt. have also filed criminal suites against the Builders/Owners in the courts, but no fruitful results have come out.
- (x) The area under reference also falls under Special Area in the Master Plan Delhi-2001. According to which this area has been taken into Urban Renewal (Conservative Surgery) with a residential density of 800-1000 p.p.h. The norms applied on other parts of city will not be applicable to this area & separate norms/policies have to be worked out under the Urban Renewal Scheme which will definitely require some areas to be cleared/demolished. The process of Urban Renewal will again be complicated.

2. COMMENTS:-

- (i) No formal request from MCD has been received so far, to de-notify the area.
- (ii) Sarai Khalil, is referred in letter of Secretary(UI) does not fall in the Development Area No.-13 as per information given by Slum Deptt. of DDA.
- (iii) Motia Khan Scheme, in an area measuring about 11.08 ha. (shown on the plan, laid on the table) is presently under the control of DDA, as informed by HUPW, DDA.

3. PROPOSAL:-

Keeping in view the above facts it is proposed that:-

- (i) An area measuring 129.92 ha. bounded by Outb Road, Idgah Road, Faiz Road & Desh Bandhu Gupta Road, Except the approved scheme of DDA in the name of Motia Khan Area measuring 11.08 ha. be denotified from Development Area of DDA.
- (ii) Sanction of Building Plans/Development Works for the area would be carried out within the frame work of the Master Plan Delhi-2001, for which the details are being worked out separately by DDA.

4. Proposal Contained above in para 3, is placed before Technical Committee for its consideration.

Item No 5

- Sub: i) Pedestrian Subway opposite Gurudwara Sisganj on Chandni Chowk Road.
- ii) Pedestrian subway opposite Old Delhi Railway Station on S.P. Mukherjee Marg.
- iii) Proposal of additional Busbays for DTC Buses on the western side of S.P. Mukherjee Marg opposite Old Delhi Railway Station.
- iv) Proposal of additional Busbays on the Western side of Dr. H.C. Sen Marg.

File No: F5(23)84 MP

No: F5(42)75 MP

Drg.No. CA-18

PPW(TT)I

1. Location

The proposed subways are located on S.P. Mukherjee Marg in front of Old Delhi Railway Station and on Chandni Chowk Road opposite Gurudwara Sisganj.

2. Back Ground

In a meeting held under Chief Secretary (DA) on 15.9.87 the parking problems of DTC Buses in front of Old Delhi Railway Station were discussed and it was desired that a site for DTC terminal be proposed in this area. Requests had been received from MCD for providing subway in front of Gurudwara Sisganj on Chandni Chowk Road and on S.P. Mukherjee Marg opposite Old Delhi Railway Station.

3. Problems

S.P. Mukherjee Marg: This is an important artery for the movement of local & regional traffic. As per the CRRI Study the traffic volume on this road in 1984 was 69,000 which was estimated to increase to 1.2 to 2.31 lakhs in 1991, 1.5 to 3.5 lakhs in 2001 and 1.8 to 5.3 lakhs in 2001. Since this road provides access to Delhi main Railway Station and CBD (Chandni Chowk) of the capital, the road remains over crowded throughout the day, carrying mixed traffic. The R/W of this road as per zonal plan is 36mts. Available R/W varies from 30mts. to 36mts. An eight lane divided C/W with a central verge of 1 mt. is in existence. Due to unavailability of recessed busbays the buses are parked on the C/W leaving only 7 mts. C/W for circulation. As there are service roads the traffic from Old Delhi Rly. Station merges directly with the main traffic resulting frequent traffic bottlenecks and some times accidents. The footpath on both the sides are encroached leaving hardly any space for pedestrian movement. The pedestrians are thus forced to use the main carriageway. As per the pedestrian volume count between 10.00AM to 12.00 Noon and 5.00P.M. to 7.00P.M. done by MCD an average of 17943 persons are crossing this road. Survey data is placed as Anx. II

Dr. H.C. Sen Marg: This road connects S.P. Mukherjee Marg & Chandni Chowk Road and is used by mixed traffic. As per the Zonal Plan R/W of this road is 45mts. but hardly 30mts. R/W is available at present. There is a six lane divided C/W with a central verge of 1 mt. The footpath on both the sides are encroached, some bus routes which start & terminates on this road are parked on the main carriageway after taking a 'U' turn. This results in traffic congestion on this road.

Chandni Chowk Road: As per the Zonal Plan, R/W of this road is 33mts. but available R/W is 20-24mts. The road forms an integral part of the CBD of the capital. The road is used by large volume of pedestrian, slow and light/fast vehicles. As per the MCD pedestrian count study, an average of 18500

pedestrians cross this road daily between 10.00 to 12.00PM & 5.00PM to 7.00PM. The Cris-cross movement of the pedestrians not only poses hindrance to the smooth flow of traffic but also results in accidents.

4. Salient features of the Proposals.

For a smooth traffic flow & safe pedestrian movement following proposals have been worked out for S.P. Mukherjee Marg, Dr.H.C.Sen Marg and Chandni Chowk Road.

A. Pedestrian Subways:

One subway each on S.P. Mukherjee Marg opposite Old Delhi Railway Station and the other on Chandni Chowk Road near Gurudwara Sisganj have been proposed taking into account the existing pedestrian volume. Details of the proposals are as follows.

Sl.No.	Details of the Subway	Near Gurudwara Sisganj on Chandni Chowk Road & Dr.H.C. Sen Marg.	Near Old Delhi Rly. on S.P. Mukherjee Marg.
i)	Width	9mt.	10mt.
ii)	Width of subway	3.6 mt.	4.0mt.
iii)	Clear height of the subway.	2.40mt.	2.40mt.
iv)	No.of shops proposed	Eight shops 2mts.x2mts.	Twelve shops 2mts.x2mts.
v)	Width of the stair	3.60mt.	3.60mts.
vi)	Height of the subway above the road level.	Nil-Existing road level to be maintained.	Nil Exist- ing road level be retained.
vii)	Total depth below the road level including beams, slab & raft.	3.50mt.	3.50mt.

B. Busbays for Parking of DTC Buses.

Consequent to the inspection made by Chief Secretary alongwith officials of DDA, MCD, Traffic Police & DTC when the site adjoining Bench Bar & Club was considered for parking of DTC houses, an inspection was made by Dir.(PPW) DDA on 6/x/88 in which the following observations were made:

a) Status of land is not clear since there is an existing building of club and the area is perhaps being used by them.

b) If all the routes are concentrated at one place same will create congestion at this particular point which will affect the road efficiency.

Accordingly, it was felt that as per the site conditions it would be possible to provide a linear bay exclusively for parking of DTC buses.

As per zonal plan, the R/W of S.P.Mukherjee Marg is 36mt. Earlier, the alignment plan of S.P.Mukherjee marg in the name of Queen's road was prepared by TCPO with a R/W of 120ft. and approved by authority vide resolution No.589 dated 5.9.64. Two linear busbays measuring 232 mt.X7.5mt. and 75mtx7.5mt are proposed along the club ground on the western side to have an unobstructed flow of vehicles.

Dr.H.C.Sen Marg: Alignment Plan of this road was prepared by TCPO with a R/w of 150ft. and was approved by the Authority vide Resolution No.174 dt.21/10/78.

Two linear busbays each of about 100mt.length and 11mt. width on the left side of the road abutting the existing Gandhi Ground along Hardings Library are proposed, taking into consideration the entry/exit of the underground parking complex under construction.

C. Other Proposals:

S.P.Mukherjee Marg

- Western side
- i) A seven lane carriageway has been proposed on S.P.Mukherjee Marg with a central verge of 1 mt. width i.e. three lanes of 11mt.width on the east and four lanes of 14mt. width on the west of the central verge.
 - ii) Along the railway station side a service road of 5mt. width has been proposed to segregate the slow traffic from the fast moving traffic.
 - iii) 3mt. footpath along the club ground side and 1.5mt. footpath along the railway station side have been proposed.
 - iv) 3 gaps in central verge are also proposed, keeping in view the entry and exit points of the railway station.
 - v) Two signalised intersection one on the junction of Dr.H.C.Sen Marg and the other at the junction of Church Mission Road have been retained.

Dr.H.C.Sen Marg:

- are proposed
- i) A six lane carriageway with a central verge of 1mt. & 4.5/3.5mts.footpaths on eastern/western sides respectively/Wider footpath on western side has been taken as the busbays are located along this side.
 - ii) No gap in verge is proposed on this road and all vehicles shall take a right/'U' turn from Fountain Chowk.

5. Comments of DTC on the proposal have been received vide their letter dtd.17.10.90 placed as Annexure-V, same are as follows:

<u>Comments of DTC</u>	<u>Observations of DPA</u>
a) 40 busbays/bus shelters are needed as per the survey conducted by DTC on Dr.H.C.Sen Marg & S.P.Mukherjee Marg.	Parking facility for 40 buses has been provided in the busbays proposed in the plan.
b) A site of 4 Acres is required by them for development of an off	This shall attract lot of congestion at one particular place may

- 11
- b) street terminal with crew passenger and operational facilities & utilities. reduce the road efficiency.
 - c) MCD is developing an underground parking complex at Gandhi Ground for private vehicles, entry/exit of the same be integrated with the proposals. Refer T.C. Decision dtd. 31/7/90 placed as Annexure VI.
 - d) Width of the divider between the C/W's & bus-bay may be reduced to 1 mt. The width of the busbay be kept as 7.5mt. with proper slopes of 1:6 to 1:2 for the approaches. This has been complied with.

6. Feasibility Study:

Ex. Engineer MCD vide letter No. D/433/EE/(P)II/AE (P)S/D(206) dt. 14.6.90 has submitted the feasibility study of the proposals and decision of LOSC meeting dt. 22.5.90. Decision of the LOSC are as follow:

"The subject cited proposal of the Engineering Department were approved after detailed discussions. It was also decided that ADC(L&E) shall take over the land affected in the additional busbays".

Affected properties: As per the list submitted by MCD a total of 103 shops in the nature of khokha/Tinshed are affected. Details of affected properties are placed at Annexure-IV.

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

- i) Subway on S.P. Mukherjee Marg opposite Old Delhi Rly. Stn.
- ii) Subway on Chandni Chowk Road & Dr. H.C. Sen Marg.
- iii) Proposed improvements on Dr. H.C. Sen Marg integrating the busbays.
- iv) Proposed improvements on S.P. Mukherjee Marg integrating the busbays.
- v) MCD shall take up the rehabilitation of eligible affected structures/properties/services with concerned agencies.
- vi) MCD shall take steps to achieve & protect the R/W's of S.P. Mukherjee Marg, Dr. H.C. Sen Marg & Chandni Chowk road as per the plan or as per Master plan, whichever is higher.

Annexure-I

Traffic census of Pedestrian Counting for sub-way on
S.P. Mukherjee Marg in front of Old Delhi Rly. Station
of three points from 22.3.89 to 25.3.89

2.8.89		MCD Tax Ter- minal office	Near Police Beat box (Mahadev Man- dir)	2P-House Tax Nld. (D.P.L.) (Delhi Public Library			
Time	From Rly Stn. Up	To Rly Stn. Down	From Rly. Stn. Up	To Rly. Stn. Down	From Rly. Stn. Up	To Rly. Stn. Down	Remarks
AM 10-11	1515	865	835	370	1085	580	Up. From Rly. Stn. Down to Rly. Stn.
AM 11-12	1190	850	700	345	490	705	
PM 5-6	985	1205	200	645	400	900	
PM 6-7	820	835	465	680	450	1020	
Total	4520	3755	2210	2040	2425	3205	
23.8.89							
AM 10-11	1520	875	390	870	1070	590	
AM 11-12	1195	860	305	715	590	715	
PM 5-6	990	1215	400	575	1180	460	
PM 6-7	825	845	380	670	470	1010	
Total	4530	3795	1635	2830	3310	2775	
25.8.89							
AM 10-11	1020	815	720	390	1090	725	
AM 11-12	715	725	430	310	740	710	
PM 5-6	945	1160	405	760	425	1030	
PM 6-7	785	825	325	335	430	985	
Total	3465	3525	1880	1795	2685	3450	
Grand Total	12515	11075	5725	6665	8420	9430	= 19943

Note : No effected properties at site.

2. Open land with B/W of Bench and Bar Cube.

3. As per the Sewer Man of MCD at site. There is a under
Ground Nallaha (Grant Sewer Line) on the S.P. Mukherjee Marg.

Traffic census of pedestrian Counting for Sub-way
on Chandni Chowk Marg in front of Gurudawara Sis
Ganj. From 28.8.89 to 30.8.89

.....

Dated : 28.8.89

Time	Sunehri (Near Masjid)	Fountain		to		Gurudawara (Near Sis Ganj)	Remarks
	Gurudwara	to Station	Lal Quila	Fatehpuri			
AM 10-11	425	835	865	910	670		Upto Gurudwara
AM 11-12	905	395	1205	880	1160	1190	Downs to Rly.
PM 5-6	1125	1370	1200	980	555	860	Station.
PM 6-7	1110	1410	1310	1045	705	1230	
Total	4075	3600	4550	3770	3330	3950	

29.8.89

AM 10-11	1080	450	1050	825	890	665	
AM 11-12	1015	465	1165	850	1185	1175	
PM 5-6	715	880	790	520	350	535	
PM 6-7	1115	1395	1295	1035	715	1220	
Total	3925	3140	4300	3230	3140	3596	

30.8.89

AM 9-10	560	610	305	300	405	500	
AM 10-11	450	380	230	280	400	450	
AM 11-12	350	260	200	230	350	400	
PM 5-6	330	310	460	340	370	430	
PM 6-7	265	340	360	270	350	410	
Total	1935	1900	1555	1420	1875	2190	

Grand Total	9955	8640	10405	8420	8345	9736	= 18500
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Note : No effected properties at site as per the Survey Plan.

Sd/-
(R.K. Sharma)
Surveyor

Sd/-
A.E.(Plg.)

Item No. 118/90

- Sub:- i) Pedestrian Sub-ways opposite Gurudawara Sis Ganj below Chandni Chowk Road and opposite Old Delhi Rly. Station on S.P. Mukerjee Marg.
 ii) Proposal of additional bus-bays for DTC buses on S.P. Mukerjee Marg and Dr. H.C. Sen Marg.

...

The Ex. Engineer (P) II has forwarded the above mentioned proposal through C.E.I, MCD for consideration in the LOEC. The note of the Engineering Dept. is reproduced below :-

"DDA vide letter No.F.5(23)84-MP, dated 4.8.89 has sent two copies of the draft circulation plan of the area bounded by S.P. Mukerjee Marg and Chandni Chowk Road indicating the proposal of additional bus-bays along S.P. Mukerjee Marg/ Dr. H.C. Sen Marg and subways opposite Old Delhi Railway Station and Gurudawara Sis Ganj for comments of MCD regarding its feasibility from the implementation point of view.

The proposed details of pedestrian sub-ways opposite Gurudawara Sis Ganj and Old Delhi Railway Station are as under :-

S.No.	Details of Subway	Oppo Gurudawara Sis Ganj	Opp. Old Delhi Rly. Station
i)	Width of the sub-way	9.00 M	10.00 M
ii)	Width of the sub-way area connecting the Northern & Southern sides of the foot-paths near fountain.	3.60M	-
iii)	Clear height of the sub-way.	2.40M	2.40 M
iv)	No. of shoppes proposed	Either shoppes of 2x2M are proposed in the sub-way below chandani Chowk Rd. on either side	12 shoppes of 2x2 are proposed in the subway below S.P. Mukerjee Marg on Eighter sides.
v)	Width of the Starts	3.60 M	3.60 M
vi)	Height of the sub-way above the road level	Nil-the existing road level is not to be depressed.	Nil the existing Road level is not to be depressed.
vii)	Total depth below the level including beams, slab and rafts.	3.50 M	3.50 M

As desired by DDA, the traffic survey of pedestrians crossing the Chandni Chowk Road near Gurudawara Sis Ganj and S.P. Mukerjee Marg opposite old Delhi Railway Station, between 10.00 AM to 12.00 Noon and from 5.00 PM to 7.30 PM was conducted for 3 days and it was observed that during this period on average of 18500 and 17943 persons, respectively, are crossing these roads necessitating the provisions of sub-ways at these locations. The table showing the traffic survey of the pedestrians crossing the Chandani Chowk Road opp. Gurudawara Sis Ganj and S.P. Mukerjee Marg opp. Old Delhi Railway Station are attached as annexure 'A' and 'B'

-: 2 :-

No land/property is affected in the pedestrian subway opposite Old Delhi Railway Station are mentioned in Annexure 'B' which includes open land with B/W of Bench and Bar Club. There is also a sewer line of S.P. Mukerjee Marg.

A huge no. of DTC buses are starting and terminating at S.P. Mukerjee Marg and Dr. H.C. Sen Marg, necessitating the provision of additional bus-bays. The land/properties affected in the additional bus-bays have been marked in red and red hatching respectively on the plan enclosed. The list of land/properties affected in the additional bus-bays is attached as annexure 'C'. It is essential to acquire the affected land/properties for making the provision of additional bus-bays.

In view of the above the case is placed before L.O.S.C. for consideration in order to convey the same to DDA, for further necessary action please.

.....

Item No.118/90 The Decision of L.O.S.C. dated 22.5.90.

Sub:-i) Pedestrian sub-way opposite Gurudwara Sis Ganj below Chandani Chowk Road and opposite Old Delhi Rly. Station of S.P. Mukerjee Marg.

ii) Proposal of additional bus-bays for D.T.C. buses on S.P. Mukerjee Marg and Dr. H.V. Sen Marg.

The case was discussed in detail.

The subject cited proposed of the Engineering Department were approved after detailed discussions. It was also decided that ADC(L&E) shall take over the land affected in the additional bus-bays.

Sd/-
Head Clerk,
Town Planner's Office
M.C.I.

19-11-90

20-11-90

16-11-90

19-11-90

14/11/MP
15/11/150

श्री का ज्ञान बुद्धि देना गया कि शंकर गार्डन कॉलोनी के

निम्नलिखित प्लॉट की स्थिति इस प्रकार है।

प्लॉट नम्बर	प्लॉट नम्बर	सर्वेसरी नम्बर ज्ञान बुद्धि
शंकर गार्डन कॉलोनी		
A	122, 123	42/12
A	151, 152, 153, 154	41/15, 42/11
A	136, 137, 146, 147, 148, 149, 150	41/14, 41/15
A	34 to 37, 155	42/11, 42/12

इस प्रकार सर्वेसरी नम्बरों की स्थिति सुताविक रिकार्ड

2. R ज्ञान बुद्धि का प्रकार है।

सर्वेसरी नम्बर	कुल नम्बर	रजिस्ट्रार नम्बर	सर्वेसरी नम्बर	देखा रकमा
		2183	4-07	1-02
41/14	5-09	2183	0-14	0-10
41/15	1-04	2183	0-16	0-16
42/11	1-12	2183	3-12	0-08
42/12	4-0	2183		

इस प्रकार सर्वेसरी नम्बरों का कुल देखा रकमा 28671 की

लिम्ब नोरीफिमेंसल 22(1) 18(49)/63 188 की 9572 इस 2. R.A.
का कालिदार के लिम्ब जो चुका है। इस प्रकार से ही प्लॉटों का कुल देखा रकमा
2. R.A. की स्थिति पर पडता है जो की दोड़ी जारी करि पर पडता है। मौके
पर पांच प्लॉट (34 to 37, A 155) की चारदीवरी है तथा बाकी 15 प्लॉटों
में कोई बाड़ी है। अतः सुताविक रिकार्ड 2. R ज्ञान बुद्धि के
पांच प्लॉट (34 to 37, A 155) में पांच प्लॉट (जि मौके पर मौके)
की स्थिति बराबर है। रिपोर्ट जमा है। makmal post
10/12/90

F/K 20
M/K 11/12/90
M/K 11/12/90

11/12/90
11/12/90

11/12/90
M/K 11/12/90

P.T.O.

Annexure -VJ

DELHI TRANSPORT CORPORATION
H.Q., I.P. ESTATE: NEW DELHI-110 002
RESEARCH AND DEVELOPMENT DEPARTMENT
(TRANSPORT PLANNERS SECTION)

-.....

No. R&D/IP/90/549

Dt. 17.10.90

The Asstt. Director,
Traffic & Transport Unit,
11th Floor, Vikas Minar, I.P. Estate,
New Delhi-110 002.

Subject :- Comments on the proposed Bus Bays provided
in the Circulation Plan of the area surrounded
by S.P.M. Marg, Chandni Chowk and Church
Mission Road, Dr. H.C. Sen Marg.

.....

Sir,

With reference to your letter No. F.5(22)84MP/163
dt. 12.9.90 kindly note that as per the DTC/other buses
(mini+STA) requirements about 40 number of bus bay/
bus shelters are needed in the area along H.C. Sen Marg
and S.P. Mukherjee Marg opposite Old Delhi Railway Station,
as per the recent survey conducted by the DTC for Morning
and Evening peak hours. In the circulation Plan sent
by you number of bus bays proposed on the Dr. H.C. Sen
Marg and S.P. Mukherjee Marg (Opposite Railway Station)
near proposed sub way) are needed to be increased suitably
to accommodate the DTC/other buses loading and unloading
space (bus bay) requirements.

Recently in a meeting of the Technical Committee of
the DDA, DTC representative had requested to earmark and
allot about 4 acres of land at Gandhi Ground for the
development of an off street terminal with crew passenger
and operational facilities and utilities. However, on
site inspection it was found that MCD is developing in
underground parking complex for private vehicles. Entry
and exit from/to this complex are also needed to be incorporated
into circulation plan, if DDA agreed to allow the develop-
ment of underground parking complex. DTC has already
requested to the Commissioner(Planning) to consider
DTC's claim for this space on priority.

It is also suggested that the width of the proposed
divider between carriageway and bus bay may be reduced to
one mtr. and width for bus bay may be increased to 7.5
mtr. with proper designs of approaches as per the IRC
Standards of 1:6 to 1:8

It is requested that final drawing incorporating DTC's
requirements may be sent to this office.

Thanking you,

Yours faithfully,

Sd/-
(K.C. TIMARI)
TRANSPORT PLANNER

Item No.9 : T.C. Meeting Dtd. 16.7.90

Sub : Underground Parking at Gandhi Ground Sheshjahanabad
F.3(67)89-MP

DECISION

It was noted that this matter was examined by the Technical Committee in its meeting held on 31.7.89 and it was decided that MCD should re-examine the proposal in its totality with respect to the provision for entry and exit to the proposed parking lot and its effect on the overall circulation pattern of this complex. In the light of this decision, the Technical Committee noted that the concept drawings showing the entry and exit received from the MCD, will not be feasible due to major right-turning movements and large number of DTC buses operating from the main roads in this area and because of large number of slow moving traffic and different kinds of activities, large number of hawker/shops of informal nature functioning within right of way and all around. Keeping in view these facts, it was noted/observed that in the absence of a proper circulation plan, it would not be desirable to develop the site for an underground parking at this location. The representative of DTC felt that there should be proper location for having a bus terminal in this area with proper facilities to passengers. The Technical Committee desired to study the plan which is to be prepared by DTC for this purpose. The Technical Committee also desired that the MCD should take up the planning and implementation of the underground parking sites shown in PDP.2001, specially at the location earmarked in the vicinity of Red Fort.

Item No. 6

Sub:- Reg. construction of a Memorial of Acharya Shri
Atam Vallabh Jain Samark Sikshan Nidhi at G.T.
Karnal Road, Delhi
F.3(115)/76-MP/

Sh Atam Vallabh Jain Samark Sikshan Nidhi has constructed a memorial of Acharya Shri Atam Vallabh Jain which has permitted by the DDA vide resolution No. 122 dt. 29.12.76 and resolution no. 63 dt. 4.3.77. In all total built up area permitted was 20,572 sq.ft. on original plot of land owned by this trust measuring 6.226 acres.

2. The trust has also purchase an additional land to the extent of 13.702 acres in continuation of the earlier piece of land located at G.T. Karnal Road in Alipur Block. On this additional land the trust has suggested a number of buildings to be constructed for institutional purposes such as schools, research centre and other institutions for promoting educations and learning in all its branches. The total floor area propose is 180470 sq.ft. on ground first and second floor and 28021 sq.ft. in the basement. The total ground coverage propose is 15% and the total FAR is 30.2 which does not include the basement.

3. The proposal for the permission for construction on the additional land was earlier examined by the Authority in the year 1987 vide resolution no. 15 dt. 19.1.87 and it was not agreed to have the construction on the additional land. The land under consideration falls in the Urban Extension 2001 Delhi within the comprehensive proposal Narela Project. The case has also been examined by the Project Planner Narela and he has opined that we may wait till the proposals are approved by the Competent Authority in respect of Narela Project, as the area of the trust is a part of comprehensive proposal of Narela Project, therefore the proposal does not find any favour in view of above.

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

13-
L.L. No. 7

SUB: Integrated planning for Water supply system in Urban Extension-2001.

File No. DD/PP/UE/91/E-9

1. BACKGROUND :

A meeting was organised by the planning wing of DDA to review the planning for water supply in urban extension -2001 based on the proposals of MPD-2001. The meeting was attended by the officers from planning and engg. wing of DDA and the Chief Engineer, Delhi Water Supply and Sewage Disposal Undertaking. The record notes of the discussions are as given below :

2. Record notes of the meeting held on 20.2.1991 :

A background of population projection and the details of the sub-city projects under consideration of DDA as part of Master Plan for Delhi Perspective-2001, was presented, highlighting the following facts :

- i) Projected population for Delhi Union Territory for the year 2001 to be 128 lakhs of which 122 lakh would be urban and 6 lakh rural. Out of proposed 122 lakh, 82 lakh would be accommodated within the existing urban limits.
- ii) The Urban extension in Delhi as per MPD-2001 to be mainly in north-west, west and south west. A map indicating this area was also handed over to Sh. Aggarwal, Suptdt. Engr., Water(DWS&SDU). This comprises of the following sub-city project as per the details given below :

- Rohini Extension(Phase-II to V)	Area	= 5690 hac.
	Population	= about 11 lakh
- Dwarka(Phase-I and II)	Area	= 5500 hac.
	Population	= 10 lakh
- Narula Project	Area	= 7160 hac.
	Population	= 14 lakh
- Area between Dwarka and Rohini Extension.	Area	= 2700 hac.
	Population	= 5 lakh

- iii) As provided in MPD-2001 the required capacity of water treatment in 1991 and 2001 as well as the existing capacity as per 8th five year plan of Delhi Admn. is as given below :

Water Treatment Plant	Existing capacity as per 8th five year plan of Delhi Admn. in 1991.	Needed capacity in (MGD) 1991 as per MPD-2001	Needed capacity in (MGD) 2001 as per MPD
Chandrawal I & II	90	120	150
Wazirabad	120	110	150
Haiderpur I & II	100	100	150
Shahdara	100	150	200
New Plants (2 Nos.) in N-W-Delhi	-	-	-
Okhla	12	-	-
Rennoy wells	58	63	67
Local tube wells		7	7
Total	480*	703	1024

* The existing capacity is 437 mgd & is to be shortly augmented to 480 mgd.

It is noted from the table above that there is an existing backlog of 155 MGD as on now. There is a programme to augment water treatment capacity from 480 MGD to 700 MGD during the 8th five year plan.

- iv) In MPD-2001 two new treatment plants of 150 MGD each are proposed along the western Yamuna canal in urban extension. One near the village; Khara Khurd and other near Bawana.

3. After discussing the background and provisions of MPD-2001 following decisions were taken :

- i) A site for new treatment plant of about 175 MGD to be identified along the western Yamuna canal near the village Kher Khurd to supply water to the sub-city project of Rohini Extension and Narola @ 70 MGD per capita per day. Out of this for the time being about 100 acre of land would be identified for taking up a 100 MGD plant in the first phase during the 8th five year plan for the schemes given above.

Action: Planning wing of DDA/
S.E.(Plg. Water), MCD.

- ii) A site for the treatment plant preferably north of Najafgarh road to be identified jointly by Suptdt. Engr., (Plang), Water, MCD and the Planning wing of DDA for Dwarka Phase-I and II with a scope to include the population to be added between Dwarka and Rohini Extension. Adequate conveyance arrangement for bringing raw water from Western Yamuna Canal to the proposed treatment plant will be finalised by Suptdt. Engr. (Plang), Water, MCD. The capacity of this treatment plant shall be about 100 MGD.

Action: Suptdt. Engr. (Plang)
Water MCD in consultation
with Planning wing of
DDA.

- iii) As part of Dwarka project two reservoir (command tank) one each in near Nasirpur and Bindapur, respectively; of 4.5 acre each would be taken by MCD. The sites would be inspected jointly by Project Planner (Dwarka) & Suptdt. Engineer, Water, MCD. For rest of the Dwarka project area, Suptdt. Engr. (Plang), Water shall work out the specific requirement of the number of command tank, so that their location could be finalised by the Project Planner (Dwarka) within 10 days time.

Action: Suptdt. Engr. (Plg), Water/
Project Planner (Dwarka),
DDA.

3. The record notes of the meeting are put up for information and concurrence of the Technical committee.

Item No. 8

Sub:- Closure of 'Cremation ground in the Midst of Vasant Kunj Residential Area and Development of a proper cremation and burial ground at Kishan Garh' - Change of land use.

File No. Jt. Dir. (Plg.) - I/Dy. No. 52 dated 22.1.91.
Reference may please be made to the News Item

appeared in the Times of India dated 10.7.90 pointing out the non shifting of existing cremation ground from pocket 6 & 8 Sector-B Vasant Kunj which is being developed as residential sector by DDA.

2. Prior to the recommendations of the Delhi Master plan for South West Delhi to centralise the cremation sites shifting the existing one to the South of Vasant Vihar in Zone F-12. Earlier independent cremation ground have been functioning in all the villages in this vicinity i.e. Village Vasant, Munirka, Kishan Garh, Masoodpur etc. Some how these continue to function even today and the site earmarked in MPD-1962 is yet to be developed by MFD. Incidentally the existing cremation ground in Vasant Village, Munirka, Kishan Garh Village are located in the Master Plan green and are not required for immediate development.

3. HUPW had prepared the General Development Plan/Sector plan for Vasant Kunj comprising of Sectors 'A', 'B', 'C' & 'D'. The existing cremation ground of Masoodpur village falls in Sector-B which is predominantly to be developed as a residential sector. The plan does not indicate any proposal for its shifting and utilising it for residential use. In PDP-2001 also no cremation/ground site has been indicated in South Delhi. On a reference from HUPW/Lands Section the case was examined and stand conveyed to C.A./DLM. According to this the existing cremation ground occupying an area of about one acre in village Kishan Garh, located in the Master Plan green area to the North of Village Kishan Garh is proposed to be retained by changing the land use as per the provisions laid down in PDP-2001. The existing cremation ground at village Masoodpur is proposed to be shifted to the site at Kishan Garh referred to above, which is suitable to accommodate both these requirements. The land is already in the possession of MCD but the development works have not been carried out at site, though a boundary wall with proper gate are existing alongwith an approach road.

4. The matter was placed for the consideration of the Technical Committee for the following two issues :-

- i) Immediate shifting of existing cremation ground from Sector-B pocket 6&8, Vasant Kunj.
- ii) Regularisation/change of land use for existing cremation ground Kishan Garh measuring 1.05 acres from Master Plan green to public and public facilities (cremation ground).

5. The case of the two existing cremation ground viz. the one located in the midst of the Vasant Kunj residential area and the other in the 'green area' serving Kishan Garh Village and adjoining areas was discussed in detail keeping in view the overall environmental factors and the need for adequate provision of these and related facilities to meet the future requirements of South Delhi. The following decisions were taken :-

- i) The MCD should immediately issue notification for closure of the cremation ground falling in Vasant Kunj residential area.
- ii) The area of the other cremation ground located in the 'green area' in Kishan Garh should be increased by about 1.5 acres, so as to provide for an electric crematorium and a burial ground in due course.
- iii) The area planning wing should prepare a layout plan in accordance with the decision as at point (ii) above and send the same to MCD for further action.

6. Health Officer, MCD was accordingly informed and a reminder has already been issued. The Lands Section has been requested to follow up the matter with MCD for urgent implementation. A Plan has also been prepared in conformity with the decision of the Technical Committee increasing the size by 1.5 acres to make it 1 HA or 2.5 acres.

7. The Engineering Department was requested to examine the feasibility of a suitable road connection and the report from E.E., SWZ has been super imposed on the plan placed opposite.

The case is submitted for information of the Technical Committee.

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- Item No.9: - Layout plan of "Onsitu development, construction and upgradation of Jhuggies" at Seelampur Area.
- Change of landuse from facilities cum District Centre to residential.

General Policy on the subject.

In the 8th Five Year Plan on 'Planning, development and construction of urban spaces by DDA/Delhi Admn.' three pronged strategy namely; i) development of plots of sites and services for shifting of jhuggi clusters from project site ii) Onsitu development, construction and upgradation of jhuggies and iii) environmental improvements was envisaged. The work of planning and development of plots of sites and services are going on at few locations. This is one of the schemes of 'Onsitu development, construction and upgradation of jhuggies' in Seelampur Area.

2. Position in Trans Yamuna Area.

As survey conducted by Slum Wing, DDA, there are 34 jhuggi clusters in different parts of trans yamuna area with more than 24000 jhuggies. As per policy of the Govt., these jhuggi clusters are either to be shifted or onsitu upgradation to be done or environmental improvements to be carried out.

These jhuggi clusters can be clubbed into following 10 locations. Clubbing would be desirable as some of the clusters are very near to each other. These 10 locations are as under:-

1. Near Vishwas Nagar CBD - 1841 jhuggies (Cluster No.17).
2. Nand Nagri/Sunder Nagri near Leprosy Hospital - 5200 jhuggies (Cluster No.7,8,9,11,12,16,28,30).
3. Near Seelampur/Shastri Park Distt. Centre - 3189 jhuggies (Cluster No.2,3,4 & 5).
4. Zafrabad - 5740 jhuggies (Cluster No.10).
5. North of Wazirabad Road near Gokalpuri - 767 jhuggies (Cluster No.13).
- 6 to 10. Other clusters cannot be clubbed due to their separate locations. These are (a) Geeta Colony (b) Laxmi Nagar (c) Jhilmil (d) Mandavali Fazalpur (e) Patparganj Complex.

3. Strategy to be adopted for trans yamuna area.

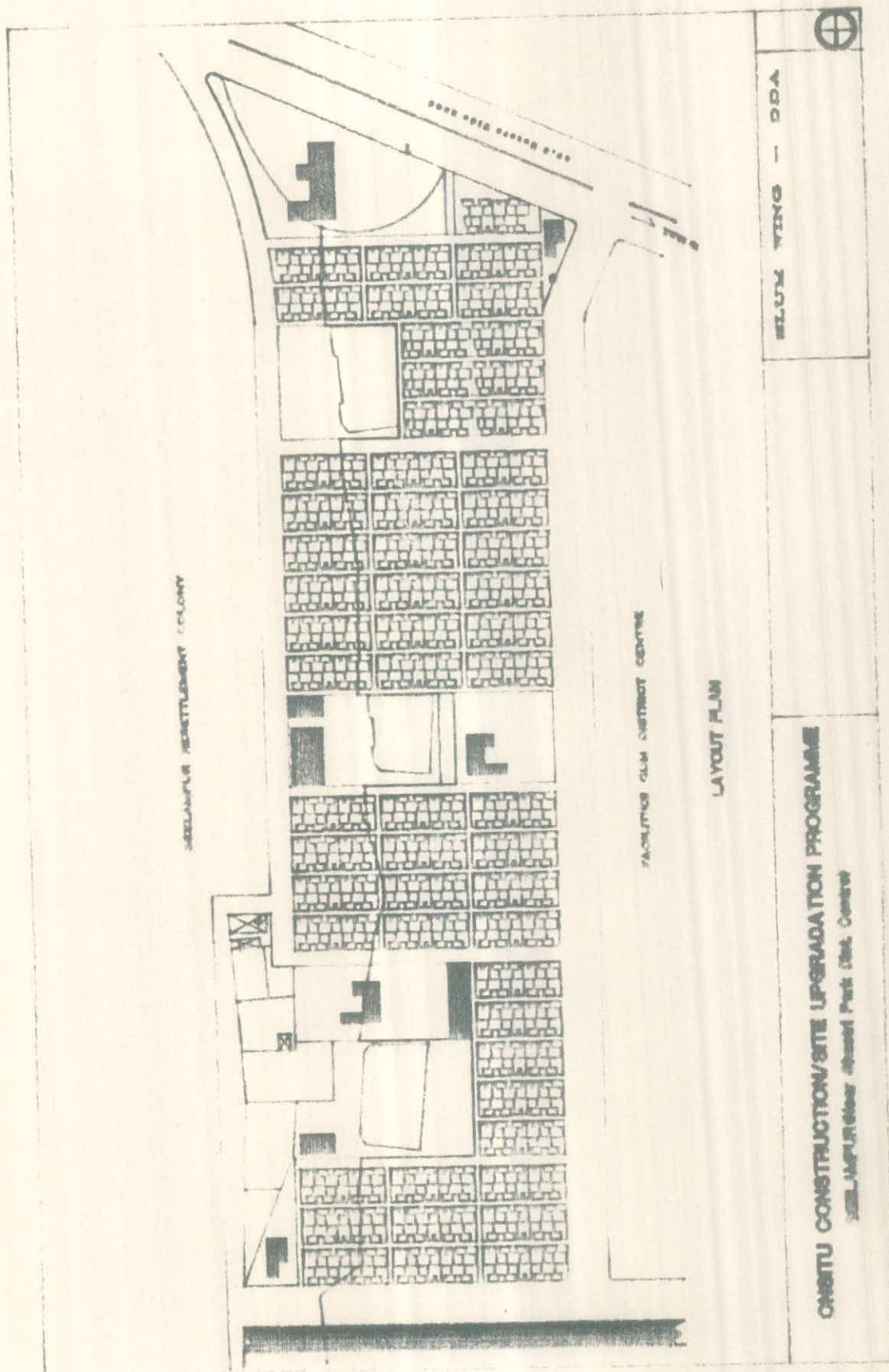
In trans yamuna area, there is no vacant land where plots of sites and services can be carved out, as such, it is very clear that only two pronged strategy namely; i) Onsite development, construction and upgradation of jhuggies and ii) Environmental improvement can be applied. In Trans Yamuna Area, most of the pockets have to be dealt with under 'Onsite development, construction and upgradation of jhuggies' except clusters like Zafrabad (5740 jhuggies) where only environmental improvement can be done due to very high density.

4. Clusters near Seelampur/Shastri Park District Centre.

In 4 clusters namely; i) 459 jhuggies - block C,P,J near Seelampur ii) 1234 jhuggies along pushta, P,I & J block iii) 595 jhuggies - block G Gurudwara park near Seelampur iv) 901 jhuggies - block K Brahampuri road new Seelampur; total number of 3189 jhuggies are there. All the jhuggies can be onsite upgraded, as such, plans have been prepared accommodating 2300 jhuggi jhopries.

5. Plan of the particular complex.

A layout plan of the area bounded by 45 mtr. ISBT Road in the South, 24 mtr. wide road in the West (separating district centre) 13.5 mtr. wide road in the East and a road/drain in the North has been prepared covering a total area of 12.5 hect. Out of this, 5.6 hect. is already occupied by jhuggi clusters, three jan suvidha complexes, some facilities and a large pond. Part of the area is being encroached upon and while inspecting the site on 3/3/91, it was seen that one mosque is under construction and if the area is not controlled, the entire area of facility centre/district centre may be encroached upon. Taking this point into consideration, change of landuse has been proposed of 6.9 hect. from facilities cum district centre to residential so that after clubbing with the existing area under jhuggi cluster stated above, 2288 plots for jhuggi dwellers can be developed in the 1st Phase and 212 plots in the second phase.



6. Detailed design of the cluster (given on Page-20).

6.1 A cluster has been designed on the following principles:

- i) Area of the unit; Centre to centre area of the multi-purpose room including cooking corner. = 12.5 Sqm.
 - Proportionate area of WC, bathroom & washing space (open to sky). = 2.0 Sqm.
 - Proportionate area of private open space = 7.5 Sqm.
 - Total area for each unit. = 22.0 Sqm.
- ii) Physical infrastructure; Services are proposed on group basis i.e. two W.Cs for 6 families, one bathroom for 6 families, one washing space for 6 families. These services have been clubbed around an open small court to make the services economical. One WC and one bathroom would be for females and the other WC for males.
- iii) The entire structure would remain single storey and at no stage it should be two storeyed.

6.2 Area statement of the Complex.

Area in hect. %

i) Residential

- Plots (covered area)	3.8	}	
- Plots (attached open area)	2.0		
Total	5.8		46.4%
- Public & semi public facilities	3.3		27.4%
- Road & lanes	2.2		17.6%
- Commercial	0.3		2.4%
- Parks & green	0.9		7.2%
Total	12.5		100.0%

Gross density of the complex - 183/200 units per hect.

Net density of the complex (after excluding area of public facilities and park) - 322/350 units per hect.

6.3 Services of the complex; Plans of water supply, sewage disposal and drainage have been prepared in a scale of 1:1000 for discussions in the technical committee.

Total water quantity - 2288X5X30=3.5 lakh gallon/day @ 30 gallons/day/capita.

Total sewage disposal - 80% of 3.5 lakh=2.88 lakh gallons/day @ 24 gallons/day/capita.

Total power - 780 KW @ 25 KW/acre.

7. The item is placed before the technical committee of the DDA for

- i) Change of landuse 6.9 hect. from facilities cum district centre to residential.
- ii) Scheme and layout plan of onsitu development, construction and upgradation of jhuggies in Seelampur Area.
- iii) Financing of part of the scheme from the surpluses of facilities centre cum district centre at Shastri Park only to the extent, that the cost is not met with the plan funds of Delhi Administration.

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Item No.: 10.

Sub:- Regularisation of 5 plots falling between Shanker Garden colony (Free hold) and Bodella Residential scheme (Vikas Puri) F50(8) 69-Bldg. Pt.

The above subject matter was considered under Technical committee meeting held on 16.7.90 wherein following decision was taken:

"The Technical Committee noted that these 5 plots were not the part of the original approved layout plan of Shanker Garden, nor these were forming part of the plan approved by the Municipal Corporation of Delhi. It was further noted that while formulating the Vikas Puri residential scheme only these lands were taken into consideration which did not form part of the approved scheme of Shanker Garden. In Vikas Puri Residential Scheme the land use was shown for a park and therefore the same should be followed. Technical Committee, further desired that in case there is some land which still remains un-acquired and is to be developed as a park, necessary action should be taken by the Lands Section for their acquisition."

2. Sh. C.B Mehta, one of the plot owners vide his letter dt. 23.8.90 addressed to VC/DDA has stated:

- i. That in the services design chart of Shanker Garden colony as approved by MCD these plots were included.
- ii. The services as approved by MCD in the year 1959 vide its resolution no. 9 dt. 23.6.59 were laid down by the coloniser while in the set-back cum demarcation plan released by DDA in the year 1971. These plots were shown as park.
- iii. As per the decision of the Technical Committee that the land use in Vikas Puri Residential Scheme was shown as park which has already been developed and their plots were shown park in the approved by DDA while releasing the Building activity in the year 1971 and has further stated that the acquisition of these fully developed plots in terms of services as approved by MCD at this stage can not be adjusted in the Vikas Puri Residential Scheme.

3. The case was discussed in the Technical Committee meeting held on 15.10.90 for reconsideration and it was opined that this item be again put in the Technical Committee after Commr. (Lands) has reported on the status of land in respect of 15 plots regularised by the DDA in 1971 as well as 5 plots under consideration. It was further decided that meanwhile MCD may also conform whether these plots form part of the approved layout plan and whether the services have

been made available for all these plots on the basis of the approved service plan.

4. Accordingly the report from MCD and Commr. (Lands) have been received which is as follows:

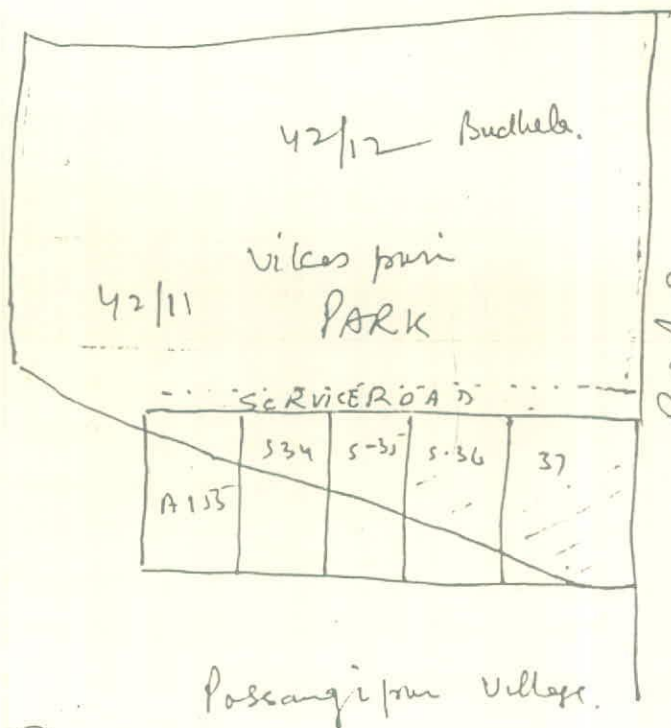
a. Views of MCD: This case was discussed in the layout Scrutiny committee of MCD vide item No. 359/90 dt. 4.12.90 and it was decided that DDA be asked to transfer all the record files and layout plan to MCD for which a reference was made by Ex. Engg. (Bldg.). The applicant has also directed to submit all necessary documents to MCD (Town Planning Department)

b. Views of Lands Section, DDA: As per record of Village Bodella the status of 3 plots as well as 15 plots remains the same, the detailed report of Lands Section is at annexure I.

5. The owners of the plot have submitted the representation to Director (DC&P) with reference to the reply received by them from the Town Planner MCD, requesting that the revised layout plans and building plans were submitted to DDA before this colony was transfer to MCD and as per the policy of DDA any plans received before the denotification of the area which are to be dealt by the DDA and therefore they have requested that this case for regularisation may be dealt by DDA and final advice/decision to be sent to MCD. A copy of plan prep. by Land Section indicating acquired land of DDA, acquired land but possession not taken over is at Annexure II.

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

Annexure-II for Item No. 50



How
24/2/1

ag. land of DDA
ag. land of Pongangipuri
Taken over

Item No. 11

SUB: Relaxation in height and FAR of new CTO building at Janpath. F16(7)/90-MP/

Chief Architect Telecommunications Consultants India Ltd. (A Govt. of India Enterprise) have forwarded plans for construction of new CTO Bldg. adjacent to the existing CTO bldg. at Janpath. These plans have been forwarded by the Chief Architect, NDMC for getting the development controls along with the parking norms. The proposal is having a height of 66.35 mt with 240 FAR and 24.74% ground coverage. It has been observed that as per MPD-2001 the land use of the land under reference is public and semi public.

2. The MPD-2001 provides 25% ground coverage, 100 FAR and 26.0 mt height for public and semi-public buildings, with parking norms as the rate of 2 ECS per 100 sq. mt. of floor area. The development controls were conveyed to the Chief Architect NDMC. Chief Architect Telecommunications Consultants, India Ltd. has represented for relaxation of FAR and height, and submitted that new CTO building is planned to cater to the minimum requirements for the Central telegraph office and its allied services run by the Government of India and as such may not be treated as an Institutional Building. He has further stated that it is mainly a Technical building having predominantly technical and allied office requirements except two lower floors where commercial/general business relating to the telegraph services would be carried out. This is going to be a nerve centre for all the telegraph services and would be linked to the cable network in the nearby existing Kidwai Bhawan/ Eastern Court. Therefore, he has requested that as these requirements proposed to be provided in the building cannot be shifted elsewhere this may be allowed, further if total requirements are not met in this new building, then the whole purpose of construction of a new building will be defeated. This building is going to house predominantly technical requirements, therefore occupancy as at various floors would be limited and would not generate such load on the Municipal and public utility services and therefore requirement of 2.4 FAR is justified. Further they have stated that the building being of technical nature, floor to floor height requirement will be more than the normal office floor ht. and as such relaxation in the total height upto 66.35 mt. be allowed.

3. An alternative conceptual proposal for 150 FAR with 47 mt. height has also submitted by the consultants keeping in

view that as per MPD-2001, for the Govt. buildings. 150 FAR is applicable total requirement for the 22000 sq. mt. an are about 14000 sq. mt. lands be available.

4. The representation of the Cheif Architect, Telecommuni-
cations consultants India Ltd. has been examined & it is
observed that as per MPD-2001 regulations, FAR of 100 and max.
height of 26, mt. are permissible and in case this project
is considered Govt. building as Governmental land use, maximum
150 FAR may be applicable, and keeping in view the ht.
requirements for technical reasons the same be considered
for relaxation with in 150 FAR and parking norms applicable for
office use and for technical area as earlier decided by the
technical committee in cases of telephone exchange buildings.

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requirements for technical reasons the same be considered
for relaxation with in 150 FAR and parking norms applicable for
office use and for technical area as earlier decided by the
technical committee in cases of telephone exchange buildings.

Item No. 12

Sub: Modification to the approved layout plan for the sites allotted to Indian Airlines/Air India, Petrol Pump, Police Post in Baba Kharak Singh Marg.
F.16(48)83-MP

A layout plan of the above received from the CP&D was approved by the Technical committee in its meeting held on 27.3.89. The layout plan incorporated the area of about 4 acres for Air India/Indian Airlines, Police Post 0.5 acres, 0.275 acres for a Petrol Pump and 1.46 under car parking. In connection with the handing over of the site to Indian Airlines/Air India a meeting was taken by the Secretary, Min. of Urban Development on 20.11.90. As follow up of this meeting, a site inspection was conducted on 23.1.91. After the site inspection, it was decided that the approved layout plan may be slightly modified to facilitate the early shifting of the petrol pump and handing over of the land to the IOC/Air India. In pursuance, the L&DO has forwarded a copy of the modified layout plan for approval of the Technical Committee.

In the modified layout plan the proposed location of petrol pump and police post have been intercharged from the parking area. The layout plan as modified by the CP&D has retained the same areas for the plots except parking for which the area has been indicated as 1.56 acres in place of 1.46 acres as per the approved layout plan. This is due to inclusion of 30ft. wide road within the parking area.

The modified layout plan was discussed in the TC meeting held on 18.2.91 and it was noted that earlier also this matter had been examined in the TC and the layout plan providing in a police post petrol pump and 4 acre plot for the proposed India Air Lines/Air India for city terminal office was approved. The propose adjustment in the said lay out plan which had been made by the Ministry were discussed. The representative of the petrol Department was of the opinion that the plot earmarked is for police post measuring 0.5 acres could not be sufficient. He has stated that there was actually a police station not a police post functioning on the site at present and that more land would be required in order to relocate it within the site covered by the lay out plan. The TC decided to defer the further consideration of the item pending verification of the actual land on the part of the Police Department with Ministry of Urban Development with this

In view, also, the representative of the Police Department was asked to check whether there was infact a fulfladged police station functioning there and report back to the committee. Accordingly the reference was made to the Ministry for their views in the matter. Subsequently a meeting was held in the Ministry of Urban Dev. on 27.2.91 wherein DCP(HQ) was also present to consider utilisation of land on Baba Kharak Singh Marg, New Delhi. After detailed discussion it was decided that it is not possible to increas e the land already allotted to Police which is 0.5 acres. DDA representative was requested to consider the modified layout plan for allotment of land to Indian Air lines, petrol pump and Police post.

The modified layout plan is placed before the Technical committee for consideration.

Sub.: Change of land use of an area measuring 2,000 sq.yds. from 'Govt. Offices' to 'Institutional' at I.P.Estate, New Delhi for Centre Applied Politics, F.3(122)/77-MP

A piece of land measuring 2,000 sq.yds. was allotted to the Centre for Applied Politics at I.P.Estate, by the Ministry in the year 1970 for the construction of office building and five single seated rooms for visiting scholars.

2. Reference was again received from the Ministry of Works and Housing in the year 1970 requesting that the plot be shown for 'Institutional' use in the zonal plan and the Ministry be informed about the permissible F.A.R. on this plot.

3. The matter was examined and it was observed that the land under reference forms part of the land earmarked for 'Govt. Offices' in zone D-2 in the north of Indraprastha Marg. The matter was placed before the Authority in its meeting held on 25.5.78 and the Authority vide its resolution no.79 approved the change of land use from 'Govt. Offices' to 'Institutional' use. It was further resolved that F.A.R. of 200 with a maximum height of 80' be followed for the construction of institutional building on the said plot be the 'Centre for Applied Politics'. The decision of the Authority was communicated to the Ministry for the change of land use under section 11-A of Delhi Development Act, 1957. The Ministry's approval was not received. Instead the Ministry sent further proposal for change of land use of land measuring 3066.47 sq.yds adjacent to the plot, allotted to the 'Centre for Applied Politics'. It was pointed out by the Ministry vide their letter dated 10.4.80 that this land will be considered for allotment to some other Institutions.

4. The Ministry vide their letter dated 7.7.80 again requested to change the land use of an area measuring 1,000 sq.yds. from 'Govt. Offices' to 'Press' use and the change of land use of the remaining 4066.47 sq.yds. to 'Institutional' use.

5. The matter was again examined and it was observed that the land use of the entire land measuring 5066.47 sq.yds. is earmarked for 'Govt. Offices' in the Master Plan. It was also observed that no construction had taken place on this plot so far. Out of the remaining area, an area of 1,000 sq.yds., for which the Ministry had a proposal to allot to 'Doorandesh' Hindi Evening Daily for the purpose of a Printing Press, would require the land use to be changed to 'Commercial use'.

6. The matter was again placed before the Authority in its meeting held on 22.9.80 and the Authority vide its Resolution no. 125 rejected the proposal to change the land use from 'government' offices to 'Institutional use' and to 'Press use'. The Authority also resolved that since the land was required for offices of the Delhi Admn./Delhi Development Authority, the Government of India should be asked to allot the unutilised land including the land allotted to the Institute of Applied Politics to the Delhi Admn./DDA.

7. The Min. of Works & Housing vide our letter dt. 18.12.80 was informed about the decision of the Authority and was requested that the piece of land may be allotted to DDA for the construction of its offices so that some of the Public Dealing offices could be relocated in this complex from Vikas Minar.

8. The Ministry of Works and Housing vide their letter dt. 12/14.5.82 informed that this land cannot be allotted to DDA. The matter was again examined in detail in light of the communication received from Min. The LG, Delhi desired that the Ministry be requested to reconsider the matter and allot this land to Delhi Admn. for the purpose of construction of offices of Delhi Admn. as there is acute shortage of accommodation. Therefore it was suggested that the land use as shown in the Master Plan-62 i.e. for Government offices be retained and the land be allotted to Delhi Admn. Communication in this regard was sent to Min. on 19.7.82. The Govt. of India turned down the request vide their letter dt. 1.9.82.

Further reference was received from Desk Officer, Min. of Urban Dev. dt. 8.11.85 regarding change of land use measuring 5066.47 sq.yds. of land in IP Estate from Govt. offices to Institutional and Recreational Green and Services facilities. They endorsed the views of the TCPO in which it was opined by the TCPO that the case pertaining to the allotment of land to Institute of Applied Politics was not referred to the TCPO either by DDA or by the Min. as such neither TCPO is aware of the background nor the approval of the Secretaries Committee for its existence and continuation in Delhi Urban area is known to TCPO. As far as their continuation in Delhi is concerned the proposal should have been screened by the Directorate of Estate and the Secretaries Committee under the Chairmanship of Secretary of the Min. before the said land is allotted to the Institute. They further opined that offices of the Institutions whose activities are not confirmed to Delhi should be shifted outside Delhi as a policy.

being followed for shifting of offices outside Delhi by the Secretaries committee for such similar cases. Therefore it was finally opined that allotment of land to institute of applied politics may be referred to Directorate of Estate and Secretaries committee for their approval.

Lastly the Min. of Urban Dev. vide letter dt. 29.12.86 was informed that the proposal for change of land use from Govt. offices to Institutional was earlier rejected vide DDA resolution no. 125 dt. 22.9.80 and the intimation was also sent to Min. vide our letter dt. 17.11.86. Further Min. was requested to take the necessary action on the TCPO report dt. 25.10.85. Now the request has been received from Central of Applied Politics dt. 11.3.91 addressed to LG, Delhi in which it is stated that the amount for the said plot was duly deposited with the concerned authorities but the permission for use of land for institutional area was not granted.

9. LG, Delhi has observed that the land was allotted to Centre for Applied Politics in 1970 and is in their possession since. The lease deed has been executed. Under the circumstances there is no alternative to formalising the land use as institutional. LG would like this to be brought before the next meeting of the authority for conversion of land use of this plot from 'Govt. offices' to 'Institutional'

10. The proposal is placed before the Technical committee for approval of change of land use of an area measuring 2000 sqyds from 'Govt. offices' to 'Institutional'.

*change land
from Govt. offices to
Institutional
use*