

योजना
Planning

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या F1 (55) 91-MP

दिप्पणो

धन-आवहार

विषय

Draft Minutes of Tech. Committee Meeting
held on 10.9.91.

आवरी सं० विधि किस को बेजी हस्ताक्षर आवरी सं० विधि किस को बेजी हस्ताक्षर

आवरी सं० विधि किस को बेजी हस्ताक्षर

आवरी सं० विधि किस को बेजी हस्ताक्षर

मुक्त (योजना) कार्यालय
आवरी सं० F-1468-VC
दिनांक 12/9/91 16-9

F-234
3-10 Div (DC&P)
4X

F-10/11
11-9-91

F-11/12
4-10
22/9

500
16/9/91

Item No.139/31

Sub: Change of land use of an area measuring 13.97 hect. from 'recreational' to 'residential' at Pul Phaladp3/8ur.

F20(6)/86-MP/Pt.1

The Ministry's reply was discussed in detail and the following observations were made:

- (i) The land under reference was highly prone to squatting and unauthorised construction, its location being in the vicinity of Sangam Vihar colony (a very large unauthorised colony);
- (ii) The site is situated to the south of the Mehrauli Badarpur road about 2 kms away from the Tuglakabad Railway Station and the area earmarked for the new directional railway passenger terminal in which an inland container depot is being developed unauthorisedly by the Railways, ^{It is therefore not suitable} either for expansion of railway station or other railway project including the said inland container depot, in the absence of any inter-linking facilities,
- (iii) The site is very near to the Haryana border where a number of residential colonies such as Rose Garden and Greenfields have already come up;
- (iv) The site does not constitute a part of the southern ridge;
- (v) The Authority had already decided to process the change of land use of this site to residential use, for a total area of about 13.7 hect.

Technical Committee also observed that the housing scheme had been finalised and the construction of houses thereon had commenced. Keeping all these aspects in view, the Committee agreed that Govt. of India, Ministry of Urban Development may be requested to convey its approval/concurrence to the proposal for change of prescribed land use of the said site.

Item No.141/91

Sub: Change of land use from 'green' to 'residential' for utilisation of SFS Scheme at Paschim Vihar.

F.3(32)/89-MP.

Technical Committee observed that Pkt. GH-12 measuring 1.17 hect. was one of the pockets identified as suitable for construction of houses when the DDA drew up a plan for construction of about 1 lakh houses in 1985. Technical Committee, however, noted that

construction of houses on this site had been started without getting the prescribed land use changed as per provisions of Master Plan. It reiterated the decision that no scheme should be taken up by DDA without prior processing for change of land use wherever required.

Subject to the above, it was decided to recommend the case to the Authority for change of land use from that of 'recreational' to 'residential' use of the said pocket, as a special case.

Item No. 148/91

Sub: Policy for allotment of land for church in Delhi/New Delhi.

F.3(10)/91-MP.

Deferred.

Item No. 149/91

Sub: Redevelopment of Mundewala Complex near Idgah Monuments

F.Slum.1(7)/91/Adv.(P&I)

Deferred.

Item No. 151/91

Sub: A policy decision regarding utilisation of agricultural land for institutional facilities e.g. educational, health, religious, social and welfare etc. in Delhi.

F.15(2)/91-MP

Deferred.

Item No. 157/91

Sub: Request for construction of additional flats by Arunoday CHBS Ltd. at Bodella.

F23(134)/85-Bldg.

After detailed discussion, Technical Committee desired that the matter be referred to CLA for his opinion on the general issue involved viz. whether the terms and conditions ^{on} which lands were allotted to the various cooperative group housing societies, would have an over-riding effect over the zoning and building regulations of Delhi Master Plan as applicable at a particular point of time. It was also observed that as per standing instructions, before such proposals were put up to the Technical Committee, they should be examined in the Lands Deptt. to see whether under the terms of the allotment, sanction of additional dwelling units was permissible and/or whether the RCS had approved the membership of those who were intended to benefit thereby. It was also decided that Commr.(Plg) and Dir.(DC&P) may take an internal meeting with the planning and architectural officers to frame the norms which shall apply to the processing of all such requests for revision in the approved layout plans of group housing schemes where the land had been allotted prior

plans of group housing schemes where the land had been allotted prior to 1.8.90.

Item No.158/91

Sub: Regarding approval of 139 DUs in respect of Citizen CGHS at Rohini.

F.23(9)/88-Bldg.

Deferred.

Item No.159/91.

Sub: Change of land use - Sir Chotu Ram Educational Trust, Khanjwala (Ghevra), Delhi.

F.5(37)/84-MP

Deferred.

Item No.160/91

Sub: Proposed links for Hazrat Nizamuddin Railway Station from Mathura Road.

F.5(37)84-MP

After detailed consideration, Technical Committee desired that the possibility of developing a proper link to Hazrat Nizamuddin Railway Station from Ring Road be examined so as to provide for an approach from that side for buses and other heavy vehicles. It was also desired that the proposal for a one way traffic system by constructing a link road from Mathura Road to Railway Station by the side of Hamayun Tomb and the existing road should be reexamined in case the new approach road vide above was found feasible. A fresh integrated circulation plan for the entire area should accordingly be prepared. In the meantime, the Committee desired that all the encroachments which were coming up on the said area should be surveyed by Lands Deptt., DDA and appropriate action initiated to remove the same.

Item No.161/91

Sub: Construction of road from Ring Road (Near Kalindi Colony) to Okhla/Badarpur Faridabad.

F5(8)/89-MP

Deferred.

Item No.162/91

Sub: Regarding 66 KV grid sub station in South of IIT.

F6(25)/85-MP

The proposed location of 66 KV grid sub station south of IIT alongside the main road was approved keeping in view that there was no other suitable site/location available, subject to: (a) maintaining the 45 metre right of way of the road; (b) providing for a proper set back by way of green area between the electric sub-station and road right of way; (c) clearance being obtained from the Ministry of Environment in the case the site had been declared as a forest area. It was also desired that a proper route alignment plan should be prepared and put up to the Committee with respect to the site of the proposed electric sub station as thus approved.

Item 163/91

Sub: Allotment of land to CGHS dispensary at Ashok Vihar, Ph.1
F30(1)75-1L

Deferred.

Item No.164/91

Sub: Allotment of additional land to Naraina Club.

Technical Committee noted that a site measuring about 2000 sq.mt. had been allotted to the said Club. After going through all the relevant details, it was found that the Club area could be extended to about 3000 sq.m. and the rest of the land in which there used to be a pond be kept as green. It was also felt that the approach road for the Club should be widened suitably and the plot which has already been developed as a park be merged with the larger neighbouring park, after providing for the right of way of the approach road. Along with the revised layout plan, similar cases of club allotment in Friends Colony and Safdarjang may be brought to the next Technical Committee to enable it to take an uniform view of area/development control norms to be applied in such cases.

Item No. 121/91

Sub: Regulation of 5 plots falling between Shankar Garden Colony (free-hold) and Bodella Residential Scheme (Vikaspuri)
F.10(8)/69-Bldg.Pt.

The case pertaining to 5 left-out plots in the vicinity of Shankar Garden Colony and Bodella Residential Scheme were explained by Dir.(DC&P) in the light of the detailed examination of the facts of the case which had been carried out by the sub-group./ The following observations were made:

/consisting of
D(DC&P), D(AP&B)
& DLM at the
instance of the
Committee.

- i) The land comprising these 5 plots had neither been acquired nor was it under acquisition,
- ii) In 1958, MCD layout plan and service plan for Shankar Garden Colony, only one of these 5 plots

had been numbered. However, the location of these plots was the same as shown in DDPA plan of 1957 for the said colony.

- iii) The infrastructural services for these 5 plots had accordingly been laid on site.
- iv) Both the Bodella Residential Scheme (Vikas Puri) and Shankar Garden Colony scheme had since been denotified and the services transferred by DDA to MCD.

IN the light of these observations, it was decided that the matter may be referred to MCD for appropriate decision.

Item No.165/91

Sub: Change of land use of an area measuring about 10 acres from 'recreational' to 'Govt.offices' at Sardar Patel Marg, New Delhi.
F.16(8)85-MP

Technical Committee was informed that a Public Notice had been issued for inviting objections/suggestions for the change of land use from that of 'recreational' to 'Govt.office' and in response to the public notice no objections/suggestions had been received. After due consideration, Technical Committee recommended that the matter may be referred to the Authority for information and the Ministry of Urban Development may be requested to issue a final notification prescribing the change of land use accordingly.

Item No.166/91

Sub: Change of land use of plot No.2, Nayaya Marg, New Delhi belonging to Smt. Rajmata Vijaya Raje Scindia.

After due consideration, Technical Committee recommended that the proposal may be referred to the Authority for consideration as a case of 'Special Permission' to allow these residential premises to be used for purpose of running a chancery, a German Embassy School and ^atheir trade office combined. It also recommended that in case the building is reconstructed the norms as applicable for foreign mission should apply subject to height specifications.

DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)

Drafts Minutes for the Meeting of Tehnical Committee held on 10.9.91 at 9.30 A.M. in the conference Room of Vikas Minar, 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. Ghanbir, Commr. (Plg.)
3. Mr. B. L. Khurana, C.E. (Elect.)
4. Mr. S. C. Gupta, Director (DC&P)
5. Mr. R. G. Gupta, Director (TYA)
6. Mr. P. C. Jain, Director, (EM AP&B)
7. Mr. U. S. Jelly, Director (LM)
8. Mr. M. N. Khullar, Addl. CA.
9. Mr. P. N. Dongre, Jt. Director (TYA)
10. Mr. Chander Ballabh Jt. Director (AP)
11. Mr. Ashok Kumar, J.D. (Dwarka)
12. Mr. N. K. Aggarwal, (Jt. Director) (W C&A)
13. Mr. Prakash Narain, Jrt. Director (T)
14. Mr. A. K. Gupta, Jt. Director (B)
15. Mr. Pradeep Behari, Sr. Arch. (EZ)
16. Mr. Bhakarwarty, Dy. Director (T)
17. Mr. S. P. Bansal, Dy. Director (NCR&UE)
18. Mr. A. Iqbal, Dy. Director (NL)
19. Mr. Anil Barai, Dy. Director (MP) (Convenor)

L & D.O.

20. Mr. Lakhmi Chand, A.E.

Police Department.

21. Mr. U. K. Chaudhary, A.E.P. (Traffic)

Town & country plg. orgn.

22. Mr. K. T. Gurumukhi, Addl. C.P.

P.W.D.

23. Mr. A. K. S. Tyagi, E.E. (XXI)

D.E.S.U.

24. Mr. S. P. Chopra, S.E. (Plg-I)

M.E.D.

25. Mr. A. P. Sethi, A.T.P.
26. Mr. O. P. Gupta, SE. (Plg).

Item No.139/31

Sub : Change of land use of an area measuring 13.97 hect. from 'recreational' to 'residential' as Pul Phaladpur.

F20(6)86-MP-Pt.I

The Ministry's ^{reply} reference was discussed in detail and the ^{following observations were made} Technical Committee was of the view that the land under reference was highly prone to squatting and unauthorised construction, its location being in the vicinity of Sangam Vihar Colony (very large unauthorised settlements).

i) The land ^{is situated to the south of the Mehrauli Badarpur road} and the ^{area earmarked for the new directed} railway station and the proposal of location of a container depot, is about 2 Km. away from this site and ^{about 2 kms away from} this site is in the south of Mehrauli Badarpur road and therefore, this site has never been under consideration

for the use either ^{for} expansion of railway station or the railway ^{project} activities including the ^{separate inland} container depot, this ^{is} does not in any way interlink or connect with the ^{because of this} railway ^{in the absence of any interlinking facilities} activity.

3. This site is very near to the Haryana Boarder where a number of ^{residential} colonies such as Rose Garden, ^{and} Greenfields etc.

have come up, in Haryana area in the vicinity of this pocket and ^{already} this pocket/area is also not effected as part ^{of the southern} identified ridge.

5. Keeping in view the above points, a decision was taken by the ^{technical Committee decided} Authority to process the change of land use of this site to residential use, for ^{had decided already decide} an area measuring about 13.97 hect. Technical Committee also observed that meanwhile

the housing scheme has been finalised and the construction of houses ^{is} going on at the site and therefore, desired that Govt. of India, Ministry of Urban Development may be requested to convey its approval/concurrence for processing the change of land use of the site under reference. ^{Keep all those aspects in view the Committee agreed} ^{in the proposal} ^{said site}

Item No.141/91

Sub : Change of land use from 'green' to residential for utilisation of SFS Scheme at Paschim Vihar.

F3(32)89-MP

Technical Committee observed that pkt.GH-12 measuring 1.73 hect. was one of the pockets identified during 1985 for construction of houses when the DDA ^{drawn up a plan for} decided to construct about 1 lakh houses. ^{in 1985} Technical Committee also noted that

in fact, construction of houses ^{on this site had been} should have been started after getting land use changed ^{the prescribed} and decided that in future no scheme should be taken up without ^{by DDA} proper processing the cases and the change of land use wherever ^{required} involved.

Subject to the above, flats have
~~In view of the fact that the plots are already constructed,~~ ^{to} it was decided ~~that we may recommend the case to Authority for change of land use from recreational to residential use of this site,~~ ^{that if} ~~as a special case.~~ ^{and pocket}

Item No.148/91

Sub : Policy for allotment of land for church in Delhi/New Delhi.

F3(10)91-MP

Deferred.

Item No.149/91

Sub : Re-development of Mundewala Complex near Idgah Monuments

F.Slum 1(7)91/Adv.(P&I)

Deferred.

Item No.150/91

Sub : Preparation of zonal plan of Trans Yamuna Area.

FR.1(30)91-Dir.

Deferred.

Item No.151/91

Sub : A policy decision regarding utilisation of agricultural land for institutional facilities e.g. educational health, religious, social and welfare etcf. in Delhi.

F15(2)91-MP

Deferred.

Item No.157/91

Sub : Request for construction of additional flats by Arunoday CGHS Ltd. at Bodella.

F23(134)85-Bldg.

After detailed discussion, Technical Committee desired that the matter be referred to CIA for his opinion on the ^{general} issue, ^{involved viz.} whether the terms and conditions ^{which} on the land, ^{are} were allotted to the various Cooperative Group Housing Societies, would have an over-riding effect over the zoning and bldg. regulations of Delhi Master Plan ^{as} applicable at a particular point of time. It was also decided that in the first instance, ^{discussed as per study instructions,} before the matter is considered in the Technical Committee or in the Bldg. section the matter should be examined in the ^{Dept. of Bldg., they should} land section, ^{Dept. to see whether the} under the terms of allotment, ^{sanction of} for permission.

of additional dwelling units to a particular group housing society. It was also decided that Commr.(Plg.) & Dir.(DC&P) *to say permissible and whether the R.C.S. had approved the membership of those who were* (H)

may take an internal meeting with the planning and architectural officers to have a firm opinion on the norms which will apply to such group housing cooperative societies or to any other group housing scheme where the land was allotted prior to 1.8.90 and were coming forward for making the *revision* division of the layout plan. *the processing of all such requests for revision in the proposed layout plan*

Item No.158/91

Sub : Regarding approval of 139 DUs in respect of citizen C.G.H.S. at Rohini.

F23(9)88-Bldg.

Deferred.

Item No.159/91

Sub : Change of land use - Sir Chotu Ram Educational Trust, Khanjwala (Ghevera) Delhi.

F5(37)84-MP

Deferred.

Item No.160/91

Sub : Proposed links for Hazrat Nizamuddin Railway Station from Mathura Road.

F5(37)84-MP

Technical Committee desired that, *After detailed consideration, the possibility of developing* proper link to Hazrat Nizamudin Railway Station from Ring Road *as to provide* side should be examined so that the heavy movement of the buses would have an approach from that side. *for buses & other heavy vehicles* It was also desired that the proposal of having a one way traffic by constructing a link road from Mathura Road to Railway Station by the side of Hamayun Tomb and the existing road should also be re-examined in the light of the proposal to have a link from ring road. *case the need to approach road side above was found feasible. A fresh circulation plan for the entire area should accordingly be prepared.* An integrated plan, therefore, was suggested to be prepared. *In the meantime, the Committee*

Technical Committee desired that all the encroachments which are coming up in the lands which are within the jurisdiction of DDA and the developed area should be surveyed and action should be taken by DDM. *Land Dept DDA and appropriate action initiated to remove the same*

Item No.161/91

Sub : Construction of road from ring road (near Kalindi Colony) to Okhla/Badarpur Faridabad.

F5(8)89-MP

Deferred.

Item No.162/91

Sub : Regarding 66KV grid sub station in South of IIT.

F6(25)85-MP

The proposed 66 KV grid sub station located in South of IIT along with the main road, keeping in view that there is no other suitable site/location available, was approved subject to a) maintaining 45 metre right of way of the road; b) to have a proper set back with green between electric sub-station and road right of way; c) subject to the clearance from the Ministry of Environment as the area under reference is declared as forest area under the forest act. It was also decided that proper route alignment should be prepared and put up with this proposed site of the electric sub station.

Item No.163/91

Sub : Allotment of land to CGHS dispensary at Ashok Vihar, Ph.I F30(1)75-IL

Deferred.

Item No.164/91

Sub : Allotment of addl. land to Naraina Club.

Technical Committee noted that an area measuring about 2000 sqm. is allotted for club. After going through all the details, it was decided that the area of the club may be extended to about 3000 sqm. and the rest of the area which was used to be a pond be kept after filling, be used as green. It was also decided that an approach road for the club should be 9 metre wide enough of which 3 metres towards the club may be used as parking along the road. The corner plot which is already developed as a park after making the road right of way may be linked with the better plot which has already developed as park and retained as park area. It was also decided that the quantum of construction should be maximum 15% coverage with 2 storey building.

Item No.121/91

Sub : Regularisation of 5 plots falling between Shanker Garden Colony (free hold) and Bodella Residential Scheme (Vikas Puri).

F50(8)69-Bldg. Pt.

The matter pertaining to 5 plots in the vicinity of Shankar Garden Colony and Bodella Residential Scheme

^{was}
~~were~~ explained by Dir. (DC&P) keeping in view the detailed examination ^{in the light of the} done by the group consisting of Dir. (DC&P) ^{out of the facts of the case which had been carried out by the} Dir. (AP&B) & DLM. ^{at the instance of the Committee} It was noted that the land under these 5 plots ^{had been} is neither acquired nor under acquisition. Technical Committee pursued earlier comments with regard to the status of these plots as indicated in the DDPA layout plan of 1957, and the MCD layout plan and service plan of 1959, and the set back ~~demarcation~~ ^{demarcation} plan prepared by the DDA for Shankar Garden Colony in the year 1971 and the Bodella Residential Scheme prepared by the DDA. Technical Committee observed that the plots under reference are not at all effected in the Bodella residential scheme (Vikas Puri). ^{Technical Committee also further 1958} It was also observed that in the MCD layout plan and service plan of the year 1958, ^{for Shankar Garden Colony} Out of 5 plots ^{only one of these 5 plots had been} one plot was numbered and the remaining 4 plots unnumbered. ^{However} The location of these plots ^{was} were the same as shown in DDPA plan of 1957. ^{for the said colony} It was also observed that in the MCD service plan these plots were included and the service for these plots were ^{had} also laid on the site. Technical Committee noted that ^{already been} both the Bodella Residential Scheme (Vikas Puri) and Shankar Garden Colony ^{Scheme had been} have been denotified in the development area of the Authority. ^{by DDA in MCD} Technical Committee, keeping in view the above observations, ^{in the light of these} therefore, ^{it was} decided that the matter may be referred to MCD with the observation that these 5 plots are neither acquired nor under acquisition whereas ^{and} for these plots MCD in its plan of 1959 approved the service plan and accordingly services have been laid on site. ^{that} Therefore, MCD may consider these plots for regularisation ^{within the frame of already} approval as there appears to be no relevant reason for earmarking these plots in the set back/demarcation plan of Shankar Garden Colony prepared by the DDA in the year 1971, as these plots were not in question for the set back/demarcation plan in the year 1971. ^{of Shankar Garden Colony}

Item No.165/91

Sub : Change of land use of an area measuring about 10 acres from 'recreational' to 'Govt. offices' at Sardar Patel Marg, New Delhi.

F16(8)85-MP

Technical Committee was informed that a Public Notice has been issued for inviting objection/suggestions for

the change of land use from ^{that of} 'Recreational' to 'Govt. office' and in response to the public notice no objection/suggestions ^{had been} are received. ^{After due consideration} Technical Committee recommended that the matter may be referred to the Authority for information and the Ministry of Urban Development, may be ^{requested} informed to issue a final notification ^{prescribing} for the change of land use. ^{accordingly}

Item No.166/91

Sub : Change of land use of Plot no.2, Nayaya Marg, New Delhi belonging to Smt. Rajmata Vijaya Raje Scindia.

^{After due consideration} Technical Committee recommended that the proposal may be preferred to the Authority for consideration as a case of 'Special Permission' to allow ^{these} residential premises to be used as ^{for purpose of a chancery, a} Diplomatic Mission to utilise it as German E@mbassy School and ^{that Trade Office combined} Commercial Department. It is also recommended that in case the building is re-constructed the norms as applicable for 'foreign mission' should apply ^{subject to} ^{height restriction}

[Signature]

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on 10.9.91 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority, I.P. Estate, New Delhi.

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
1.	139/91	Change of land use of an area measuring 13.97 hect. from Recreational to Residential as Pul-phaladpur. F20(6)86-MP-PT.I To be presented by DD(MP) DEFERRED	1-2
2.	141/91	Change of land use from 'green' to residential for utilisation of SFS scheme at Paschim Vihar. F3(32)89-MP DEFERRED To be presented by JD (AP)	3
3.	157/91	Request for construction of additional flats by Arunodaya CGHS Ltd. at Bodella. F23(134)85-Bldg. To be presented by JD (B) DEFERRED	4-5
4.	148/91	Policy for allotment of land for church in Delhi/New Delhi. F3(10)91-MP To be presented by JD (AP) DEFERRED	6-7
5.	151/91	A policy decision regarding utilisation of agricultural land for institutional facilities e.g. educational, health, religious, social and welfare etc. in Delhi. F15(2)91-MP To be presented by DD (NCR&UE) DEFERRED	8-10
6.	158/91	Regarding approval of 139 DU's in respect of citizen C.G.H.S. at Rohini F23(9)88-Bldg, To be presented by JD(B)	11
7.	159/91	Change of land use - Sir chotu Ram Educational Trust, Khanjhwala (Chevra) Delhi. F20(10)87-MP To be presented by DD(NCR&UE)	12-13
8.	160/91	Proposed links for Hazrat Nizamuddin Rly. Stn. from Mathura Road. F5(37)84-MP To be presented by JD (T)	14-17
9.	161/91	Construction of Road from Ring Road (near Kalindi Colony) to Okhla/Badarpur Faridabad. F5(8)89-MP To be presented by JD(T)	18-23
10.	162/91	Regarding 66 KV Grid sub-station in South of IIT. F6(25)85-MP To be presented by JD (AP)	24-27

11. 163/91 Allotment of land to CGHS dispensary at Ashok Vihar, Ph. I. F30(1)75-IL To be presented by JD (AP) 28-29
12. 149/91 Re-development of Mundewala complex near Idgah Monuments. F. Slum 1(7)91/Adv. (P&I) To be presented by Dir. (TYA) Deferred
13. 150/91 Preparation of Zonal Plan of Trans Yamuna Area FR.1(30)91-Dir. (TYA) Deferred. To be presented by Dir. (TYA)
- LAID ON TABLE ITEMS :
14. 164/91 Allotment of addl. land to Naraina club.
15. 121/91 Regularisation of 5 plots falling between Shanker Garden colony (free hold) and Bodelia Residential Scheme (Vikas puri) F50(8)69-Bldg. Pt.

Item No.139/91

Sub:- Change of land use of an area measuring 13.97 hect. from 'recreational' to 'Residential' at Pul Pehlad Pur.

F.20(6)86-MP/pt.1.

1. This case is regarding change of land use of an area measuring 13.97 hect. from 'Recreational' to 'Residential' at Pul Pehlad pur. In this regard a note was sent by Dir.(DC&P) to E.M., Chief Architect, Chief Engineer (SE Zone) with reference to the letter from Ministry dt.11/2/91. The Ministry has stated as under in the above referred letter.
2. This site appears to be very near to the site for the Railway Terminal at Tughlakabad for which they are pressing hard for opening of an Internal Container Deport. The final decision about the location of the Inland Container Depot. is yet to be taken by the Govt.
3. The proposal for change of land use of the land referred to the Ministry of Urban Development for their concurrence for change of land use Ministry's observation on the subject have been received vide reference No.K-13011/121/89-DDVA/IB dt:11/2/91. According to Ministry's letter, Ministry was of the opinion that conversion of this area for residential purpose is not considered desirable.
4. The comments have been received from EM,DDA which are as follows:-
In the matter has been processed for the approval of the Authority then nothing remains to be sent at this stage.
5. The comments received from Chief Engineer are as follows:-
The houses have already been taken up in Pul Pehlad pur and some of the houses are likely to be ready in the month of June,91, and as such I do not find any opinion left to us but to convert the land use from the recreational area to residential."
6. The comments sent by Chief Architect are as follows:-
"The housing in the Pul Pehlad pur was taken up in two pockets i.e. in Pkt.'A & B'. The area of the pkt.'B' is 9.9. hect and the area in pkt.'A' is 4.79 hect. The total area comes to about 14.69 hect, while taking into consideration the existing features i.e. the petrol Pump and the space being left as green under the High Tension line within the site, the

area which was sent to the Ministry for the change of land use is 13.92 hect. In pkt. 'B' almost all the houses proposed as per our plan have been constructed as per the decision taken by the Authority and Screening Committee."

7. In Pkt. 'A' there was a proposal of 392 MIG houses. The construction work for these houses were also awarded and about 192 houses were taken for the construction whereas it was not possible to take up other part of the houses as per proposal due to land dispute. Subsequently on the request of the WAB it was decided to find out some land to the nearby pkt. for the construction of these remaining houses.

8. In addition to the 192 houses we could be able to construct 68 more houses in the additional area and the total number of flats comes to about 260 instead of 392 MIG houses. Hence the total area for which the change of the land use required is equal to 16.12 (i.e. 9.9 + 4.79 + 1.43).

9. It is worth while to mention here that the area of Pul Phelad pur is earmarked for recreational use in the MPD-2001 and the allocation is adjacent to Haryana Boarder. In haryana state adjacent to the site colonies such as Rose Garden, Green field etc. have come up. This area would have been squatted upon, if immediate action had not been taken at that time. That was the reason that this case was forwarded to the Govt. of India for the change of land use after completing the necessary formalities.

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

3

Item No.141/91
SUB : Change of land use from 'Green' to
'Residential' for utilisation of SFS
Scheme at Paschim Vihar.
File No. F.3(32)/89-MP.

1. Reference from E.O.-III to E.M., Commr.(Plg.) desired to indicate the land use of three pockets identified for the construction of 3000 SFS houses in Planning Divn. 'G'.
2. Accordingly, three sites were identified in Divn. 'G' for utilisation of SFS Scheme falling in Master plan 'Green' for which change of land use is required. In this regard, it is to stated that the change of land use is examined and the land use as per approved zonal plan and approved PDP-2001 for these pockets is given below :

<u>Details of Pockets</u>	<u>Area in Ha.</u>	<u>Land Use</u>	<u>As per PDP-2001</u>
i. Pocket - B(G-10)	2.82 Hec.	Group Housing	Res.
ii. G.H.-4(G-17)	3.22 Hec.	Group Housing	Res.
iii. G.H. - 12	1.73 Hec.	Green	Green

3. It may therefore be noted that the change of land use will be required only for (iii) above i.e. G.H.-12 measuring 1.73 Hec. it is surrounded in the north by Jawalapuri PVC Mkt, South Distt. Park. East side - SFS Housing GH - 13 and the west is Distt. Park.

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

IGmNo-157/91

Subject: Request for construction of
additional flats by Arundhya
C.G.H.S. Ltd. at D. cell.

File No. F23(134)65/813g.

The President of the Arundhya C.G.H.S. Ltd. has requested to permit the construction of additional 45 flats (and 11 additional Units for service personnel) to meet with the waiting list of the society members. The society has taken plan from the DDA brochures issued at the time of allocation of flat to the registered co-operative Group Housing Society has mentioned that 15 per cent variation on the higher side subject to density regulation will be permitted over and above density of 60 DUS per acre.

The brief history of the society is as below:-

i) The scheme of Arundhya C.G.H.S. was approved and released for 300 DUS on 4.6.86. The society was allotted 5 acres of land for this purpose. As per the NOC from Group Housing Cell, the society is permitted to construct 300 DUS, at the prescribed density of 60 DUS per acre. Total 15 nos. of SP Units were approved at the rate of 5 per cent of the total no. of DUS.

ii) The scheme was for low rise development of 13.41 mts. height. The society was sanctioned ground coverage of 29.48 per cent and FAR of 116.5 per cent.

2. In the past the counting has been made for these societies which converted some floor area of SP Units into the regular units by charging three times the determined rates in the light of Lt. Governor orders dt. 16.3.37 (Annexure I). The regularisation of additional DUS was processed after the G.H. Cell issued NOC for additional units.

...2/-

DUAC in certain cases where the density of 60 DUs per acre was increased, did not approve the revised plan of additional DUs.

3. As per the decision of Technical Committee held on 21.8.90 where the plans are approved prior to enforcement of MPD-2001 the society would be governed on the basis of norms as per sanction plan with respect to ground coverage and FAR.

4. In view of the above, the request of the Arunodaya C.G.H.S. Ltd. for construction of additional 45 flats and 5 per cent SP Units of the additional flats is placed before Technical Committee for consideration.

ADDITIONAL

Extract taken from file no.F30(6)87/
CS/A/Cs.regarding important decisions
pertaining to Co-op.Societies at page 8/N.

This subject was discussed with VC,DDA
in my office this morning. Finance Member,DDA
was also present.

In the case of a plot measuring above
2 acres if the society has used 2% of the area
meant for service personnel for commercial
purposes then the society will be charged mar-
ket rate for the land in question. If, however,
the land is used for providing dwelling units
for additional members as distinct from the
dwelling units for service personnel,DDA may
charge three times the pre-determined cost.

sd/-

L.G. 18.8.87

VC,DDA

sd/ 24.8.87

F.M./FA(H)

sd/-

25.8.87

sd/-FA(H)

25.8.87

AO(CS)

-6-

Item No. 148/91.

Subj:- Policy for allotment of land for
Church in Delhi/NCT of Delhi.
F3(10)/91-MP.

1. The President, Delhi Catholic Archdiocese vide his letter dated 19.11.80 has requested for allotment of land for the construction of Church in Pitampura and Rohini.
2. The plots of about 400 sq.mtr. in size offered in Pitampura and Rohini are not acceptable. Since they feel that these plots are small & the built up area available on the plots of 400 sq.mtrs. would not sufficient to accommodate about 500 persons at a time.
3. It has been requested that the plots measuring 800-1000 sq.mtrs. be considered for allotment for the construction of a Church as a policy matter so that the devotees of the area could be accommodated in the building at the time of the Prayer.
4. The case is examined in the Planning Cell and comments are as under:-
 - i) Generally religious buildings are being allotted land measuring 410 sq.mtrs. (500 sq.yds.) but in some cases depending upon the nature of the activities of the religious institutions plots more than 500 sq.yds. have also been allotted for religious purposes after obtaining the approval of the Competent Authority.
 - ii) MPD-2001 recommends a plot size of 400 sq. mtrs. for religious buildings which as per building controls provided therein would provide maximum floor space of the order of about 250 sq.mts. if total permissible FAR is availed. The floor space can be so generated if the building is constructed two storey which is generally not a practice in case of the church buildings and thereby would not accommodate the required number of devotees at a time.
5. Keeping in view the observations stated above, it is proposed that Church could be considered to be allotted land measuring about 800 sq.mts. subject to the condition that no other plot for the other purposes would be allotted within the Radius of 2 kms. from the proposed site in an area.

Contd.....2

6. The matter was discussed in the Technical Committee Meeting held on 21.1.91 under Item No.13. Director(AP&B) explained that according to present policy the church was eligible for a plot of land measuring 400 sq.mts. However when the building plan was prepared for a 400 sq.mtrs. plot it was not found possible to provide a proper size for prayer hall and therefore, a representation had been received that the plot area should be increased 800 sq.mtr. Technical Committee desired that the Architect of the Project may be called to explain the problems they are facing in designing the building on a 400 sq.mtr. plot before a final decision is taken.

7. Reference to the letter to Archbishop of Delhi dated 25.2.91 and the subsequent reminder dated 17.5.91, Prof. E.F.N. Ribeiro, Director, School of Planning & Architecture has sent a note vide reference No.PA/G-1/SPA dated 14.6.91. According to this the requirement has been projected as 1296 sq.mtr. and considering the prevailing norms as per MPD-2001 the land requirement would be 1296 sq.mtr. @ 33.33% ground coverage.

The matter is placed before the Technical Committee for review of the size of the plot to be allotted to Church and whether this has to be applied to all Churches being considered for allotment in Delhi.

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Item No. 151/91

Sub: A policy decision regarding utilisation of agricultural land for institutional facilities e.g. educational, health, religious, social and welfare etc. in Delhi.

F15(2)/91-MP

I. BACKGROUND :

The Hon'ble Lt. Governor of Delhi in his note dated 6.9.90, has desired for considering the permission for building a school by Hamdard Education Society on a piece of land surrounded by Sangam Vihar, an unauthorised development which is situated outside the present urban limit but within the urban extension area. Further as per the note of Secretary to L.G., Delhi it has been represented to L.G., Delhi that there is need to favourably consider requests for use of agricultural land for setting up of educational institutions, medical institutions and social welfare houses. The justification for such a special dispensation would lie in the fact that such institutions come to DDA for allotment of land at concessional rates and therefore, if they can assemble private agriculture land on their own and serve the needs of Delhi, they should be supported.

II. OBSERVATIONS :

This has been examined in view of (1) the provision made in the Master Plan for Delhi Perspective -2001 (MPD-2001) approved by the Govt. of India as well as in view of the (2) present urban land policy/the Delhi Land Reforms Act.

- 1 (a) The MPD-2001 has enunciated a policy on 'growth centres'. Based on the population, its growth rate and road linkages, 5 villages have been identified for the location of major health facilities and markets. To cover the deficiencies of lower level health facilities, schools and location of rural industry another 6 rural settlements have been identified. These are Bakhtawarpur, Bawana, Jharoda Kalan, Dhansa, Charla, Jagatpur, Ghogha, Qutubgarh, Jaunti Mitroan Gommanhera. The Development plans for all these growth centres are to be prepared within the provision of MPD-2001. Hence villages in the rural area have already been identified where central facilities for surrounding group of villages are to be provided.

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1 (b) It has come to the notice of DDA that number of cases come to the department for seeking permission to open a school, hospital, religious building etc. on agricultural land in Delhi. In most cases land is also possessed by them and the request is for change of land use i.e. agricultural to public and semi public facilities. There are number of objections some of which are as follows, which do not find favour for considering these requests;

- i) Regularisation of isolated cases for conversion of a agricultural land to public and semi-public facilities would mean putting lot of pressure on the existing infrastructure which would have to be extended for these facilities time and again.
- ii) Permitting such facilities in rural area would mean that these facilities would be attracted in rural area due to lower land price; where as the land marked for such facilities as part of urban area may remain utilised for times to come.
- iii) The philosophy behind provision of public and semi public facilities is to have balance development. Accordingly detailed norms in terms of area and population have been worked out for each specific public and semi public facility and the same are indicated in MPD-2001. Regularisation of individual cases for conversion of land use in rural area indiscriminately, may defeat the basic objective of planned development. There is a speculative aspects of the entire issue, which may also need to be checked.
- iv) It is felt that Municipal Corporation of Delhi may prepare village development plan in respect of all the villages in Delhi at the earliest, so that when these isolated requests for change of land use are received they could be incorporated in a meaningful way. Permitting isolated change in land use may also put serve restriction, while taking up the area for the proposed urban extension, in near future.

2. Besides the objections from Planning point of view the issue has certain legal implication also:

So far as Delhi Land Reforms act and other local revenue laws in Delhi are concerned, there is no provision for conversion of agricultural land for non-agricultural purpose. Section 22 of Delhi Land Reforms Act, 1954 provides that 'Bhoomidar' or 'Assami' has the right of exclusive possession of land for purposes connected with agricultural, horticulture animal husbandry which

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included pisciculture and poultry farming. A limited conversion of agricultural land for industrial purpose is provided under section 23 of Delhi Land Reform Act with the prior approval of L.G., Delhi. But, Commissioner, Delhi is to provide such conversion for the limited purpose of setting up of a brick-kilns. Section 65-A provides that if an agricultural land has not been used for 2 consecutive agricultural years, the land would vest in the gaon sabha. As per Commissioner (Land) DDA from the above provisions, it is clear that the change of land use from 'Agricultural' use to uses such as educational institutions, medical institution, social welfare houses etc. can not be considered.

III. VIEWS OF HONOURABLE L.G., DELHI:

As far as the use of private agricultural for purpose like setting up of educational institutions, hospitals, social welfare houses or religious places of worship is concerned, Hon'ble L.G., Delhi is of the opinion that ;

- i) These are non remunerative activities and should be considered on a separate footing.
 - 2) Individual cases should be considered provided the land does not come in the alignment of major roads, services etc.
 - 3) Change of land use should be considered on a case to case on merits ensuring that the amounts of land is in keeping with the established norms.
 - 4) This would reduce pressure on DDA etc. for allotment of land for these public purposes.
- iv) It is proposed that the case may also be seen by the legal branch of DDA for the comments. The issue shall also require approval of the Govt. for any departure from the present policy. The case is put up for consideration of the Technical Committee.

SUB: Regarding approval of 139 DU's in respect of
Citizen C. G. H. S. at Rohini

No. F.23(9)88-Bldg.

The case is regarding approval of five DUs in addition to 134 DUs approved by DUAC in case of Citizen C. G. H. S. Ltd. at Rohini. The back ground of the case is as below:-

1. The society was allotted land measuring 2.23 acres for 139 DU's as per NOC issued from G.H.Cell. On the basis of NOC from G.H. Cell, the society had submitted proposal for construction of 139 DUs which was forwarded to DUAC for approval. DUAC approved the proposal for 134 DUs only vide its letter dt. 20.3.89, taking into consideration the density of 60 DUs per acre, as insisted upon by the commission earlier.

2. The approved scheme and Building plans were released in June, 1989 for 134 DUs. The society since then has been representing for approval of construction of additional 5 DUs as per NOC issued by G.H.Cell. The Architect of the society in his representation dt. 31.10.90 had mentioned the case of Janyug C. G. H. S. at Rohini which was allotted a land measuring 2.11 acres for construction of 132 DUs as per NOC issued, which was approved by DUAC. As per the density insisted upon by the DUAC i.e. 60 DUs per acre, the Janyug C. G. H. S. should have been approved for $2.11 \times 60 = 127$ DUs only. Whereas DUAC approved the construction of 132 DUs.

Architect of the society had requested in view of the above fact, the construction of 5 no. of additional DUs in Citizen C. G. H. S. be reconsidered and approved. Otherwise the society will be forced to take legal action.

3. At the time of allotment of land, Less area of land was allotted to the society, which has caused reduction in no. of DUs. Matter was placed before Technical Committee on 18.2.91. Technical Committee decided to ask the society to submit fresh proposal as per MPD-2001 guidelines.

4. Architect of the society has represented to Hon'ble Lt. Governor in response to this office letter dt. 19.4.91. He has mentioned the following:-

i) The scheme was approved before the enforcement of MPD-2001.

ii) The case of Janyug C. G. H. S. where five extra DUs were sanctioned by DUAC.

5. In this regard following issues are involved:-

a) NOC issued by the Group Housing Cell is for 139 DUs. Which is a legal binding on DDA.

b) Applicability for the regulations as the scheme was approved prior to enforcement of MPD-2001.

c) In case additional five no. of DUs are sanctioned then total FAR will be 139.3 per cent as the society has already avail 134 per cent FAR for 134 DUs. The Ground coverage is not allotted as additional units are proposed in stilts.

6. On the light of above mentioned circumstances, matter is again placed before Technical Committee for reconsideration.

Item No-159/91

Sub: Change of landuse-Sir Chhotu Ram Educational
Trust, Kanjhawla (Ghevra), Delhi.

F.No.: F.20(10)/87-M.P

1. BACKGROUND :

The case is regarding change of landuse of an area measuring 10 acre from rural to institutional by Sir Chhotu Ram Rural Institute of Technology at Kanjhawla (Ghevra) was earlier discussed in the Technical committee meeting held on 27.3.88 layout committee meeting of MCD on 3.5.88, Technical committee meeting DDA on 31.8.88 and finally Technical committee meeting held on 4.3.91.

2. Decision of the last Technical committee meeting held on 4.3.91:

The Technical committee observed that this item had come up before the Technical committee on two separate occasion earlier. Technical committee had not agreed to the proposed location of a Technical institute in the "Rural Use Zone" as such activities could more appropriately be developed either within the urban areas/extensions or as part of the rural growth centres. Accordingly the trust was asked to submit a request for allotment of institutional plot measuring about 4.0 hact. for location of a Technical institute. It was also noted that the Technical Education Department of Delhi Admn. had already permitted certain course of study to be conducted by the Trust. The Technical committee desired that Delhi Admn. may be requested to take note of this objection and withdraw their recognition to the institute whose locations was in violation of the provision of Delhi Master Plan.

3. Consequent upon the decision of Technical committee the Ministry of Urban Development vide their letter No.K131011/2/91/DDIB dated 6.6.91 pointed out that this case was also examined in the Ministry and raised following queries :
 - a) Whether Delhi Admn. consulted DDA while giving recognition to the institute.
 - b) Whether Technical committee while considering the proposal took into account the views of the Ministry.
 - c) Whether any offices of the Ministry of Urban Development was associated with the deliberation of the committee.
4. It is noted from the record that the queries as raised above are explained, they are as follows :
 - i) As regards the views of Ministry on the subject is concerned it is noted from the record that Ministry of Urban Development did not submit any specific views on the proposal under consideration.
 - ii) Education Deptt. of Delhi Admn. did not consult DDA while recognising Sir Chhotu Ram Education Trust Kanjhawala Ghavra, Delhi.
 - iii) The representative of land and development office Govt. of India Ministry of Urban Development is the member of the Technical committee.
5. It is also felt by the Ministry that the basic purpose of setting up the Technical institute by Sir Chhotu Ram Educational Trust was to provide opportunities for vocational training to students of rural areas, and shifting of such an institute away from rural zone may defeat the very purpose for which it has been set up.
Therefore, the Ministry asked DDA to reconsider the proposal afresh for taking a view on change of land use.
6. The matter is put up before Technical committee for consideration.

Item No. 160/91

Sub:- Proposed links for Nizamuddin Rly. Stn.
from Mathura Road.
(F.5(37)84-MP.

1. LOCATIONS:

The Niz. Rly. Stn. is located on the eastern periphery of Nizamuddin (E). The main access to this terminal is through the Nizamuddin (E) Residential area & through the road from Hotel Rajdoot round about. This road is on the periphery of Nizamuddin (E) residential area.

This road also passes over the Barapulla Bridge which is a protected Archaeological Monument. The existing r/w varies from 7 mts. to 13 mts. The location plan indicating protected monument etc. is placed at Annexure-A.

2. EXISTING CONDITIONS:

The road behind Rajdoot Hotel is mainly used by motorist approaching to Nizamuddin Rly. Stn. & reservation office. There is a heavy mixed vehicular traffic on this road. The road is narrow and is not sufficient for two way bus movement.

3. MPD-2001 PROPOSALS :

a. Rail network.

i) Intracity :

MPD-2001 has envisaged four additional passenger terminals in addition to two existing rail terminals i.e. Delhi Junction & New Delhi.

ii) Integrated Passenger Terminals:

To cater to the requirements four new interstate bus terminals need to be developed within the metropolitan railway terminals, beside one exclusive bus terminals should be developed at Dhaula Kuan or at the junction on Ring Road and National Highway bye-pass near Niz. These metropolitan terminals shall also have ISBT's DTC Terminals etc.

4. BACKGROUND:

- (a) (i) The cases was discussed in the meeting of Road Safety, Traffic & Transportation Engg. Committee held on 9.6.89. The decision was as under:

"It was felt that MCD has already taken up the matter with Railway for handing over the site for the approach road, but action on their part is awaited. However, the improvement of the approach for the existing Niz.Rly. Stn. from Mathura Road also desired."

- (ii) The decision of the RSTTEC and the MPD-2001 provisions were discussed in sub-technical committee meeting of DDA held on 30.6.89 and it was decided that a physical survey plan may be asked from MCD for the formulation of the proposal.

- (iii) Accordingly, MCD was requested vide letter No. PA/DD/T-II/PPW/90/D-119 dated 16.3.90 for P.T. Survey. EE, MCD vide letter No. MD/196/EE(P)II/AE/P/S/D-237 dated 26.5.90 has supplied the P.T. Survey for the road from Rajdoot Hotel to Niz. Rly. Stn. Based on this survey, the Plg. Unit of DDA has prepared a composite parking plan in front of Niz. Rly.Stn. The same was sent to MCD for feasibility vide letter No. PA/DD-II/PPW/TT/529 dated 20.2.91. The plans were also sent to Rly. Police (Traffic), Secy., (Transport), DA for observation. The feasibility report from MCD is awaited.

- (b) (i) Road Safety & Traffic & Transportation Engg. Committee meeting held on 26.10.90 under C.S. Delhi, a new link from Mathura Road to Niz. Rly. Stn. along the Humayun Tomb etc. was discussed and it was decided that DDA shall seek opening of Archaeological Deptt. on the subject and be put in the next meeting of RSTTE.

- (ii) Dy. Commr. of Police (Traffic) Delhi vide letter No.11258/TTP(III) dated 12.12.90 has brought into notice some traffic problems in the area. The present entry point from Mathura Road to Niz. East is also quite narrow. The road between the Rly.Stn. and the old bridge towards Rajdoot Hotel need to be widened. In the letter it is also mentioned that there is a scope for having a better road on the Northern periphery of Niz.East being direct approach of Mathura Road.
- (iii) Superintending Archaeological vide letter No. DLH-139/80-m/729 dated 11.2.91 (Annexure-B). has conveyed that the proposed road is passing through the Nila Gumbad a centrally protected movement, and it was also desired for joint site inspection.

5. ACTIONS TAKEN ON ABOVE DECISIONS/OBSERVATIONS:

- (a) DDA vide letter No. PA/DD/T-II/PPW/89/D-77/154 dated 7.1.91 has referred the location of the link connects Niz.Rly. passing by the side of Humayun Tomb to (i) Nila Gumbad, (ii) Scout School & (iii) DDA park etc.
- (b) As desired by Superintending Archaeologist vide letter No. DLH/139/80/M-729 dated 11.2.91. A joint site inspection was held on under Dir.DC&P), DDA along with the officials of MCD, PWD(DA), Archaeological Survey of India, Delhi Police & DDA for the provision of road from Niz. Rly. Stn. to Mathura Road along Gurudwara, Humayun Tomb etc. The record note of site inspection held on 11.4.91 is placed at annexure-E.

During the site inspection following two options were discussed:

- I. Both entry & exit of traffic for Niz.Rly.Stn. to round about of Mathura Road may be continued through existing road from Niz.Rly.Stn. to Rajdoot Hotel.

- 17 -
- II. To provide one way circulation to Niz.Rly. Stn. another possible option would be through existing road from Mathura Road to Niz.Rly. Stn. through the existing road passing besides, New Horizon School, Bharat Skount, Humayun Tomb, Nila Gumbad & DDA park.

ACTION TAKEN BY MCD.

Executive Engineer (MCD) vide letter No.EE-XXV/D/177 dated 3.6.91 addressed to Director (C) has submitted an alternative approach road plan for the another link in question in respect to the site inspection held on 14.4.91. In the said letter it is suggested that the traffic bound for Niz.Rly. Stn. may take "in" route from round about at intersection on Lodi Road - Mathura Road and "exit" may be given via Old Barapullah NaHlah and Rajdoot Hotel. In the Survey Plan the proposed route has been indicated. At the end it is requested that the above alignment plan may kindly be approved by DDA. So, that the scheme for improvement of this road may be framed.

FURTHER DEVELOPMENTS:

- a. E.M., DDA vide Office Order on 15/17 Feb.,91 regarding depolluting Delhi has mentioned that no railways stn. should be allowed near zoo. The area could as well be converted into city forest.
- b. Supdt. Archaeologist vide letter dated 11.4.91 brought into the notice that while widening the road utmost care should be given for proper perservation of monuments and no structure of the monuments Sabz Burz, Barapulla Bataslewale Nila Gumbad, Humayun Tomb, enclosed wall, along with its platform and Barapulla Bridge should not be damaged & sufficient space should be left in between the monument and road for repairs & good view (Refer Annexure.6).
- c. Dy.Commr.(Police)Delhi vide office order dated 7.5.91 has conveyed that phaying of HTVs & MMVs on Barapulla Bridge which is centrally protected monument of Govt. of India the playing is prohi-bited till further order (Ref.Annexure-X).

The item is placed before Technical Committee for consideration.

GOVERNMENT OF INDIA

SUPERINTENDING ARCHAEOLOGIST

ARCHAEOLOGICAL SURVEY OF INDIA
DELHI CIRCLE, SAFDARJUNG TOMB,
NEW DELHI-110003.

D.O.No. DLH-139/80-M-729

Dated, the 11/2/91.

To

The Director General,
Archaeological Survey of India,
Janpath, New Delhi - 110 011.

Kind Attention: Dr. C.Margabandhu, Director (Monuments).

Sub:- Widening of road behind Rajdoot Hotel to Humayun
Tomb for providing access to Nizamuddin Railway
Station - Permission.

Sir,

On the above cited subject, with reference to your letter No.24/3/91-M, dated 5.2.91 enclosing a copy of the letter No. PA/DD-II/TT/PPW/89/D-77/154 dated 7.1.91 from Joint Director (T), DDA., New Delhi, I have the honour to inform you that as per the site plan enclosed alongwith the letter proposed road has been shown passing through the Nila Gumbad, a centrally protected monument and further through the Bara Pulla Bridge which is again a protected monument. Further, the width of the road has also not been mentioned and therefore, it would be better if a joint inspection of the site may be fixed so that the details could be discussed. A copy of this letter is also being sent to Shri Prakash Narayan, Joint Director (T), DDA., New Delhi with the request to fix up a suitable date for the joint inspection and discussion. Further details would be intimated to you in due course of time.

Yours faithfully,

Sd/-

(B.R.Mani)
Superintending Archaeologist.

Copy to: Shri Prakash Narayan, Joint Director (T), DDA, Vikas
Minar, Indraprastha Estate, New Delhi - 2 for further
necessary action as requested above.

Sd/-

(B.R.Mani)
Superintending Archaeologist.

GOVERNMENT OF INDIA

Annexure-'C'.

SUPERINTENDING ARCHAEOLOGIST
ARCHAEOLOGICAL SURVEY OF INDIA
DELHI CIRCLE, SAFDARJUNG TOMB,
NEW DELHI-110003.

D.O.No. DLH-139/80-M-1971

Dated, the 11.4.91

To

Shri N.K.Chakraborty,
Dy. Director (T)II,
Delhi Development Authority,
PPW, TT Unit-II, Vikas Minar,
I.T.O. 12th Floor, N.Delhi.

Sub:- Widening of road behind Rajdoot Hotel to
Humayun's Tomb for providing access to
Nizamuddin Rly. Stn.

Sir,

With reference to your Site Inspection Notice No. PA/DD/T-II/PPW/91/D-612 dated 8.4.91 on the above cited subject, I have the honour to inform you that the joint site inspection was attended to-day by me in the company of Shri M.K.Goel, Assistant Superintending Archaeological Engineer of A.S.I., Delhi Circle and views of the Archaeological Survey of India were explained. As such I would once again like to bring to your kind notice that while widening the road utmost care should be given for proper preservation of monuments and no structure of the monuments Sabz Burj, Bara Batashewale Mahal, Humayun Tomb's enclosure wall, Nila Gumbad alongwith its platform and Barapula bridge should be damaged and sufficient space should be left in between the monument and road for repairs and good view. During the course of joint inspection it was felt that the road may perhaps be not widened uniformly and therefore full attention has to be paid for proper preservation of monuments.

In addition, I would also like to mention that it should be taken into consideration that no heavy vehicular traffic should be allowed to run on the Barapula bridge, a centrally protected monument of Mughal period. The matter has already been referred to the D.C.P.(Traffic) and during joint inspection today it was also brought to the notice of the representative officer of the Office of the Jt. Director (Transport) of the Delhi Administration. The above points should be kindly included in the minutes of the meeting of joint inspection and any further clearance or permission if required may be sought from the Director General, Archaeological Survey of India.

Yours faithfully,

Sd/-

(B.R. Mani)
Superintending Archaeologist.

DELHI DEVELOPMENT AUTHORITY
(PERSPECTIVE PLANNING WING)
TRAFFIC AND TRANSPORTATION UNIT-II

No. PA/DD/T-II/PPW/91/D-

Dated: 16.4.91

SITE INSPECTION RECORD NOTE

A joint site inspection was held under Director (DC&P), DDA along with the officials of MCD, PWD(DA), Archaeological Survey of India, Delhi Police & DDA for the provision of a road from Niz.Rly. Stn. to Mathura Road.

During the site inspection following two options were discussed.

- I. Both entry and exit of traffic for Niz.Rly.Stn. to round about of Mathura Road may be continued through existing road from Niz.Rly.Stn. to Rajdoot Hotel.
- II. To provide one way circulation to Niz.Rly.Stn. another possible option would be through existing road from Mathura Road to Niz.Rly.Stn. through the existing road passing besides, New Horizen School, Bharat Skout, Humayun Tomb, Nila Gumbad & DDA Park.

For development of option I, the following aspects need to be considered:

- a. In this case the existing road passing through the Rly. Quarter need to be widen for 4 lane divided carriageway.
- b. The existing Gurudwara need to be shifted for smooth traffic circulation.
- c. It is to be examined whether existing Barapulla bridge could able to take further traffic load if the road is constructed a 4 lane divided carriageway for both way traffic.

For option II following aspects need to be examined:

- a. In this case no rly. quarter or Gurudwara may not required for shifting if one way circulation is to be planned.

OFFICE OF THE DEPUTY COMMISSIONER OF POLICE: TRAFFIC: DELHI.

O R D E R

Whereas the plying of HTVs & MMVs on Barapulla Bridge which is a centrally protected monument of Govt. of India under Archaeological Survey of India is causing danger for its preservation/safety.

And whereas it is necessary to ensure the preservation/safety of the said bridge.

Now, therefore, I, M.S. Upadhye, Dy. Commissioner of Police, Traffic, New Delhi, in exercise of the powers conferred upon me under Regulation 30(1) of the Delhi Control of Vehicular and other Traffic on Road and Streets Regulations, 1980, do hereby prohibit the plying of HTVs/ MMVs on Barapulla Bridge till further orders. This prohibitory order will apply through out the 24 hours of every day.

This order shall be published for information of general public in the official gazette and by affixing a copy on notice boards of the offices of all Distt. DCsP and Police Stations in Delhi/New Delhi.

This order shall come into force with immediate effect.

Given under my hand and seal of this office on the 10th day of May, 1991.

Sd/-
(M.S. UPADHYE)
Deputy Commissioner of Police,
Traffic, Delhi.

No. 5824-5923/TTP(III), dated New Delhi, the 10-5-91.

Copy to:-

1. The Chief Secretary, Delhi Admn., Delhi.
2. The Vice Chairman, DDA, New Delhi.
3. The Administrator, NDMC, New Delhi.
4. The Commissioner, MCD, Town Hall, Delhi.
5. The Chief Engineer (I), PWD, (DA) K.G. Marg, New Delhi.
6. The Special Asstt. to the I.G., Delhi.
7. The General Manager, DTE, I.P.E. State, I.P. Depot, N. Delhi.
8. The Commissioner (Transport), Delhi Admn., Delhi.
9. All Addl. CsP, Delhi/New Delhi.
10. The Deputy Secretary (Home), Delhi Administration, Delhi for publishing in the gazette.
11. All Distt. DCsP, Delhi/New Delhi.
12. All ACsP/Traffic & TIs.
13. All SHOs, Delhi/New Delhi through their respective DCsP.
14. PRO, Delhi Police with 35 spare copies.
15. All Transport Unions in Delhi/New Delhi.
16. S.O. to DCP/Traffic.

- b. The entry of the vehicle would be from Mathura Road side through the existing road passing by the side of Humayun Tomb, Nila Gumbad and DDA park thus need to be widened in certain stretches.
- c. For above purpose some green area of DDA Park and few trees of 5 to 6 years old would have to be cut down.
- d. Some land of Humayun Tomb would be required.
- e. If the heavy vehicles allowed to pass through the area of protected monument the question of environment protection will come, due to the fume from the exhaust of vehicles.

The case may be discussed in the DDA's Technical Committee for final decision.

Sd/-
(N.K.Chakraborty)
Deputy Director (T)II.

Jt. Director (T).

Item No. 161/91

Sub:- Construction Road from Ring Road (near Kalindi Colony) to Okhla/Badarpur/Faridabad. (F.5(8)89/MP.

1. LOCATION

The alignment plan of NH-2 bye-pass from Ring Road along Yamuna on the side of Kalindi upto Okhla and finally diverted along defused canal, Agra Canal towards Faridabad and by the side of Badarpur Thermal Plant. This, alignment plan has been envisaged in the MPD-2001. The road from Faridabad border to Har- yana is made available. Thus, the proposed road from Ring Road to Faridabad Border would be a bye-pass of existing Mathura Road. The R/W of this bye-pass is 90 mts. with green belt of 100 mts. on both sides.

2. BACKGROUND:

- (i) The perspective Planning Wing of D.D.A has indicated the above alignment plan for part F.7 & F.19 (Madanpur Khadar) as approved by Authority vide Resolution No. 124 dt. 30.7.93.
- (ii) Chief Engg.(I), PWD, DA vide note No.16(1)86-W1/ DA dated 11.5.89 has addressed to P.S. to L.G., Delhi also mentioned that there is a need for constructing of this link in the area to reduce the amount of traffic on Mathura Road.
- (iii) Chief Engineer (PWD) Vide D.O.letter No.F.12/796/W/ DA dated 9th Jan., 1989 has forwarded a representation of Welfare Association of New Friends Colony, in the said letter Chief Engineer also requested that the proposal of taking the NH-2 on the banks of river Yamuna is essentially required that will not only speed up the movements of the National Highway, also reduce the congestion on the Ring Road and Mathura Road. (Annexure-I).
- (iv) On the basis of the first representation and on the basis of the Chief Engineer, PWD, was requested to supply physical survey plan for the 300 mts. vide strip letter PA/DD/T-II/PPW/89/D-23 dated 30.1.89.

- (v) Suptd. Engg. (PWD), Circle-I, DA vide letter No.23(98)PWD/CV/DA/D-XXI/5501-03 dated 22.8.89 submitted the P.T. Survey Plan (Part) of the proposed road on Ring Road near Maharani Bagh upto Okhla Barrage near Batla House.
- (vi) Commr. (Plg.) along with the officers from Min. of Surface Transport, PWD (DA), DDA (Lands) and representatives of Secy. (Land & Bldg.) DA, inspected the site on 2.1.90. The record note is placed at annexure-II.

3. ACTION TAKEN ON ABOVE DECISION/OBSERVATIONS

- a) Based on the Survey Plan supplied by PWD vide this office letter dated PA/DD/T-II/PPW/90 dated 9.4.90 has sent an alignment plan for the stretch for feasibility check up.
- b) Executive Engineer (PWD), Divn. XXI vide letter dated 29.5.90 has furnished the information regarding the status of land/built up condition encroachment etc. indicating on Survey of India Sheet as desired by DDA. Thus, the E.E. furnished the following information as well as suggestions.

PROBLEMS & PROSPECT OF PROPOSED A/P.

- i) Pockets which are occupied by unauthorised structures.
- ii) Alternative proposal for alignment is feasible due to site condition.
- iii) Informed that major portion of the proposed alignment is yet to be acquired and it has been notified under Section-4.
- iv) Regarding feasibility of proposed bypass, it is stated that major portion of the proposed A/P is coming in the water and slush area as such it will not be feasible to provide pillars for showing the boundary of the proposed alignment.
- v) Regarding proposed alignment beyond Okhla, PWD (DA) suggested that alignment may be taken through the park and joining to the existing road and further the alignment may be taken on the right bank upto the Haryana Border.

c) LAND POSITION:

In this regard at this request of P.P. Wing, DDA the Dy. Dir. (NL) DDA vide letter No. F.9 (4)90/LNC South dated 19.3.90 has marked approximately the location of the pockets of land acquired and which are falling in the alignment plan (on Survey of India Sheet) for which it was also noted that, a fraction of land required for construction of road NH-2 bye-pass belong to DDA. The remaining land indicating to Zone of Survey is yet to be acquired. Though, it was been notified under Section-IV which was issued for development of river bed.

At the end Dy. Dir. (NL) suggested that boundary may be indicated by pillars of NH-2, so that public in general may not purchase the land and construct houses in the alignment of road (Annexure-III).

d) S.E. (PWD), vide letter No. 23(98)PWD/CV/DS/955-56 dated 7.11.90 has brought into notice the following facts. Annexure-IV

1. The construction activity of building in this area is very fast. Until and unless these structures in the shape of permanent structures are removed and further construction are kept in check, no land will be available for the construction of road building. Buildings have already been constructed and are under construction even in the water log stretch of the alignment.
2. The physical survey from Batla House to Haryana Border shall cost more than 5 lakhs and it will serve little purpose unless policy decision is taken at the highest level, regarding the existing structures coming in the way.
3. The tiles/khasras etc. of the land are not cleared and thus is to be done by DDA and not by PWD. The acquisition of land cases can be taken in hand only after obtaining the titles/khasras of the land and getting the land cleared from all permanent bldgs.

4. JOINT SITE INSPECTION/OBSERVATIONS:

The case was also discussed in a meeting of Commr.(P) and Chief Engg.(PWD) on 20.3.91 in which it was desired that a tentative alignment plan to be marked on zonal plan/land use plan of verify it at the site.

The site was again inspected by S.E.(PWD), and Dy.Director (T)II on 30th May, 91. At site the alignment plan which was prepared based on the Survey Plan supplied by PWD taken on August/Sept., 89 has been checked at first instance on the spot. It was noticed that the proposed NH-2 bypass 300 mts. r/w with 90 mts. rd. section is being encroached by the unauthorised construction. Land filling, boundary walls and the plot divisions have been taken on the site.

The real problem starts abutting to the areas of Zakir Nagar where the unauthorised construction of buildings/Land development is very fast and taken a bulb shape over the water. Thus, this bulb shape will create the major hindrance to maintain and to get the proposed r/w irrespective on other encroachments on the area.

5. DECISION IN THE REVIEW MEETING.

The matter has been brought into notice of Commr.(Plg.) in the Departmental Review Meeting held on 8.6.91 in which Commr. desired that the case may be discussed in T/C meeting after earmarking the areas of unauthorised colonies have been regularised falling in the proposed alignment plan. Thus, the same has been demarcated on the plan, though the areas of regularised colonies are falling outside the survey plan.

6. PROPOSED ALIGNMENT IS LIKELY TO BE FEASIBLE BEYOND OKHLA PARK.

- (i) The proposed alignment from Batla House to Badarpur Thermal Plant beyond upto Haryana Border seems to be feasible along the part of disused (Agra Canal) and beyond the meeting point of Road No. 13-A along the Canal upto Haryana Border.

- (ii) In this stretch it is also observed that no. of bungalow, residential plots and ware houses of U.P. Irrigation Deptt. on the left bank of the canal are situated. Though, the same vacant land still available on either sides of the canal to get a divided carriageway for the proposed bye-pass where the canal will act as a divider.
- (iii) The consultant NATPAC vide letter No. NATPAC/ND/DLI/2-F/86 dated 5th May, 1986 addressed to the then Dy. Director (CP) has submitted a technical report which came out with the bye-pass alignment within Haryana could best be provided on the eastern side of the Agra Canal and this could be connected to the bypass alignment running along side River Yamuna within the boundary of the Union Territory of Delhi. The major advantages cited thereto are indicated below.

- i) this yields the most desirable horizontal alignment.
- ii) It can effectively stop the mixing up of local and through traffic.
- iii) It can be connected to the NH-2 bypass running through the U.T. of Delhi without giving rise to any hazardous intersection or alignment features.

For the provision of alignment on the western side of the Agra Canal within Faridabad has also been examined. This option will defeat the very purpose for which a bye-pass is provided as the section of bye-pass between Agra Canal and Faridabad township will be totally trapped with local activities and will eventually have the same fate as the D-M Road. Thus, it would be desirable that the NH-2 bypass be run as suggested in the former option.

With the above observation and background the case may be discussed in T/C meeting on the following aspects:

1. Unless and untill the unauthorised structures and constructions are checked near Zakir Ngr. area, no land will be available for the construction of road.

.....6/-

2. Buildings have already been constructed and unauthorised construction even in progress at site are to be checked.
3. A policy decision is taken at the highest level that already innumerable buildings and other permanent structures coming in the way shall have to be demolished for the purpose.
4. In addition there has to be some machinery to ensure that no future construction comes up in the proposed alignment.
5. For remaining part of the alignment plan from Okhla Park to Haryana Border, the P.T. Survey for the Zone 300 mts. along both the defused canal and main Agra Canal is to be required in the scale of 1:500.

DELHI ADMINISTRATION P.M.D.,
KASTURBA GANDHI MARG HUMENTS,
NEW DELHI-110001.

Subject:- Construction of road from Ring Road (near
Kalindi Colony) to Okhala/Badarpur/Faridabad.

Reference:- Letter No. NFRM/14/works dated 6.1.1989
From the Honorary General Secretary, New
Friends' Colony Residents' Welfare Association
addressed to Lt. Governor, Delhi-Raj Niwas Dy. No.
4464 dated 14.5.1989 (placed below).

The planning of roads is done by DDA. This link
is also under construction by them. Survey details were
furnished to them in 1984. However, the scheme could not be
finalized by them so far. Fresh surveys have been asked for.
The same are being carried out and the survey details shall be
furnished to them by middle of June, 1989. It is hoped that
DDA will be able to finalize the proposals of this link soon there
after. There is a need for constructing this road link in order to
reduce the amount of traffic on the existing Mathura Road.

Encl: As stated.

(C.P. GOEL)
CHIEF ENGINEER (I).

P.S to Lt. Governor, Delhi.

No. 16(1)86-w/DA Dated: 11.5.1989.

F.5(8)89/MP

Annexure-II

PRAKASH NARAYAN
JOINT DIRECTOR(T)

5.4.1990

Dear Sh. Goel,

A joint site inspection of the proposed alignment for NH-2 Bypass was made on 2nd Jan., 1990. This site inspection was attended by the representatives of the DDA, PWD, Delhi Admn., Min. of Transport and Traffic Police.

During the site inspection, it was noticed that the proposed alignment for NH-2 Bypass is being encroached by unauthorised construction. It was decided that a comprehensive note indicating the pockets which are occupied by unauthorised construction, land acquired/notified shall be prepared and submitted to V.C., L.G. for the information and decision regarding the immediate acquisition of land for NH-2 Bye-pass.

The Dy. Dir.(T)-II vide his letter No.PA/DD/PW/90 T-II/16 dated 10.1.1990 requested Sh. A.K.S. Tyagi Executive Engineer, to indicate the pockets where unauthorised construction is existing or in progress. The required information is yet to be received in DDA. It is requested that necessary instructions may be issued to concerned officers that the required information be compiled and submitted to DDA at the earliest.

This matter has also been examined in the Lands Department, DDA. As per the information supplied by the Lands Deptt., the major portion of the proposed alignment is yet to be acquired, though it has been notified U/S 4. The Lands Deptt. has also suggested that the feasibility marking the boundary of the proposed bye-pass National Highway No. II by providing pillars may be examined by PWD.

We have also received a letter dt. 9.3.90 from Hony. Gen. Secy., New Friends Colony Residents Welfare Association on the same subject. A copy of the same is enclosed for reference and necessary action.

With regards,

Yours sincerely,

(PRAKASH NARAYAN)

Sh. O.P. Goel,
Chief Engineer,
Delhi Administration, P.W.D.,
Curzon Road Barracks,
Curzon Road,
NEW DELHI.

No. 23(98)PWDCV/DA/955-50

Dated:- 7.11.1990

To

The Joint Director (T),
D.D.A., Vikas Minar,
New Delhi.

Sub: Minutes of the meeting held on 24.7.90 in the Chamber of Commissioner (Plg.) regarding the proposed alignment plan of NH-2 Bye-Pass (from Kalindi Colony to Okhla/Faridabad).

Sir,

The parawise reply to the various points raised in the meeting held on 24.7.90 in the Chamber of Commissioner (Plg.) is given here under:-

PARA 1:

The PT Survey plan of the alignment was prepared and submitted by this office on 5.8.89. In the PT Survey Plan, the occupied land had been shown. Since then a lot of new buildings have been constructed in the proposed alignment of NH-2 Bye Pass. (The construction activity of buildings in this areas is very fast. Hence it is not feasible to update the PT survey plan showing the vacant plots, built up plots, etc. Unless and untill these structures in the shape of permanent structures are removed and further constructions are kept in check no land will be available for the construction of road. Building shave already been constructed and are under construction even in the water logged stretch of the alignment.

PARA 2:

The proposed alignment from Batla House to Haryana Border also runs in to a number of Banglows, residential buildings, Ware Houses of U.P. Irrigation on the left bank of Agra canal etc. The survey for the second phase is estimated to cost more than Rs 5 lakhs. and it will serve little purpose, unless a Policy decision is taken at the highest level that already existing innumerable buildings and other permanent structures coming in the way shall be demolished for the purpose. In addition there has to be some machinery to ensure that no further construction comes up in the proposed alignment. As it appears, neither DDA nor Police Department are keeping any watch on these constructions are possibility of many of these being in the nature of unauthorised constructions cannot be ruled out.

PARA 3:

(The titles/Khasras, etc. of the land are not clear. This is to be done by DDA and not by PWD(DA). The acquisition of land case can be taken in hand only after obtaining the titles/khasras of the land and getting the land cleared from all permanent buildings which have been constructed in the proposed alignment area.)

Contd....2/-

In view of above, it is suggested that necessary actions may first be taken by the DDA on above points and intimated.

This also disposes of your letter of even no. dated 17.8.90.

Yours faithfully,

Sd/-

(E.R. S.R. PANDEY)
Superintending Engineer,
P.W.D., Circle-V (DA),
MSO Building, New Delhi.

Copy for information to:-

1. The Chief Engineer, PWD(DA)ZI, Kasturba G andhi Marg New Delhi alongwith copies of above references.
2. The Executive Engineer, PWD, Division No. XXI (DA) 1388 dated 30.10.90.

7.11.1990.

Sd/-

Superintending Engineer.

Item No. 162/91

Sub:- 66 K.V. Grid Sub Station in South of I.I.T.

A request has been received from DESU and Elect. Circle-I, DDA with regard to electrification scheme for the location of electric sub-station and alignment of high tension line in Mehrauli-Mahipalpur Road, which was discussed by Director (PPW) in the presence of the officers from DESU, Electrical Circle, DDA, Land Section, DDA Architects from Housing Urban Cell and Perspective Planning Wing.

2. After detailed deliberations on the power load, location of grid stations and corridors for the electric lines, the following have been agreed to :

a) Areas to be served and the maximum demand :

	<u>Max. Demand</u>
1. <u>Residential Area</u>	
No. of DUs.-20,000	62 MVA
2. <u>Commercial</u>	
Big Distt. Centres- 10 HA	7 MVA
Others - 18 HA	2 MVA
3. <u>Industrial Area</u> - 60 HA	10.6 MVA
4. <u>Recreation Area</u> - 487 MHA	3.2 MVA
5. <u>Existing Village</u> - 85	10.0 MVA
	<u>95.7 MVA</u>

Say : 96 MVA

b) Requirement of grid sub station for the load of 96 MVA, the requirement of grid sub-station would be as under :-

	<u>No.</u>	<u>Size of S/Stn.</u>
1. 220 KVA Grid Sub-station.	1	100m X240m
2. 60 KV grid sub station 5		90m X120m

c) Location of grid sub-stations:

i) Site for 220 KV Sub-station for size 180mX240m has been marked as number (1) on the plan. A small corner this site comes under court stay. Officers from DESU were of the opinion that this small corner would not cause hinderance in erection of sub-station.

...2/-

- ii) Five sites each of size 90mX120m for 66 KV Sub-stations have been marked as number (2) to (6) on the plan. Three sub-stations numbered (2), (3), and (4) have been marked and exact locations while the location of sub-station number (5) & (6) are tentative and would be decided while preparing the scheme for the area.

Grid sub station numbered (5) would be located in industrial area, south of IIT Campus and Sub-station numbered (6) would be located near Vasant Vihar.

Corridors :

- i) Two corridors each of 15 mts. width would be reserved for 220 KV tower line connecting existing Bijwasan Mehrauli, 220 KV grid line to 220 KV grid station numbered as (1).

Corridor of 8 mts. width connecting 220 KV grid sub-station numbered as (1) to 66 KV grid sub-station numbered as (6) and further to Dhaula Kuan Grid Station would be reserved.

- ii) Corridor of mts. width for 66 KV station would be reserved between sub-station numbered (1), (3) and further to 220 KV Mehrauli Grid Station.

Corridor of 8 mts. width connecting grid station numbered (1) to 66 KV sub station numbered (2) to sub-station numbered (4) and (5) and to further Saket Electric Sub-station would be reserved.

Corridor of 8 mts. width between sub-station numbered (2) and (4) has been proposed along the Southern Wall of Jawahar Lal Nehru University. It would be preferred if the corridor of 8 mts. width may be reserved within the JNU land because in future DESU may feed a little load of JNU with this power line. Location of grid regulators and power corridors as agreed is indicated on plan (placed on table).

3. The above proposal has been agreed to, however, a point was raised by Sh. T.S. Punn, Addl. Chief Architect, DDA regarding the route alignment and high tension line by the side of Southern boundary wall of JNU. It was pointed out by him that the sufficient space of 8 mts. between the boundary wall and the houses under construction is not available.

4. As such the following two alternatives have been suggested for this high tension line:

- Alternative No. 1) The high tension line could be taken within the campus of JNU towards the North of boundary wall.
- 2) The high tension line could be taken on the alternative route shown in green on the plan.

5. The proposal was considered by the Technical Committee in its meeting held on 17.10.85 under item No.8. Subsequently DESU has written to Electrical Department of DDA vide their letter dated 25.5.90 for handing over the approved site for erecting 66 KV Grid Sub-Station in South of I.I.T. institutional area. As regards in Vasant Vihar/Vasant Kunj the matter is being separately dealt by C.A. in the plan of V.K. Phase-II and the matter has been referred to Area Planning for putting up the case to the Technical Committee, vide ACA-II's note dated 29.5.91.

The site while approval given by Technical Committee in 1985 was tentatively shown at the South West corner of the institutional area in the Master Plan green. However, due to existence of a DEEP Nalah and the Sanjay one Forest the feasibility was examined by Area Planning Wing in view of the extended institutional area in the MPD-2001. Considering the number of trees and side conditions a location on 45 mtr. proposed road near the entry to the Institute of Immunology and Mass Communication was found suitable due to existence of kicker trees and the site being sub-stantially levelled and the matter was referred to Electrical Department to discuss the matter with DESU.

S.E.(E) vide his note dated 3.7.91 has informed that the alternative site proposed on 45 mtr. wide road, East of JNU for 66 KV grid Sub-Station (size 90X120 mtr.) is acceptable to DESU and requested to finalise the proposal so that the Lands Department could be requested for allotment at an early date.

6. The matter was referred to Director Hort. (South) and according to him the land proposed, though shown as institutional in MPD-2001, is a part of Sanjay-I notified under

Forest Act 1980 which prohibits any activity on this land except plantation unless approval of the Central Govt. i.e. Ministry of Environment and Forest is obtained. Director (Hort.) has suggested that a better and appropriate alternative site be considered for allotment to DESJ other than the Sanjay-I. This has been further re-examined by Area Planning Wing and since there is no other land which could be considered for the purpose it is suggested that the matter may be discussed in the Technical Committee, in the light of its earlier decision and the requirement of Grid Sub-Station.

The matter is accordingly placed in the Technical Committee for reconsideration.

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Item No. 163/91

SUB : Allotment of land to CGHS Dispensary
at Ashok Vihar Ph-I.
F.30(1)/75-IL

1. The request is regarding the construction of CGHS dispensary in Ashok Vihar Ph-I. The case was earlier examined in the Plg. Wing and these sites were suggested in the Ashok Vihar Ph-I area. These are identified 'Red' on the copy of the plan at flag 'A'. Site no. 1 and 3 are earmarked as nursery school whereas site no. 2 is out of neighbourhood park and is adjacent to Gurudawara. This site was processed for allotment to CGHS. However, Hony. Secretary, Central Govt. Employees Welfare Association vide his letter dt. 20.11.89 requested that this site is not suitable to them as a school is already running in the said plot and only a small passage is lying vacant between the Gurudawara and school.

The association requested for allotment of site no. 1 in Block -D which measures about 0.52 Acs. approx. This nursery school site is lying vacant. The allotment of land to CGHS dispensary from site no. 2 to site no. 1 was submitted to Dir(DCP) for consideration Dir(DCP) vide his note has stated that the site can be considered for allotment for dispensary but their quantum of construction could be the same as that for a nursery school site.

2. Accordingly, VC/Competent Authority approved the site no. 1 in Block 'D' measuring 0.52 Acs. to CGHS Deptt. for the construction of dispensary on 16.2.90 and the demanded premium has been deposited by ED/CD-12, CPWD on behalf of CGHS.

3. In the MPD-2001, the area for the dispensary is recommended for 1000.00 sq.mts. and the available area at site is 1027.5 sq.mts. as per survey report. However the area is considerably less than the approved quantum of land. Meantime the representatives of the Central Govt. Employees Association met Commr.(Plg.) and it was decided that the plot will be measured again by the survey section.

4. Accordingly, site inspection was carried out on 5.7.91 by Commr.(Plg.) with Dir(AP&B), Jt. Dir(PLG.)-I and Jt. Dir(Survey) and it was decided at site that 9.0 mts. path may be provided perpendicular to boundary wall of park and along the fencing of the park and Mother Dairy Milk Booth upto house no. D-219. This passage is presently being used by the residents of Block 'E' through pedestrian link of park between Block 'D' and block 'E' & its

: 29:

position shown on the syrvey plan placed at flag 'B'.

Total area now prepared for allotment to CGHS dispensary marked A, B, C and D on the plan works out to be 1803.52 square
0.445 Acs..

5. The matter is placed before the Technical Committee for approval.

9.

- recreational/green area or the request of the club could be acceded to so that it could serve a population of the surrounding area as well and falls within the prescribed norms specified in MPD-2001.
3. The matter is placed before the Technical Committee for its consideration.

Form No. 164/91
SUBJECT:- Allotment of Additional Land
Naraina Vihar Club.
File No. F.13(7)83/Instl.

1. Hony. General Secretary of Naraina Vihar Club vide his letter dt. 25th April, 1991 has requested for allotment of additional land measuring about 0.6 hect. (4.5 acres) out of the pond area at the southern boundary of the land already handed over to them so as to meet the requirement of the nearby residential areas like Rajinder Nagar, Patel Nagar, Indrapuri, Rajouri Garden and Kirti Nagar etc.

2. The case is examined and the comments are as under:-

i) Naraina Vihar Club is allotted/handed over possession of land measuring 2000 sq.mts. (0.5 acres) on 29.9.86 (Plan laid on the Table). The additional land asked for a part of the village pond, under the possession of DDA out of which about 700 sq.yds. is under unauthorised encroachments for which a case has been pending in the court of a sub-judge.

ii) Part of the land asked for vest with DDA in the possession of Director (Horticulture)

iv) The total additional area asked for works out to about 7000 sq.mts.

v) MPD-2001 recommends an area of 10,000 sq.mts. for the construction of a club to serve a population

of 1,00,000 (One Lac).

vi) In the recent past DDA has been allotting/considering for allotment land of the order of 2000 sq.mts. to the clubs like Jahangpura, Pitampura New Friends etc.

vii) The site is inspected by the undersigned and it is noted that the pond which is being requested for

allotment is environmental hazard which could either be integrated with the overall plan of the surrounding

Contd...2/-

Laidon Table

ITEM NO. 121/91:

SUB: Regularisation of 5 plots falling between
Shankar Garden Colony (Free hold) and Bodella
Residential Scheme (Vikas Puri).
File No. F.50(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 Shankar 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 Shankar 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 unacquired 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 dated 23.8.90 addressed to V.C., DDA has
stated:-

- (i) That in the services design chart of
Shankar Garden colony as approved by
MCD these plots were included.

Contd../-

- (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) 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 item No. 359/90 Dt. 2.12.90 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).

Contd....3/-

- (b) Views of Lands Section, DDA:- As per record of Village Bodella the status of 5 plots as well as 15 plots remains the same, the detailed report of Lands Section is as annexure I.

5. The owner 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 buildings 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 prepared by Land Section indicating acquired land of DDA acquired land but possession not taken over is at annexure - II.

6. The matter was considered in the Technical Committee in its meeting held under Item No. 10 on 18.3.91, the Technical Committee desired that the matter be again brought before the Technical Committee along with the following information:-

- (i) Plan approved by DDPA and MCD if the year 1959 details of the 5 plots under reference as also the 15 plots which were regularised in 1971.
- (ii) DDA's plan of 1971 indicating to what extent it tallies with the MCD approved plan.
- (iii) Service plans of 1959 approved by MCD with the comments whether that plan tallies with approved plan of MCD and the DDA plan of 1971.
- (iv) Land use of these plots as per MCD-2001; and
- (v) Details ownership of these 5 plots as well as 15 other plots cited as (i) above.

Contd...4/-

- (vi) The present status of the acquisition proceedings in respect of these plots (if any).

7. The matter has been examined with the relevant plans/documents and point wise comments are given below:

- (i) In the 1957 (not 1959 as indicated in the Technical Committee proceedings) plan approved by DDPA. These 5 plots have been shown part of the falls outside the scheme only one plot has been numbered as 155 in the remaining 4 plots have not been given any number. As regards 15 plots regularised by DDA in the year 1971, though part of these plots were also falling outside the scheme but they were given regular numbers in the 1959 approved layout plan.
- (ii) There are two major deviations in the DDA plan of 1971 which are given below:-
- (a) The plots under reference were included and shown as part of park. There are three more plots are form the part of 1959 MCD plan have not been indicated in the year 1971 plan. These are 8-64 to 66. The 15 plots regularised in the year 1971 plan are Block 'A' 122, 123, 136, 137, 146 to 154.
- (iii) The services plan as far as the available report of concerned which are verified from the record of MCD. All the 23 plots refer (ii) above were included in the service plan.
- (iv) The land use as per the MPD-2001 is residential.

(v & VI) Concerned Lands Section.

Therefore the case has to be examined not only with respect of 20 plots to 23 plots including 8-64 to 66 which id not acquired may given up at later stage.

8. The case was discussed in the Technical Committee meeting held on 15.7.91 and after detailed discussion Tech. Committee desired that a small group consisting of Dir.(DC&P) Dir.(AP&B) and DLM may go into the details of the case and placed their recommendation before the Technical Committee within a month.

9. Two meetings of the small group were held on 22.8.91 and 6.9.91. In the first meetings, it was desired that the title of the land should be clearly examined and a) report should be made by the Lands Section indicating whether the land was ever notified for acquisition b) if so, what was latest about that acquisition proceedings and c) whether the land at present is under notification or in other words what is the title of the land.

A detailed report has been received from Dy.Director(LPB) North(in-charge of this area) as also Dy.Dir.(NL) through DLM. This report clearly indicates Shanker Garden Colony is mainly located in village Posangipur Revenue Estate. However, certain plots partly or fully were also forming part of Bodella Revenue Estate covering an area of 5 Bigha and 3 Biswas(i.e. out of Rectangular No.41 forming part of Killa 14 and 15; rectangular No.42 forming part of Killa Nos.11 and 12 and rectangular No. 43 forming part of Killa No.19 ,20 & 22/2). This total area is 5 Bigha and 3 Biswas of Village Bodella and has been left out in the Award No.2183 This land partly forms part of the approved shanker garden(15 plots in nos.) which was partly affected in the approved colony and partly(1 Bigha and 4 Biswa) of 5 plots under reference. Some of the land is for the service lane etc, as the net area of these 5 plots is only 1000 sq.yard.

As per DD(NL) report which is submitted after the site inspection he has verified that the land of these 15 plots and 5 plots at present is neither under acquisition nor stands acquired. Therefore, the title of this land rests with the individual owners as per their title deeds.

From the record available in the file pertaining to their title that vest in the name of the individual plot owner. However, it is presumed that in the revenue record as well as sale deeds are executed as back as in 1966-67 might have been ~~dated~~ - in their names. Therefore, with the above report on the documents and the report from the lands Department, it is quite clear that as far as the title of the land is concerned as the position stands, it is with the individual owners.

10, report on the points -

In the meeting of the Technical Committee, report on the points which were discussed in the earlier meetings were submitted except with regard to ownership of these 5 plots as well as other 15 plots. In view of the comments already available and now with the above report of the Lands Section the matter is placed before the Technical Committee for consideration.

Laid on Table

Item No. 165/91

Sub: Change of land use of an area measuring about 10 acres from "recreational" to "Govt. offices" at Sardar Patel Marg, New Delhi. F16(8)85-MP

Change of land use for the pocket of 4.035 hect. (10 acres) falling in zone D-13 (Chanakayapuri) from residential use to govt. offices was notified by Govt. of India vide notification no. K-13011/1/90/DDVA/IB dt. 29.9.90. However, the MPD-2001 which came in force from 1.8.90, shows the land use as 'recreational'. Therefore, the Ministry of Urban Development was requested to issue a corrigendum specifying the change of land-use from "recreational use" to 'Govt. office'. Govt. of India Ministry of Urban Dev. vide their letter dt. 22.7.91, informed that the question of issuing a corrigendum has been considered and it decided with the approval of Min. of Urban Dev., that a fresh public notice for change of land use from 'recreational use' to 'govt. use' under section 11 A of the Delhi Development Act 1957, is necessary and desired to issue the Public Notice.

Accordingly a public notice for inviting objections suggestions was issued on 3.8.91. In response to the above public notice there is no objections/suggestions received.

The matter is placed before the technical committee for information and recommending to the Ministry of Urban Dev., Govt. of India for issuing a final notification for change of land use of an area 4.035 hect. (10 acres) from 'recreational use' to 'govt. offices.'

8
Ileas No. 166/91

Sub : Change of land use of Plot No.2, Nayaya Marg
New Delhi belonging to Smt. Rajmata Vijaya
Raja Scindia.

Reference has been received from the Min. of Urban Development (Ref. No.K-13011/11/91-DD18/(3583/DDR)-dated 26/27.8.91) with regard to Plot No.2, Nayaya Marg, New Delhi, alongwith the communication from the Ministry of External Affairs indicating that the use of premises at 2 Nayaya Marg, New Delhi by the Embassy of F.R.G. for running a school and their commercial department. This property belongs to Smt. Rajmata Vijaya Raja Scindia who has agreed to sell the property to the F.R.G. Embassy. The Ministry of External Affairs has already conveyed the Govt. of India's No-objection to the purchase of this property subject to fulfillment of other requisite conditions. Since, the property is to be purchased by the Embassy for their school and commercial department to be re-located from Maharani Bagh. The matter was taken up with the NDMC in Jan'91 for no-objection to the use of this property. NDMC however, informed in April 91 that this premises is earmarked for residential use only and therefore, permission for running FRG school and also their commercial department may also be considered by the DDA being the Authority controlling the zonal/master plan of Delhi. Accordingly, reference was received on 24.4.91. The allotment will be used exclusively for the purpose of commercial department of the Embassy and private German Embassy school for 70 children. Since, other Diplomatic Missions are running their school in the same area, F.R.G. may also be allowed for the same.

Contd.....2/-

Separately similar request have also been received from Embassy of F.R.G., New Delhi.

Earlier, the Authority vide resolution No.10 dt. 7.1.91 considered the non confirming use of premises No.D-13, South Extension, Pt.II which is being used by the L'alliance Francaise de-Delhi and the Authority approved the temporary permission subject to waiver of the prescribed composition fee. This matter was considered on the request of the Ministry of External Affairs.

Recently, Authority considered the location of the Diplomatic Mission on plot no.5, Bara Khamba Road which is earmarked for residential use as case of special permission by the Authority as per the provision of Master Plan for Delhi-2001.

The matter pertaining to Plot No.2, Nayaya Marg, New Delhi for running school and commercial department of Embassy is placed before the technical committee for its consideration as the case of 'Special Appeal' being the activities of the diplomatic mission.