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मनुष्य.....Master Plan

विशेष संख्या... F1 (56) 91-MP

Draft Minutes of Tech Committee Meeting
Held on 27.9.91

[illegible]

DEHVI DEVELOPMENT AUTHORITY

(MASTER PLANSECTION)

Draft Minutes of the Meeting of Tech. Committee held on 27.9.91 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th Floor, U.P. Estate, N. Delhi.

The following were present:-

DEHVI DEVELOPMENT AUTHORITY

Mr. C. Noronha, Vice-Chairman
Mr. J. C. Gambhir, Commr. (Plg.)
Mr. Santosh Ailuch, Chief Architect,
Mr. B. K. Khurana, Chief Engineer (Elect)

Mr. S. C. Gupta, Dir. (DC&P)

Mr. R. C. Gupta, Dir. (TYA)

Mr. P. C. Jain, Dir. (AP&B)

Mr. U. S. Jolly, Dir. (IM)

Mr. V. N. Sharma, J.D. (J&D)

Mr. Prakash Narain, J.D. (P)

Mr. N. K. Aggarwal, J.D. (MC & SA)

Mr. Bijay Rishbud, J.D. (Narena)

Mr. Chander Ballabh, J.D. (AP) I

Mr. Ashok Kumar, J.D. (Dwaraka)

Mr. H. S. Sikka, J.D. (Dwaraka Ph-III)

Mr. Jhingun, sr. Architect (Land scape)

Mr. M. N. Khullar, Addl. C.A.

Mr. Pradeep Behari, sr. Arch. (E. Zone)

Mr. Suresh Srivastava, Dy. Dir. (ZP)

Mr. D. K. Saluja, Dy. Dir. (T) I

Mr. N. K. Chakraborty, Dy. Dir. (T) II

Mr. Iqbal, Dy. Dir. (Lands)

Mr. Anil Baral, Dy. Dir. (MF)

(Convenor)

D.E.S.U.

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

SPECIAL INVITIES:

Irrigation & Flood control, Delhi Admn.

Mr. B. S. Hoodu, E.E.

Mr. R. C. Sood, S.E.

Mr. D. Sanyal, Consultant

For Item No. 170/91
For Item No. 73/91

Item No.148/91

Sub : Policy for allotment of land for church in Delhi/New Delhi.
F.3(10)91-MP

Deferred.

Item No.151/91

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

The Technical Committee observed that facilities required for the population of rural Delhi should be provided in a planned manner in the shape of growth centres as specified in MPD-2001. Dir.(TYA) explained that earlier in 1985 a Mini Master Plan had been formulated for the development of rural Delhi on a 3-tier hierarchical pattern consisting of 11 growth centres and 33 growth points with the remaining villages as base settlements.

After reviewing the matter in detail Technical Committee envisaged the following allocation of functions for smooth and co-ordinated development of rural belts in line with Master Plan prescriptions and requirements :

- i) in the case of the rural growth centres identified in the Master Plan, the responsibility for planning is that of DDA while the development of such centres as per plans proposed by DDA is the responsibility of Development Commissioner, Delhi Admn.
- ii) in the case of rural settlements forming part of urban extension areas, the responsibility for both planning and development is that of DDA;
- iii) for the rest of the rural settlements, MCD is responsible for both the preparation and implementation of development plans.

Tech. Comm. has accordingly deemed that
~~iv~~ Delhi Admn. ~~should~~ be approached to release requisite funds to DDA to enable it to discharge its responsibilities vide (i) and (ii) above.

The Technical Committee also desired that the cases of the various rural settlements to be notified as urban settlements/villages under Municipal Corporation Act should be processed on a priority basis.

Technical Committee further desired that due priority ~~also~~ be given to the acquisition of the lands required for development of various facilities in the plan to be prepared for the growth centres and other rural settlements vide above so as to pre-empt the unplanned and haphazard growth of urban activities in rural areas.

Item No.158/91

Sub : Regarding approval of 139 DU's in respect of Citizen CGHS at Rohini.

F.23(9)88-Bldg.

Technical Committee desired that in the first instance all similar cases in which variation in number of flats had earlier been approved be placed before the Technical Committee.

Item No.159/91

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

F.29(10)87-MP

At the outset, Technical Committee desired that factual information with regard to the Trust be furnished to Govt. of India, Ministry of Urban Development, as desired. Further, Technical Committee noted that a prerequisite for allotment of land by DDA to such institutions is sponsorship of the concerned deptt. of Delhi Admn. It would be appropriate therefore that Delhi Admn. consults DDA before granting such recognition in order to ensure that any institution seeking its sponsorship is not already violating any specific provision of Delhi Master Plan. Technical Committee also observed in general, the unauthorised conversion of agricultural lands in the U.T. of Delhi for non-agricultural activities/institutional uses ^{constitutes} ~~is~~ a violation of the Master Plan.

Item No.161/91

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

F.5(8)89-MP

Deferred.

Item No.163/91

Sub : Allotment of land to CGHS dispensary at Ashok Vihar Ph.I

F30(1)75-IL.

Technical committee approved the proposal for allotment of land for the dispensary in Ashok Vihar subject to that the norms of construction of the bldg. should conform to the norms as applicable for a Nursery School building. *The condition that the dispensary be the same as the norms prescribed*

Item No.167/91

Sub : Alignment plan of Mathura Road from Tilak Bridge to Oberoi Hotel.

F5(2)89-MP

Deferred.

Item No.168/91

Sub : Composite alignment plan of Netaji Subash Marg from Delhi Gate to Kasturba Hospital Marg/Ansari Road Intersection near foot over bridge.

F5(41)87-MP

Deferred.

Item No.169/91

Sub : Allotment of land for Daiby Jan Sandesh in Printing Press complex, Wazirpur.

F12(163)90-Instl.

The Technical Committee observed that the area developed by the Authority for Printing Press complex in Wazirpur, *DDA as a*

in MPD-62 was earmarked for 'light & service industry' *in MPD-62*

In MPD-2001 the land use is changed for 'recreational use' *through had been in that of*

therefore, keeping in view that some of the plots have already *the fact*

been allotted for the printing presses the land use of this *the Committee decided that the*

pocket should remain the same as 'light and service industry' *have been submitted for the purpose of*

(printing press complex) and recommended that the case be *to be used for this*

processed accordingly for change in land use from that *of 'recreational' to that of 'light & service industry'*

Item No.170/91

service industry (printing press complex)

Item No.170/91

Sub : Development plan of Palla - Burari Area.,

PA/JD(Plg.)II90/24

Deferred.

Item No.171/91

Sub : Allocation of space for 66 KV grid ESS at Jasola, New Delhi.

F6(12)91-MP

The ~~Technical~~ ^{the proposed} Committee decided that ~~the~~ ^{the} site be located at the corner of Mathura Road and road no.13 A after leaving a green strip along road no.13A. ~~However, this site is~~ ^{The} subject to the approval of the route alignment ~~should accordingly~~ ^{be drawn up by DESU for approval of the TC}. The ~~technical~~ ^{the} Committee also ~~noted~~ ^{noted} that ~~as~~ ^{the} total requirement ~~of~~ ^{of} 220 KV sub-station sites ~~as per MPD 2001 have~~ ^{in the light of MPD 2001, need to be} already been worked out by DESU, a similar exercise for 66 KV sub station sites ~~be~~ ^{may be} ~~also worked~~ ^{conceded} out, keeping in view that for one 66 KV sub station the area to be served should not be less than 300 hect. ~~or~~ ^{and} the load requirement should not be less than 30 MW.

Item No.172/91

Sub : Route alignment of one no.33 KV 3x300 sqm. XLPE underground cable alongwith pilot wire cable from existing 66/33 KV sub station at Park Street sub station to 33 KV Prasad Nagar sub station.

F6(2)91-MP

The ~~Technical~~ ^{the} Committee approved the underground route alignment ~~subject to that it should~~ ^{the condition} be laid below the footpath provided in the road cross section towards New Rajinder Nagar ~~side as there is no proposal to widen Shankar Road towards~~ ^{that and further} this side ~~subject to the confirmation by RITES that it would not~~ ^{Transport Deptt, Delhi Admin} effect ~~their proposal of underground rail.~~ ^{to affect the proposal to lay a metro rail link in the area}

Item No.173/91

Sub : Route alignment of 66 KV D/C HT line from 220 KV sub station South of Wazirabad road to Kailash Nagar.

F6(5)91-MP

Item No.173/91

The Technical Committee observed that ^{as the proposed} route alignment has not been marked on the plan ^{as per} at the scale of 1:1,000, the same could not be examined in detail. ~~Therefore,~~ Technical Committee ^{therefore} desired that DESU ~~should~~ prepare a route alignment plan on ^{the said} ~~that~~ scale clearly indicating the location of towers and the clearance required on either side of HT line ^{extent of} where no building activity ^{may} ~~is~~ to be allowed. The Technical Committee further desired that ^{the} ~~norms~~ ^{prescribed} for clearance on either side of the high tension line with regard to bldg. activity, should be uniformly followed by DESU.

Item No.174/91

Sub : Request for according permission for laying of Gas Pipe line from DESU to Bahardurgarh and Sonapat Industrial Area.

F6(1)91-Mp-

Deferred.

Item No.175/91

Sub : Route alignment for laying one no.33 KV 3x300 sqm. XLPE underground cable alongwith pilot wire cable from existing 33 KV sub station at Rohtak Road to the proposed 33 KV sub station at Madipur.

F6(1)91-MP

^{proposed alignment plan for laying of the said}
The ~~proposal is for laying~~ underground cable ~~and~~
~~the same was approved by technical committee.~~

Item No.176/91

Sub : Proposed development around T.V. tower Pitampura and ochange of land use for various activities.

PS/CA(85)87-88/7918

Deferred.

Item No.177/91

Sub : Proposal for carving out additional plots in Gujrawala Co-operative House Building Societoy, Ph.I,II,III.

Deferred.

Item No.178/91

Sub : Regarding relaxation in the side set back in the corner plots falling in the Rehabilitation on Ministry Employees Co-op. House Building Society at Malviya Nagar.

Deferred.

Item No. 73/91

Sub : Re-development of Janpath Lane.

F.16(89)91-MP

The various observations with respect to the parking and circulation aspects of the proposed re-development scheme of Janpath lane area, as received from the Consultant, Shri Sangal, DCP(Traffic) and Jt. Director(T), respectively, were discussed in detail. Technical Committee observed that the points/issues thus raised were of a general nature and could well be taken care of by NDMC as the chief implementation agency. In this connection, it was pointed out that the specific parameters for basement parking, ground coverage, FAR, height, envelope control, etc within the Janpath Lane had been provided for in the redevelopment scheme itself as per MPD requirements. The concomitant development of the contiguous area for purposes of circulation, parking sites and landscaping ^{respectively.} was the overall responsibility of the NDMC. It was also for NDMC to take note of the detailed traffic plan prepared by the DCP(Traffic) for the proposed redevelopment scheme. The Technical Committee desired that the scheme be placed before the Authority for approval along with the above observations.

Item No.116/91

Sub : Request for additional coverage & FAR on the land of ^{Bahai} ~~Bhai's~~ House of worship, Kalkaji.

F.13(50)78-Bldg.

Director(DC&P) explained ^{the} salient features of the proposed construction plan which had been suitably readjusted on the basis of a joint inspection made by Dir.(Bldg.), Chief Architect, Senior Landscape Architect and representative of Lands Division. of DDA. Technical Committee noted that the proposed building would now be suitably merged with the overall landscape ~~building~~ and would thus not mar the beauty of the temple in any way. At the same time, its location would fall well

within the ~~aggregate~~ ^{total} of land area owned by the organisation. Although the maximum ~~overall~~ ^{covered} area limit which had been fixed at the time when a decision was taken to exclude the Bahai Temple Trust property was ~~excluded~~ ^{thereby} from DDA's land acquisition programme would be exceeded by the ~~proposed construction programme~~, Technical Committee felt that this aspect could be ignored keeping in view the ~~functional~~ ^{present} requirements of the temple complex and the fact that the ~~entire~~ ^{entire} site stands earmarked for institutional (public and semi-public) use in MPD 2001. The proposal was therefore approved as per provisions of the Master Plan subject to the concurrence of the DUAC. Moreover, as the land in question was reported to be ~~still~~ notified as a forest area, the Committee felt that the Bahai Temple Trust would be well advised to obtain the prior clearance of the Ministry of Environment under the concerned forest statute before implementing the proposed construction. ^{plan x}

As regards the request of the Temple authorities for additional parking area, the Committee noted that there was no objection under the provisions of the Master Plan, to ~~DDA~~ land out of the neighbouring ~~green area~~ ^{belonging to DDA}, being allotted to them for the purpose, as proposed, as per usual terms and conditions. ^{In the said green area belonged to DDA} Commr.(Lands) may be asked to process this request accordingly, ^{in consultation with} ~~and Sr. Landscape Architects~~ ^{Department}

Item No.148/91

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

F3(10)91-MP

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.

The Technical Committee observed that MPD-2001 recommended that facilities required for the population of rural Delhi should be provided in a planned manner ^{in the shape of} ~~on a concept~~

of growth centres specified in MPD-2001. Dir.(TYA) explained that in 1985 a Mini Master Plan for rural Delhi ^{had been} formulated identifying 11 growth centres + 33 growth points ^{for the development of rural Delhi on a hierarchical pattern} and the remaining ^{as} ~~as~~ basis settlements. ^{earlier,}

Technical committee After detailed discussion ^{emphasised the allocation of functions for smooth + coordinated development of rural Delhi} felt that:

i) ^{as per the Master Plan} planning of growth centres is the responsibility of DDA ^{while the} ~~and for~~ development of such centres ^{responsibility is that of Development Commissioner, D.A;}

ii) for the rest of the rural settlements for both ^{MCD is responsible} ~~the~~ ^{preparation and implementation of development plans} planning as well as development the responsibility is of MCD.

iii) in the case of rural settlements forming part of urban extension areas, the responsibility ^{for both} ~~of~~ planning and development is that of DDA;

iv) Development Commissioner, D.A. should be approached ^{request} ~~to release funds for planning of such growth centres~~ ^{to release funds for planning of such growth centres} ~~and rural settlements which are to be dealt with~~ ^{by the DDA accordingly.}

The Technical Committee also desired that the rural settlements to be notified as urban settlements/villages under Municipal Corporation Act. should be processed ^{cases of the various} ~~and~~ ^a ~~got notified by the Local Self Govt., Delhi Admn. on priority~~ ^h basis.

Technical Committee further desired that ^{due priority also be given to the} while formulating ^{the} ~~planning proposals based on the above policies by the concerned~~ ^{required for various facilities in the plans to be} ~~organisation, land required for various facilities and social~~ ^{prepared for the small growth centres} ~~and other rural settlements vide above so as to~~ ^{be developed after acquisition and unplanned and haphazard} ~~growth of urban activities in rural areas could be avoided.~~ ^{preempt the}

Item No.158/91

Sub : Regarding approval of 139 DU's in respect of Citizen CGHS at Rohini.

F23(9)88-Bldg.

Technical Committee desired that in the first instance all similar cases ^{in which} ~~which stands approved with the variation~~ ^{had earlier been approved} in number of flats, be placed before the Technical Committee.

Item No.159/91

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

F29(10)87-MP

Technical Committee desired that factual information with regard to ^{at the outset} ~~this institution~~ ^{the Trust} may be furnished to Govt of India, Ministry of Urban development, as desired. ^{Further} Technical

Committee noted that ^{a prerequisite for} allotment of land by DDA to ^{such} ~~various~~ ^{institutions}

institutes/organisations is based on the recommendation and sponsorship ^{of} the concerned deptt. of Delhi Admn. ^{It will be most appropriate} Therefore,

Delhi Admn. ^{therefore} also consults DDA before they recognise any institute ^{granting such recognition in order to} that such ^{ensure that any} ~~an~~ ^{institute} is not violating any provision of

Delhi Master Plan. ^{also} Further, the Technical Committee observed ^{in general}

that ^{the unauthorised conversion of} ~~in principle~~ ^{in the UT of Delhi} in rural area agricultural lands, are not

to be used for non-agricultural activities/institutional ^{is a violation of the Master Plan} uses ~~in violation of Delhi Master Plan.~~

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.178/91

Senior Land Scape Architect and representative of Lands Division of DDA. The Technical Committee noted that the proposed

building will now be suitably merged with the overall landscape construction will be merged within the comprehensive scheme

and will not mark the beauty of the temple. The proposed

At the same time, its location would be well within the appropriate construction is within the area owned by the organisation.

Further, although the fact that although the covered area

However, it was observed that this construction is over and

limit which had been fixed for at the time when the Bahai

Temple Trust property was excluded from DDA's acquisition programme

land was left out from acquisition. The proposed construction

would be exceeded by the proposed construction programme. The

is part of the functional requirements of this complex.

TC felt that this aspect could be ignored in view of the

The technical committee, keeping in view that the land use functional requirements of the temple complex and the fact that the

of the site in MPD 2001 is earmarked for institutional (public

and semi-public) use approved the same and desired that nece-

on MPD 2001. The proposal was therefore approved as

ssary clearance be obtained from the Govt. of India, Ministry

of Environment before starting the construction as the land

is part of notified Forest Area under the Forest Act. The

proposed construction may also be got cleared from DUACs

before conveying the sanction.

of commencement of the DDA. As the

Moreover, as the land in question was still reported to

be still notified as a forest area, the Committee felt that

the Bahai Temple Trust would be responsible

well advised to obtain the prior

clearance of the Ministry of Environment

under the concerned forest statute before

implementing the proposed development

construction plan

As regards the request of the Temple

authorities for additional parking area the

Committee noted that the land out of the neighbouring

green area could be allotted to them for the

purpose, as proposed by the Dept. subject to

as per usual terms & conditions. Com (L)

may be asked to process this request

accordingly.

There was no objection to the provision of the Master Plan, to

the provision of the Master Plan, to

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ITEM NO. 148/91:

Sub: Policy for allotment of land for church in Delhi/
New Delhi. F3(10)91-MP

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. F15(2)91-MP

This was discussed in detail and it was observed that MPD-2001 endorsed ^{that} ~~for~~ facilities are required outside the urban area in the growth centre as indicated in the Master Plan. It was also stated by the Dir. (TYA) that there was mini Master Plan of rural area of Delhi prepared in 1985. Therefore it was decided that further details to be worked out within the frame work of MPD-2001 and the mini Master Plan of rural area 1985. It was further pointed out that ^{for} ~~the~~ the urban extension area of 2001, the plans are to be worked out by the DDA along with its development. For the area outside the urban extension, it is governed by MPD-2001 and Master Plan of rural villages 1985. On this basis the further details are to be worked out and the case be again brought before the TC. It was further decided that in the urban extension ²⁰⁰¹ ~~many~~ villages are coming which are required to be notified as urban villages ^{under} ~~to~~ MCD act, for which the case be placed before the Authority.

ITEM NO. 158/91:

Sub: Regarding approval of 139 DU's in respect of citizen CGHS at Rohini. F23(9)88-Bldg.

This was discussed in detail and it was decided that ^{all} ~~any~~ such cases of similar nature which have been approved by the DDA are to be placed before the TC again.

ITEM NO. 159/91:

Sub: Change of land use Sir Chotu Ram Educational Trust, Khanjhwala (Ghevra) Delhi. F20(10)87-MP

This was discussed in detail and it was decided that we may give ~~the~~ ^{the} factual information as asked by the Ministry. It was further opined that the ^{planned} ~~plan~~ development is to be taken place in proper sequence. It was further opined that when ~~any~~ land is allotted to any institutions, DDA confirms that it is sponsored by the Delhi Admn., in the same manner Delhi Admn. while giving recognition to any institute should give due ^{weightage} ~~weightage~~ to the Master Plan. This may be informed to the Delhi Admn. It was further desired that any private land to be used for any institute out side the urban area should not be allowed

and with this decision of the TC the approval of the authority be obtained.

ITEM NO. 161/91:

Sub: Construction of Road from Ring Road (near Kalindi Colony) to Okhla/Badarapur, Faridabad. F5(8)89-MP

Deferred.

ITEM NO. 163/91:

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

The allotment of land to CGHS dispensary at Ashok Vihar was discussed in detail and the proposals ~~was~~ laid on table was approved.

ITEM NO. 167/91:

Sub: Alignment plan of Mathura Road from Tilak Bridge to Oberai Hotel. F5(2)89-MP

Deferred.

ITEM NO. 168/91:

Sub: Composite alignment plan of Netaji Subhash Marg from Delhi Gate to Kasturba Hospital Marg/Ansari Road Intersection near foot over bridge. F5(41)87-MP

Deferred.

ITEM NO. 169/91:

Sub: Allotment of land to Daiby Jan Sandesh in Printing Press Complex. Wazirpur, F12(163)90-Instt.

It was discussed that the printing press complex ~~by~~ at Wazirpur was indicated as light and service industry area in MPD-~~2001~~⁶², however, in MPD-2001 it is indicated as recreational. It was therefore decided that the change of land use is required to be processed from recreational to light and service industry (printing press complex), which is to be referred to the authority.

ITEM NO. 170/91:

Sub: Development Plan of Palla - Burari Area. PA/JD(Plg)II90124

Deferred.

ITEM NO. 171/91:

Sub: Allocation of space for 66 KV grid ESS at Jasola, New Delhi. F6(12)91-MP

This was discussed in detail and it was stated by representative of DESU that requirement of 220 KV sub station till 2001 have already been worked out by DESU. It was therefore decided that in the same manner no. of 66 KV sub station should be worked out by the DESU and to be ~~subm~~

Submitted to the DDA. Representative of DESU further stated that 300 hect. or 306 MW can ^{be} catered by ^{one} 66 KV sub station. After detailed discussion the tentative site ^{at} of 66 KV ESS along road ^{no} 13A on the corner of start of Jasola Scheme was approved. However, ^{the} ~~this~~ approval is subject to the route alignment to be placed and approved by the TC.

ITEM NO. 172/91:

Sub: Route alignment of one no. 33 KV 3x300 sq.m. XLPE underground cable alongwith pilot wire cable from existing 66/33 KV S/Stn. at Park Street sub-station to 33 KV Prasad Nagar sub-station. F6(2)91-MP

This was discussed in detail and it was decided that the route passing along Shanker road should be below the footpath ^{towards} ~~was~~ new Rajinder Nagar side. Further the route is affected ~~as the in~~ RITES proposals. Therefore the NOC be obtained from the RITES.

ITEM NO. 173/91

Sub: Route alignment of 66 KV D/C HT line from 220 KV sub-station South of Wazirabad Road to Kailash Nagar. F6(5)91-MP

This was discussed in detail and it was observed that DESU has not submitted the plan at the scale of 1:1,000, therefore it ^{could} ~~should~~ not be examined in detail. In future DESU should submit all their route alignments at the scale of 1:1000. DESU ^{may} ~~should~~ also indicate the location of towers and the clearance required on either side of HT line where the building activity will not be allowed ~~to~~ to be clearly specified. It was further desired that norms for giving clearance on either side of the HT line for various type of HT lines where the building activity is not to be ^{permitted} ~~submitted~~ ^{should} ~~could~~ be specified by DESU.

ITEM NO. 174/91:

Sub: Request for according permission for laying of Gas Pipe line from DESU to Bahadurgarh and Sonapat Industrial Area. F7(20)88-MP

Deferred.

ITEM NO. 175/91:

Sub: Route alignment for laying one no. 33 KV 3x300 sqm XLPE underground cable alongwith pilot wire cable from existing 33 KV S/Stn. at Rohtak Road to the proposed 33 KV S/Stn. at Madipur. F6(1)91-MP

This was discussed in detail and the route alignment as laid on the table was approved.

ITEM NO. 176/91:

Sub: Proposed development around T.V. tower Pitampura and change of land use for various activities.
PS/CA(85)87-88/7918

Deferred.

ITEM NO. 177/91:

Sub: Proposed for carving out additional plots in Gujrawala Co-operative House Building Society, Ph-I, II and III.

Deferred.

ITEM NO. 178/91:

Sub: Regarding relaxation in the side set-back in the corner plots falling in the Rehabilitation on Ministry Employees Co-OP House Building Society at Malviya Nagar.
F23(17)74-Bldg.

Deferred.

ITEM NO. 116/91:

Sub: Request for additional coverage FAR ^{on the} ~~and~~ land ~~of~~ Bhai's House of worship, Kalkaji. F13(50)78-Bldg.

This was discussed in detail and the proposal laid on table submitted by the Bhai's ~~to~~ Authority was approved under the Master plan ^{provisions} and further the Bhai's Authority will take the clearance from the Ministry of Environment. Further DDA will ~~handover~~ the land for soft parking on the licence fee basis and the action be taken by the Commr. (Lands) ^{in this regard}. Further if the clearance for Ministry of Environment is submitted by the Bhai's authority, the building plans will be forwarded to the DUAC.

ITEM NO. 73/91:

Sub: Redevelopment Scheme at Janpath Lane.
F16(89)81-MP

The redevelopment scheme of Janpath lane was discussed in detail and it was observed that this is a conceptual scheme and the DDA has suggested only ^{broad} ~~brought~~ development controls and the detail urban ^{design} ~~distance~~ will have to be worked out by the NDMC. It was further decided that parking as per MPD-2001 are to be provided by the individual plot owner within his plots. ^{Informal} ~~Informal~~ traffic management is to be enforce by the NDMC. Development will also to be coordinated by the NDMC being under ^{their} ~~the~~ jurisdiction. With the above observations the scheme was recommended for placing it before the authority.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the Meeting of Technical Committee to be held on 27.9.91 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority, IP Estate, New Delhi.

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3.	158/91	Regarding approval of 139 DU's in respect of citizen CGHS at Rohini. F23(9)88!Bldg. To be presented by JD (B)	6
4.	159/91	Change of land use-Sir Chotu Ram Educational Trust, Khanjhwala (Ghevra) Delhi. F20(10)87-MP To be presented by DD (NCR&UE)	7-8
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6.	163/91	Allotment of land to CGHS dispensary at Ashok Vihar, Ph.I F30(1)75-IL To be presented by JD (AP)	15-16
7.	167/91	Alignment plan of Mathura Road from Tilak Bridge to Oberai Hotel. F5(2)89-MP To be presented by JD (T)	17.20
8.	16 8/91	Composite alignment plan of Netaji Subhash Marg from Delhi Gate to Kasturba Hospital Marg/Ansari Road Intersection near foot over bridge F.5(41)87-MP To be presented by JD (T)	21.24
9.	169/91	Allotment of land to Daiby Jan Sandesh in Printing Press Complex. Wazirpur. F12(163)90-Instt. To be presented by JD (AP)	25
10.	170/91	Development Plan of Palla -Burari Area. PA/JD(Plg)II90124 To be presented by JD (WC&SA)	26-31

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| 11. | 171/91 | Allocation of space for 66 KV grid ESS at Jasola, New Delhi. F6(12)91-MP
To be presented by JD (J&D) | 32 |
| 12. | 172/91 | Route alignment of one no. 33 KV 3x300 sq.m. XLPE underground cable alongwith pilot wire cable from existing 66/33 KV S/Stn. at Park street sub-station to 33 KV Prasad Nagar Sub-station. F6(2)91-MP
To be presented by JD (T) | 33-35 |
| 13. | 173/91 | Route alignment of 66 KV D/C HT line from 220 KV sub-station South of Wazirabad Road to Kailash Nagar. F6(5)91-MP
To be presented by JD (T) | 36-37 |
| 14. | 174/91 | Request for according permission for laying of Gas Pipe line from DESU (I.P) to Bahadurgarh and Sonapat Industrial Area. F7(20)88-MP
To be presented by DD (NCR&UE) | 38-39 |
| 15. | 175/91 | Route alignment for laying one no. 33 KV 3x300 sqm. XLPE underground cable alongwith pilot wire cable from existing 33 KV S/Stn. at Rohtak Road to the proposed 33 KV S/Stn. at Madipur. F6(1)91-MP To be presented by JD (T) | 40-41 |

Item No. 148/91.

Sub.- Policy for allotment of land for
Church in Delhi/Near 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, fa 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 Gommandhera. 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 to be provided.

contd.....2/-

- 4-
- 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 time to some.
 - 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 purpose connected with agricultural, horticulture animal husbandry which

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.
- ii) 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 basis ensuring that the amounts of land is in keeping with the establishment 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 his 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 per cent as the society has already avail 134 per cent FAR for 134 D's. 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 in reconsideration.

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

1. BACKGROUND:

The case is regarding change of land use 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 DBA 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 occasions 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 hect. 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 location was in violation of the provision of Delhi Master Plan.

9

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 Haryana 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.)alongwith 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 was 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 lands 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 S 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.

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.W.D.,
KASTURBA GANDHI MARG HUMENTS,
NEW DELHI-110001.

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

Reference:- Letter No. NFORM/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 thereafter. 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

5.4.1990

PRAKASH NARAYAN
JOINT DIRECTOR(T)

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,

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

(PRAKASH NARAYAN)

F.9(4)90/Uni/South
PA/DD(NL)/90/DDA

Sh. N.K. Chakraborty,
Dy. Director(T)-II
Vikas Minar,
I.P. Estate,
12th floor,
NEW DELHI.

Sub : Site Inspection Notice No. PA/DD/T-II/PPW/89
D-889 dated 28.12.1989.

.....

Sir,

Kindly refer to your letter No. F.5(8)/89/D-94 dated 20.2.1990 on the subject cited above. I am enclosing herewith Survey of India Plan where upon the National Highway have been marked. The available DDA's land falling in the alignment of 300 m. wide road has been marked approx. in blue colour. By marking this acquired land in the alignment plan it may be observed that only a fraction of land required for construction of road National Highway No. 2 Bye-pass belongs to DDA. The remaining land shown in yellow colour has not been acquired though it has been notified under Section 4 which was issued for development of river bed.

Here it would be feasible if the concerned authorities who are to take this project are requested to mark the boundary pillars of Nation Highway No. 2 so that the public in general may not purchase the land and construct houses in the alignment of road. This step is to be taken on priority for general information of public.

Yours faithfully,

Encl. : As above.

Sd/-
(SHAMIM AHMED)
DY. DIRECTOR(NL) DDA

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/-

(ER. 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.

15
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

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 sq.mts.
0.445 Acs.

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

Item No. 167/91

Sub: Alignment Plan of Mathura Road from Tilak Bridge to Oberoi Hotel.

File No. F.5(2)/89-MP.

1. LOCATION

Mathura Road is a major collector/arterial road which gives direct access to the central part of the city. Once in a highways still this road forms an important link for the central areas, with prestigious aspects along it, viz. Pragati Maidan, Sunder Nagar, Zoo, Supreme Court, Nizamuddin, and Oberoi Hotel etc.

BACKGROUND

A P.T. Survey of the Mathura Road from Tilak Bridge to Oberoi Hotel was supplied by MCD on 24.10.88. On the basis of this survey, a draft Alignment Plan was prepared in the DDA, which was referred to the MCD in May, 1990, for feasibility check-up.

(a) Existing Traffic Conditions:

On the stretch under consideration the ratio of fast moving vehicles is higher. The volume of light and slow vehicle traffic is comparatively low in morning and evening peak hours. The predominant land use along this stretch is residential and recreational.

(b) Existing Road Section:

The existing r/w varies from 42 mts. to 56 mts. as against 45 mtrs. prescribed in the MPD-2001.

Presently, a 6 lane divided r/w with a central verge of 1 mt. to 1.5 mt. width and foot path of 5 mt. to 7 mt. width is existing. The width of service road is about 4.5 mt. near Sunder Nagar and the Supreme Court.

Contd. 2/-

(c) Intersections/Junctions:

The major intersection/T-junctions along this stretch which need improvement are as under.

- (i) 'T' junction formed by Bhagwan Dass Road.
- (ii) 'T' junction formed by road leading to India Gate (Purana Qila Road).
- (iii) 'T' junction formed by Bhairon Road.
- (iv) 'T' junction formed by Sher Shah Road.
- (v) Mathura Road round about.

(d) Problems:

- (i) Absence of continuous service road on both the sides.
- (ii) Large No. of existing gaps in the central verge.
- (iii) There are number of bye lanes from existing colonies directly merging in the main carriageway.
- (iv) Entry & Exit to exhibition ground/Appu Ghar directly from main carriageway.
- (v) Exit & Entry to petrol pump opposite Supreme Court.
- (vi) Public parking, mainly near Appu Ghar, Pragati Maidan and Zoo.
- (vii) Number of 'T' junctions, lacking proper design.

3. FEASIBILITY REPORT

EE, MCD vide letter No. D/732/EE(P)-II/AE(P)/S/D (298), dated : 29.10.90 has sent (i) LOSC decision vide item no. 286/90 placed at Annexure 'A' and (ii) List of affected properties placed at Annexure 'B'.

The LOSC vide item no. 286/90 was informed by Engineering Wing of the MCD that the affected land and properties have been marked on the plan in red and red

Contd...3/-

hatching respectively. The existing carriageway has been shown in yellow colour. The Annexure 'B' which includes 1 No. Mosque, 2 Nos. Old Monument, 1 No. Old Mosque and 1 No. B/W of Old Mosque. It is not possible to complement the proposal without acquiring the land and properties affected in the proposal.

The decision of the LOSC is as under:

"The draft alignment plan was discussed. It was decided that boundary wall of Supreme Court, the Matka Pir, & Old monument be considered as base lines and comments be sent by SE(P)-I to DDA accordingly."

4. PROPOSAL

Drawing No. DCP-21(R)/PPW/(T)-II-91.

- (a) In the draft alignment plan the r/w proposed various from 45 to 60 mts. wherever land is available various carriageways 11 mts. width on either sides or a central verge of 2 mts. have been proposed.
- (b) A single direction service road of 6 mts. width has been proposed on western side opposite to Appu Ghar to NSC Club. Beyond NSC a service road of 6 mts. width on both sides of the carriageway have been proposed.
- (c) Existing major cross roads connecting Mathura Road has been taken care of with the proposed improvement of intersection design.
- (d) The stretch along Pragati Maidan and Supreme Court has been proposed with 4 lane carriageway instead of 3 lane (11 mt.) divided carriageway. This would allow loading and unloading without effective flow of through as the time of fairs in the exhibition complex of Pragati Maidan.

Contd...4/-

- (e) Due to the above proposal, the boundary walls of Supreme Court, Matka Pir and Old Monuments are not affected.
 - (f) A brief action on the report feasibility of the MCD vis-a-vis draft proposals is given in Ann.'C'.
5. The item is placed before T/C for its consideration.

The alignment plan of Mathura Road from Tilak Bridge to Oberoi Hotel (Drawing Nos. DCP-21(R)PPW/T-II/91). If approved the implementation of the alignment plan would involved the following:

- (a) The MCD shall plant 3 times the trees effected in Road widening as per feasibility report supplied by MCD vide letter No. D/732/EE(D)II/AE(P)S/D/298 dated 29.10.90.
- (b) The rehabilitation of eligible effected properties/ structures shall be taken up by MCD in consultation with Land Ownering Agency.
- (c) The clearance from the owners of the effected land, wherever required, shall be obtained by the MCD.

MUNICIPAL CORPORATION OF DELHI
(PLANNING DEPARTMENT)

Annexure- A

No. D-/732/EE(P)-II/AE(P)S/D(298)

Dated:- 29.10.1990

From

Ex.Engineer (P)-II,
Municipal Corporation of Delhi,
Town Hall, Delhi-110 006.

To

Sg. N.K. Chakraborty,
Dy. Director (T)-II,
Delhi Development Authority,
12th floor, Vikas Minar,
I.P. Estate, New Delhi.

Sub: Alignment plan of Mathura Road from Tilak Bridge
to Hazrat Nizamuddin Police Station.

Sir,

Please refer to your letter No. PA/DD/T-II/PFW/90/D-184,
dated 7.5.1990 on the subject cited above and find enclosed
herewith a copy of the draft alignment plan with affected
land and properties marked on it, list of affected land and
properties and LOSC decision dated 11.9.90 for further
necessary action at your end please.

Encl: As above.

Yours faithfully,

Sd/-

(T.R. GUPTA)
Ex.Engineer(P)-II

Sub: Alignment plan of Mathura Road from Tilak Bridge to Hazrat Nizamuddin Police Station (Drg. No. Nil).

Note received from Ex. Engineer (P)II reproduced below:-

"A draft alignment plan of Mathura Road from Tilak Bridge to Hazrat Nizamuddin Police Station (Drg. No. Nil) was received from DDA vide letter no. PA/DD/T-II/PPW/90-D-3 dated 3.1.90 for feasibility/comments.

The proposed r/w in the draft alignment plan varies from 45.00M to 60.00M. Two carriageways of 11.00M each with a central verge of 2.00M have been provided. Single service road 6.00M wide (only on Western side) from Aopu Ghar to I.N.S.C. Club has been provided. From INSC club service roads 6.00M wide on both the sides have been provided.

The draft alignment plan has been examined at site and it is observed that two carriageways varying from 8.70M to 11.00M and from 9.50M to 12.50M with a central verge of 2.00M are existing at site. The volume of vehicular traffic on this road has increased many folds in the recent past necessitating the widening of this road. It is also observed that if the road is widened as per this draft alignment plan a number of land and properties are affected. The affected land and properties have been marked on the plan in red and red hatching respectively. The existing carriageway has been shown in yellow color. The Annexure 'A' which includes 1 No. Mosque, 2 Nos. Old Monuments, 1 No. Old Mosque and 1 No. B/W of Old Mosque. It is not possible to implement the proposal without acquiring the land and properties affected in the proposal.

The number of affected land and properties is very large and it will be a very difficult task to acquire them.

Under the circumstances mentioned above the case may please be placed before LOSC for consideration and decision so that the same may be sent to DDA for further necessary action.

ITEM NO. 286/90

Sub: Alignment plan of Mathura Road from Tilak Bridge to Hazrat Nizamuddin Police Station (Drg. No. Nil).

The draft alignment plan was discussed. It was decided that boundary wall of Supreme Court, the Matka Fir and Old Monument be considered as base lines and comments sent by SE(P)I to DDA accordingly.

Sd/-

HEAD CLERK
Town Planner's Office,
M.C.D.

Alignment plan of Mathura Road from Tilak Bridge to
intersection in front of Nizamuddin Police Station.

LIST OF AFFECTED LAND AND PROPERTIES

Residential Pucca K/P K/P Others S/S D/S 3/Sshop T/S T/S JJ JJ Shop Res.						Total	Remarks.
Sheet No. 1						183	Trees
<u>L.H.S.</u>				1) 1 Bus stop		88	Electric pole
						6	H.Tension Elect.Poles
<u>R.H.S.</u>				1) 1 Bus stop		1	Tele. Pole
				2) 1 Piao		2	Traffic pole
Sheet No. 2							
<u>L.H.S.</u>				1) 1 Teastall		170	tree
				2) 1 mosque		71	E. Poles.
				3) IBW of Matka Pir		16	HTE Pole
				and DDA Park.		18	Traffic Poles
				4) 1 Bus stop			
				5) 1 Old Monument			
				6) 1 bus stop			
				7) 1 tea stall			
				8) 1 Urinal			
<u>R.H.S.</u>				1) 1 bus stop			
				2) 1 MCD tubewell			
				3) 1 bus stop			
				4) 1 MCD tubewell			
				5) 1 bus stop			
				6) 1 dust bin			
				7) Old mosque			
				8) B/W of Old Mosque			
Sheet No. 3							
<u>L.H.S.</u>				1) 1 tea stall		227	trees
				2) 1 police booth		72	E. Poles
				3) 1 tea stall		7	T. Poles
				4) 1 khoka Sunder		4	Traffic poles
				Taxi Service.			
				5) 1 Khoka A room			
				Taxi Service			
				6) 1 Urinal			
				7) 1 Dust bin			
				8) 1 stall			
<u>R.H.S.</u>				1) Khoka Tea stall			
				2) 1 Khoka Taxi			
				stand.			
				3) Bus stop			
				4) 1 Khoka Public			
				Taxi Service.			
				5) 1 Bus Stop			
				6) 1 tea stall			

Contd....2/-

32

- | | | | |
|----|------------------------|----|----------|
| 1) | <u>plategorm of</u> | 55 | trees |
| | <u>Graves.</u> | | |
| 2) | <u>Bho + open land</u> | 50 | E. Poles |
| | <u>of Kataria Nur-</u> | | |
| | <u>sary.</u> | | |
| 3) | <u>Shops</u> | 8 | T. Poles |
| 4) | <u>Shops</u> | | |
| 5) | <u>Old Monument in</u> | | |
| | <u>round about.</u> | | |

- 1) 1 tea stall
- 2) 1 tea stall
- 3) 1 Khoka of Sohan
Taxi Service.
- 4) 1 Grave
- 5) 1 JJ
- 6) B/W + open land
of Nizamuddin
Police Station.
- 7) B/W open land
of building.
- 8) 1 urinal
- 9) 1 bus stop.

47 Nos.

635	Trees
281	E. Poles
22	H.T. Poles
16	Tele Poles
24	Traffic Poles.

Sd/-

A.E.(P)S

Sd/-

(K.C. Parmani)
Surveyor

ACTION TAKEN ON THE FEASIBILITY REPORT OF THE MCDFeasibility Report of the MCDDraft Proposals/Comments

In the feasibility report the alignment plan for the R/W of 45 Mts. indicating the carriageway 11 Mts. and 12.5 Mts. with footpath of 7 Mts. and service road 5.5 Mts. on western sides of the road has been examined.

In this case two bus stop one Supreme nursery one piao would be affected.

Existing R/W 42 Mts. including footpath 6.5 Mts. to 7 Mts. & service Road 6 Mts. existing divided way carriageway width is 11 Mts. & 1.5 Mts. median.

Major intersection-1 for gate No.2(2) Barakhamba Road.

Sheet No.2

As per feasibility report few structures like mosque bus stops, tea shops and urinils would be affected. In this case R/W has been taken 45 Mts. with 11 Mts. carriageway indicating 5.5 Mts. service road on either sides of the carriageway. The boundary wall and Matka Pir and DDA park would be affected.

Existing R/W 42 Mts. divided carriageway 11 Mts. and median 1.5 Mts. to 1 Mts. service road - 4.5 Mts. opposite to National Stadium 2 no. of major 'T' junction are there.

As per the feasibility report the position of trees has not been marked.

In the proposal the R/W has been considered as 45 Mts. with the carriageway of 14 Mts. on western side of the road. The carriageway has been increased. Keeping in view traffic concentration during the peak hours and occasional activities. as per the design of trees would be affected as survey plan.

It has been proposed to increase the carriageway from 11 Mts. to 14 Mts. with service road on western side of the carriageway. Necessary intersection improvement has been incorporated in the proposal indicating the bus stops.

Approx. 90 trees are affected as per the survey.

Sheet No.3

For this stretch, the R/W has been considered as per existing situation from boundary all. Thus, the total R/W is available at site is 57 Mts. approx. As per feasibility report No. of structures/infrastructures would be affected.

in the proposal an attempt has been made to widen the carriageway keeping in view the existing conditions and site constraints. A R/W of 56Mts. or whatever available at site has been referred in this case the divided carriageway has been taken as 8.7 Mts. & 11 Mts. with the provision of green area and service road on either sides (5.5 to 5.2 Mts.) Adjacent to Sunder Nagar area. The service road has been retained as it is heart of level difference of 1.1 Mt. to 1.2 Mts.

13 Trees are affected as per Survey).

Sheet No.4

The alignment Plan of this stretch starting from the round about of Mathura Road to Oberoi Hotel. As per feasibility report for this proposal some area of blategorm of graves, shops old monument and few structures like tea stall khokas would be affected.

In the proposal the R/W has been retained as 45 Mts. with a divided carriageway of 11 Mts. and service road of 5.5 Mts.

7 Trees are affected.

From round about to Rajdoot Hotel for the road widening boundary wall open land of Nizamuddin Police Station on Western side of road would be affected. Similarly from eastern side boundary wall open land of Katria Nursery is affected.

Existing R/W 31.5 Mts. to 46 Mts. divided carriageway of 10 Mts.

Item No. 168/91

Sub: Composite alignment plan of Netaji Subhash Marg from Delhi Gate to Kasturba Hospital Mart/Ansari Road Intersection near footover bridge.

File No. F.5(41)87MP

1. Location:

Netaji Subhash Marg stretches from Delhi Gate to S.P. Mukherjee Marg intersection and forms the part of the north-south network corridor. This road provides approach to capital's premier commercial/historical areas railway station & I.S.B.T. The road under consideration is from Delhi Gate to Kasturba Gandhi Hospital Road/Ansari Road Intersection near footover bridge, Daryaganj. Location Plan is placed as Annexure-I.

2. Background:

R/W of Netaji Subhash Marg is 30.48mtr. along this stretch as per the zonal plan & MPD 2001. An alignment plan of this road was prepared earlier by TCPO, precise status of the same is not available/traceable. A composite alignment plan integrating the intersection design of Kasturba Hospital Road/Ansari Road and sub-way near Hardayal Library has since been prepared.

Existing Conditions:

- (i) At-present Netaji Subhash Marg in this stretch has unequal widths of carriageway on either sides of the existing central verge. On the Golcha Cinema side, the available C/W is 8.50mtr. wide & in the opposite direction it varies between 11mtr. to 12.5mtr.
- (ii) Width of the footpath varies from 3mtr. to 4.40mtr. on either sides.
- (iii) There are two signalised intersections along this road, one is at Delhi Gate & the other near Footover Bridge.
- (iv) Signalised pedestrian crossings are located at two places in the stretch.
- (v) Iron grills are existing in the central verge with three punctures for regulation of pedestrian movement.
- (vi), Light poles are existing in the central verge.

Traffic Composition & Volume:

The road carries both fast & slow traffic due to which the efficiency of the road is reduced. Three wheeler auto's constitute nearly 25% of total traffic as per NATPAC study. As per the study conducted by MCD the peak hour volume at footover Bridge Intersection is 9453 PCU's. The road remains choked with traffic throughout the day.

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3. Problems:

- (i) There is continuous flow of slow, light & heavy vehicles throughout the day. The mixed traffic cause increased travel time and accident risks.
- (ii) Signalised pedestrian cross movement hampers the flow of traffic.
- (iii) Footpath along the Golcha Cinema side is encroached upon by automobile shops, hawkers, vendors virtually leaving no space for free pedestrian movement.
- (iv) The Carriageway for south bound traffic is of three lanes. The C/W for north bound traffic is of only two lanes. The ratio of peak hour traffic volume to off peak hour traffic volume is rather high over this section as per the study conducted by NATPAC. The inadequate width of C/W, nonavailability of recessed busbays coupled with signalised pedestrian crossing, mixed traffic, servicing of shops opening directly on the main road, unauthorised parking cause frequent traffic jams.
- (v) The major bottleneck on the south bound C/W where is the existing Masjid / hardly 9.50mtr. clear space is available. Shops have been built in the Masjid land which open directly on the main C/W.

4. Salient features of the proposal:

The Composite alignment plan has been prepared based on the survey supplied by MCD. Salient features of the proposals are as follows:

- (i) Existing central verge is proposed to be shifted to provide uniform width of C/W on either sides of the central verge in this stretch of road. Except the stretch between Golcha Cinema and the Mosque where the C/W is 9.25mtr. & 9.50mts., the remaining stretch of road has been proposed for 11.0mt.C/W on either side of the central verge.
- (ii) A minimum 2.0mt. width of footpath has been proposed on both sides of the road for pedestrian movement.
- (iii) A subway has been proposed accross the road opposite Hardayal Municipal Public Library for a safe pedestrian cross movement. Total width of the subway is 9.0mt. which will accomodate few commercial stalls in addition to 5.0mt. clear passage for pedestrians. Pedestrian subway shall be detailed out as per IRC Norms.
- (iv) Bus boxes shall be provided in place of regular bus-bays as sufficient space is not available for the same.
- (v) Through traffic on this road may not be allowed and the same be diverted to Ring Road. Necessary enforcement measures shall have to be done by traffic police in this regard.
- (vi) Removal of on-street parking & encroachment

is essential to increase the efficiency of the carriageways.

- (vii) Slow vehicles be banned on this stretch & battery operated buses be allowed to ply between Delhi Gate & Red Fort/Fatehpuri.

Comments of DTC:

The alignment plan was sent to DTC for comments on the provision of busbays. Traffic Engineer vide letter dt.14.3.91 placed at Annexure-II conveyed that the alignment Plan is found in order.

Comments of DCP(Traffic):

DCP(Traffic) vide his letter dt.8.2.91 placed at Annexure-III made the following observations:

- (i) By reducing footpath we are reducing the facility for pedestrian to walk.
- (ii) Diversion plan during subway construction should be prepared before finalising the alignment.
- (iii) Service Road parallel to Subhash Marg (near Hind Park) can be improved to take slow moving vehicles & two-wheelers etc.

Parawise observations on the suggestions of DCP(T) are as follows:

i) Existing footpath width generally varies between 2.70mts. to 4.74mts. except in the stretch abutting the masjid where it is about 1.5mts. The reduction in footpath is made on the western side between Delhi Gate to Golcha Cinema from 4.60mts. to 2.75mts. and between Moti Mahal restaurant to the Guest House building from 3mts. to 1.74mts. At present the footpath is encroached upon by scooter parking, shop extensions informal vending & stacking of shop materials. Once the footpaths are cleared, it may be adequate for pedestrian movements.

ii) Diversion plan shall be prepared by MCD in consultation with DTC & DCP(T) before the commencement of the construction work:

iii) An exclusive service road is proposed for slow traffic parallel to the main C/W's of Subhash Marg along Hind Park between Kasturba Hospital Marg & Parade ground.

5. Feasibility Study:

The available R/W generally varies between 28mtrs. to 29.80mts. as against 30.48mts. proposed in MPD 62 & 2001. Due to this strips of properties are affected in the R/W. Only at one location near the mosque the available R/W is 22.90mts.

As conveyed by MCD vide letter dt.11.8.89 about 197 properties are partly affected in the alignment proposal which also includes a cinema house, Dharamshala, one MCD Library and a mosque (details are at Annexure-IV) Feasibility for subway is yet to be received from MCD.

6. Decision of the LOSC: The alignment Plan was discussed in LOSC meeting of MCD vide item No.237/89 following decision was taken (LOSC decision is placed as Annexure-V)

- (i) R/W of this road be maintained within the existing property lines. It may not be desirable to acquire small portions of private property for widening of road.
- (ii) The carriageway of this road should be kept as per the approved sections, applicable for the right of way of this road and minor adjustments which are necessary, be made in width of footpath.
- (iii) It was noted that portions of existing 'Mosque' is affected in the R/W of the road.

The Engineering Deptt. may take further appropriate actions in this regard.

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

- (i) Whether to retain the existing available R/W in this stretch as mentioned in para 5 or to maintain the R/W as proposed in MPD-62 & 2001 & shown in the alignment plan prepared by DDA vide drg.No.DCP-10.87
A-187
- (ii) Whether the existing available R/W of 22.50 mts. near the mosque is to be retained.
- (iii) Equal widening of C/W's on either side by dismantling the existing central verge.
- (iv) Subway proposed opposite Hardayal Municipal Library to close the existing signalised pedestrian crossings.
- (v) Preparation of a traffic management scheme by the local body in consultation with Traffic Police.

Item No. 169/91

SUB : Allotment of land to Daily Jan Sandesh
in Printing Press Complex, Wazirpur.

F12(162)90-Instl.

1. Reference has been received from Instl. Branch for preparing possession plan for plot no. 5 and 6 of Printing Press Complex, Wazir Pur Indl. Area which have been approved for allotted to M/s Jan Sandesh for printing press. It forms part of approved layout plan, earmarked for locating printing presses. These two plots are not contegious and cannot be amalgamated.

The development control norms of the plots as per the approved layout plan are as follows :

Ground Coverage	40%
FAR	120
Height	45 ft.

(setbacks as shown in the plan).

2. The case has been examined in the Planning Wing. In the MPD-2001, the land use of the area is shown as green, though a few plots stand constructed as per approved layout plan and the norms of the industrial area "light and service industry" as per MPD-2001 are as under :

Minimum plot size		100 sqm.		
S.No.	Plot size in sqm.	Max. ground coverage	Max. FAR	Max. height
1.	100 to 400	60%	125	9 mt.
2.	Above 400 and upto 4,000	50%	125	9
3.	Above 4,000 and upto 12,000	45%	125	9
4.	Above 12,000	40%	100	9

Other Controls :

(i) Max. floors allowed shall be basement, ground floor and first floor. Basement should be below ground floor and the maximum extent of ground coverage shall be counted in FAR.

(ii) Mazzanine shall not be allowed where already constructed shall be included in the FAR.

Therefore besides the land use discrepancy, the norms such as ground coverage, FAR and height are varring in nature though the shceme was approved before the enforcement of the Master Plan.

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

Plan No. 170/91
SUBJECT:- DEVELOPMENT PLAN PALLA-BURARI AREA

1. In a meeting held on 10th Dec., 1991 under the Chairmanship of V.C./DDA and a subject of Planning of River bed Yamuna a decision was taken that:

"All the lands constituting what is known as Aliput Block and situated outside the existing river bed on the northern front of river Yamuna, which are bounded by Delhi-Haryana border in the North, river bund in the east, Road no. 50 in the south and G.T. Karnal Road in the west, comprising a total area of 8210 hect., should immediately be declared as development area of the LDA under Section-12(i) of D.D. Act, to prevent all encroachments and/or constructions which are contrary to its prescribed land use as per MPD-2001, pending final acquisition thereof.

Mr. P.C. Jain, Dir. (AP&B) shall prepare the physical plan for this area as per boundaries given above and circulate the same for purposes of detailed discussion at a special meeting of the Technical Committee. While Planning for the development of Aliput block, the various points raised by Mr. S.N. Murti C.E. (I&F), Delhi Admn., at the meeting should be taken into consideration."

2. Keeping in view the decision taken in the meeting a detailed plan along with the report for the area (Laid on the table) has been prepared.
3. Salient features are as under:-

1) PROFILE OF RIVER YAMUNA IN UNION TERRITORY

The lands within the bundhs of river Yamuna as well as outside the bundh in their vicinity continue to be used for various kinds of Urban activities in a un-planned manner vast stretches of land within as well as outside the bundh have been unauthorisedly encroached upon.

ii) IDENTIFICATION OF LAND MANAGEMENT AREA

The total area bounded by G.T. Karnal road Mathura road in the West Union Territory in the North East and South (Plan laid on the table) measures about 19135 hecets.

iii) PROJECT AREA

Out of the total of 19135 hecets of land at area measuring about 10925 hecets is outside the bundhs

Contd..2/-

and balance 8210 hecets is within the bundhs i.e. river basen.

iv) LAND UTILISATION :-

Some of the lands identified outside the bundhs urban land uses have been identified in MPD-2001 while some part is recommended as Rural use Zone.

v) DEVELOPMENT AREA STATUS:-

The area south of Wazirabad road has either be notified as development area of DDA or has been decided to be declared as development area of DDA.

vi) RELEVANCE OF DEVELOPMENT PROPOSAL:

The area located north of Wazirabad road bounded by Union Territory road marginal bund & G.T. Karnal road^{No.50} measuring about 7750 hecets is contiguous to the Urban Development proposals of MPD-2001, and if not planned and develop is likely to be encroached upon very shortly.

vii) THE PROJECT SITE:

The project site is located northern part of Union Territory of Delhi as well as Delhi Urban area. It is adjoining to Project Narella it is approximate distance from Connaught Place to 12 Kms. and from Airport is about 25 Kms.

viii) The existing condition and the physical features
() existing at site are as under:

- i) The area is inhabited by 29 number of villages
- ii) Drain number six in this area joins Bawana Escape running from North to South sub-dividing the site into two halves.
- iii) There is a lake in the area known as Bhulsava Lake (Horse Shoe Lake) in South-west corner of the site.
- iv) A high tension line bisects the site.
- v) Unauthorised constructions along G.T. Karnal Road as well as in the form of extensions of existing villages abadi are taking place in the area.

Contd..3/-

- vi) Most of the villages are internally linked with metalled roads, ultimately joining with G.T. Karnal Road or Road No.50.
- vii) Besides the agricultural use of the land in area, a number of Brick Klin are existing at site.
- viii) The supplementary drain in the area runs parallel to Road No.50 in the North.
- ix) Being close to the river ground water level is very high.
- x) Land measuring 32 hectare is already under consideration for setting up of Sewerage Treatment Plant.

ix) TOPOGRAPHY:-

The project site has a gentle slope of 7 mtrs. from North to South and 4 mtrs from west to East. The study of topography reveals that half of the site area is having contour level arranging from 212 to 208 has more propensity that residential development.

x) THE CONCEPT:-

The site is located at the bank of the river but there is a Bund in between. For the development of the area, two options are available.

OPTION-1 Presuming that the existing bund would be strong enough, after some strengthening, to protect the site from the danger of the flood. In case of eventually it breaches and some flood water manages to get into site then the accumulation of water shall be in part of the site where level is low.

OPTION -II Presuming that the existing bund will not be able to resist the flood water in case of eventually the bund breaches, then the second order bund needs to be provided in order to safeguard the development and to allow the flood water to accumulate within the two bunds.

Considering the location and the topography of the site, it seems more appropriate to develop the area pre-dominantly in form of recreational and socio-cultural uses. Some of the institutional uses at national level may also be feasible to provide in this area. Residential

development of low intensity on the part of the site which is at higher contour level has been felt justified.

To generate interaction between the project area and the remaining parts of the city, uses like Crafts' Mela, Sports Centre, Artists' Villages etc. are recommended.

Two alternatives have been proposed keeping in view the options available stated above.

XI) ALTERNATIVE-I

The existing bund has been proposed to be strengthened and widened by proposing a major link road connecting Road No.50 and G.T. Karnal Road. This will result in better maintenance of bund and added strength due to the metalling of road surface. This road can also act as express way (due to less junctions) and will facilitate traffic movement entering in Union Territory of Delhi from Mathura Road near Badarpur and to go in North by taking this express way without disturbing the city traffic. This traffic will leave Union Territory of Delhi near Haryana-Singhu Border.

The area having high contour level is recommended for residential use near Palla & Bakhtawarpur Village and the area which is at lower level and has possibilities of getting some flood water has been proposed for low intensity uses like Botanical Garden, Golf Club, Agricultural University and picnic Spot etc. To make the scheme financially viable low intensive uses like Film studios Crafts' Mela site etc. have been proposed. To have the advantages of river water large scale active Aqua Sport facilities along with a large Sports University has also been recommended. Near the river where the width is more uses like Research on fisheries and other Aqua Life has been proposed. In the rear part of the site near the river site has been recommended for Experimental Housing and other related research works.

A City centre to cater the needs of the site and the adjoining area has been proposed along G.T.

Contd..6/-

Karnal Road. The existing Bhulsuva Lake and the area around it has been proposed as passive recreation Picnic Spot. Adjoining to this is an Artists 'Village & Crafts' Mela site to have interesting and similar nature uses (Fig. 12).

Alternative-II

A major road has been proposed to act as second order bund and to provide full safety to the area between G.T. Karnal Road and the proposed second order bund. The uses proposed outside this bund (within two bunds) are of low intensity, uses like Botanical Garden, Race Course, Poultry, and Dairy Farm etc. The area between G.T. Karnal Road and the proposed road has been recommended for regular residential neighbourhood development with part of this area as high density development. Mostly the commercial facilities are proposed along major road in linear form. The public/Semi-public facilities are also proposed along the major roads and G.T. Karnal Road to facilitate good urban form and street scape. The existing Bhulsuva Lake area has been proposed as Picnic Spot. Some area has been identified for Truck Terminal and wholesale activity near Singhu Border to check the entry of heavy vehicles in the City.

XII) OBSERVATIONS

The project site has a strategic location along G.T. Karnal Road and is in continuity of existing Urban Area and the Narela Project. The site is easily serviceable as far as water supply, sewerage, drainage and electricity etc. are concerned. The Bhulsuva Lake which is already under consideration to be developed as Picnic Spot is also within the project site. The vicinity of river will add to the quality of life and in micro environment of the site. The encroachments in large area are taking place at the fringes of the village and along the G.T. Karnal Road, needs to be checked. If the proposed project is taken up; it will help in checking the unauthorised growth and will help in accommodating the incoming population as envisaged in MPD-2001.

Contd,..7/-

XIII) ACTIONS REQUIRED TO BE TAKEN:-

1. To decide to declare the identified Project Area as development area of the DDA.
2. Consideration and finalisation of conceptual plan on the basis of which details plans could be worked out considering the recommendation of MPD-2001.
3. Acquisition of land identified in the Project Area.

The matter is placed before the Technical Committee.

Item No. 171/91

S. 6: Allocation of space for 66 KV grid electric sub-station at Jasola:

F6(12)191-11P.

Development work of Phase-I of the Jasola Residential Scheme on the land measuring about 163.87 HA is in hand at site. The matter of external electrification of the scheme was taken up with DESU who have asked for a site measuring 90mts. x 120 mts. for establishing a 66 KV grid sub-station (refer appendix-I). 2 alternative sites marked 'A' & 'B' were also suggested by DESU with the A/W for the overhead transmission line from Road No.13A. The suggestive location 'B' was considered more suitable and with slight adjustment, the proposed site has accordingly been marked on the plan shown as 'C'. As the site is suggested out of green area, a strip of equivalent open area has also been earmarked in the layout plan between the Facility Centre and the proposed 24 mt. wide road. Thus, the site for sub-station has virtually been taken out of the area of Facility Centre F-3. The site has also been cleared by the Superintending Engineer, CO-9, DDA keeping in view the requirement of other services in the area vide letter No.F5(35)87/C-9/DDA/2363-64 dated 30.8.91 (appendix-II).

The proposal is put up to the Technical Committee for consideration so that the Elect. Deptt. and Lands Deptt., DDA may be informed to hand over the site to the DESU on usual terms & conditions.

Item No. 172/91

Sus:- Route alignment of line N .33 KV 3x300 sq. mm ALPS under ground cable line with pilot wire cable from existing 66/33KV S/Stn. at Park street sub-station to 33 KV Prasad Nagar Sub-station. EL(2)/91-AP

1. Executive Engineer (Plg.) DESU has submitted the above said proposal to provide 33 KV additional feed at Prasad Nagar S/Stn. to meet the growing demand of electricity. Both the S/Stn. are existing at site. Total length of the H.T. Line is 4 Km. and to be laid underground.
2. Route details: Reference Drg. No. 13-4362 of DESU submitted vide EE(P)I letter dt. 3.1.91.

<u>Name of the road</u>	<u>Existing R/W</u>	<u>Proposed R/W</u>
	<u>Cable Location from edge of road.</u>	<u>Cable Location from edge of road.</u>
On Park street between S/Stn. & Talkatora Stadium Round about.	46.80 mtrs. 2.0 mtrs. From the edge of the road on the Northern side.	46.80 mtrs. 2.0 mtrs. From the edge of the road on the Northern side.
Shanker Road from Talkatora Stadium round about to Ganga Ram Hospital Intersection.	34.10 mtrs. 1.5 mtrs. From the edge of the road on the Northern side.	60 mtrs. In the inner footpath considering equal widening on both side.
From Ganga Ram Hospital Marg Intersection to Pusa Road/Patel Road Roundabout.	19.50-18.90 mtrs. 1.5 mtrs. From the edge of the road on the Northern side.	60 mtrs. Below the main C/W as per the alignment plan.
From Patel Road to Pusa Road round-about to Prasad Nagar S/Stn.	17.70-11.0 mtrs. 1.5 mt. From the edge of the road.	Layout road of Patel Nagar. 1.5 out from edge of the road.

3. The road is crossing the Pusa Road/Patel Road round about from where the MRTS is proposed to pass. A letter dated 20.6.91 in this regard has been written by EE(P)I, DESU to RUTES and approval for the same is awaited.

Contd....2/-.

4. A proposal to have a low level road on Shanker Road in the available r/w is under process in Delhi Administration to avoid acquisition of properties in the 60 mt. R/W. Clearance of the route in this stretch may be obtained by Commissioner(Transportation.).

The case may be considered in the Technical Committee subject to getting clearance of the route from RITES and Commr. (Tpt.) for the route between Ganga Ram Hospital Marg & Fusa Road roundabout.

- a) The prepared R/W of Shanker Road is 60 mtrs.
- b) However, as indicated in para 2 above, the available R/W is 34.10 mtrs. between Talkatora Stadium round about and Ganga Ram Hospital Marg intersection.
- c) The available R/W between Ganga Ram Hospital Marg intersection and Petal Road, Fusa Road round vane is between 18.90 to 19.50 mtrs.
- d) The road alignment with 200' R/W has already been approved by the Authority. However, could not be implemented as about 225 plots of Old Rajinder Nagar are affected. Recently, Secy. (Tpt.), Delhi Admn. has advised DTFDC to study the feasibility and also cost benefit analysis for following 2 options.
 - i) 2 level road
 - ii) Widening as proposed in the approved alignment plans.

- e) In view of the facts mentioned above, in this case it may not be possible to suggest the location for the underground H.T. cable as per the approved alignment plan.

5. Case is put up with Technical Committee for the consideration of

- i) For laying the policy guidelines for dealing similar cases where road widening to achieve the R/W as proposed in Master Plan involves the acquisition of built up properties.

- ii) To consider the details of the proposed U./G. 33 KV line as given in para 2 of the Agenda items.
- iii) MESU may be advised to obtain the No Objection from Cammar.(Tpt.) Delhi Admin. as proposed H.T.cable route passes through the round about of Pusa Road, Patel Road from where MITS route is also envisaged.

Item No 173/91

Sub:- Route alignment of 66 KV D/C HT line from 220 KV Sub-Station South of Wazirabad Road to Kailash Nagar. Drawing No. PLIV-753/20.3.91.
F.6(5)91-MP.

- i) DESU has submitted the above said route alignment to meet the power demand of Kailash Nagar and Gandhi Nagar areas in Trans Yamuna. The route is proposed between 220 KV Sub-Stn. under construction in the South of Wazirabad road and the 33 KV Sub-stn. at Kailash Nagar. The 33 KV Sub-stn. at Kailash Nagar is to be upgraded to 66 KV Sub-stn.
- ii) The proposed 66 KV HT line shall be erected parallel to the existing 220 KV HT line at a centre line distance of 22 mtrs. on the Western side in the Yamuna River bed. The proposed HT line falls outside the R/W of marginal bandh road No.35. The entire HT line is proposed in Yamuna River bed. The HT line shall be erected at a distance of 32.5 mtr. from the edge of the available R/W as per details shown in Drg.No.PL-IV-753. 3 mtrs. width is required for tower footing and 4.8 mtr. horizontal width from centre line of tower line. 2.30 mtr. horizontal clearance from building is required from the outer edge of the conductor, the vertical clearance required is 4 mtrs. from the lower most conductor as stated in the proforma sent vide letter dt. 5.4.91 by E.E.(Plg.IV), DESU.
- iii) The case has been examined in the Area Planning Wing of DDA with regard to Yamuna River chanalisation scheme. It is stated that the proposed route alignment does not affect the proposed widening of left marginal bandh for chanalisation. No concrete proposal has been formulated so far.

- iv) The route alignment as proposed under para(ii) subject to the clearance from DUAC, Flood Deptt. & other related deptts. is placed before the Technical Committee for its consideration.

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Item No. 174/91

Sub: Request for seeking NOC for laying Gas pipeline from I.P. Estate to Bahadurgarh and Sonipat.

F 7(20)/88-MP

I. Background:

This case is regarding laying of the Gas pipe line (8 inches dia) from existing Terminal at IP Estate (DESU) to Bahadurgarh and Sonipat.

This case was earlier discussed in the Technical committee meeting held on 25.3.91 vide agenda item no. 10 and recently on 17.6.91 vide agenda no. 102/91.

After detailed discussion the Technical committee held on 17.6.91 it was suggested that the alignment of Gas pipeline from I.P. Estate to Bahadurgarh and Sonipat may run alongside to Supplementary drain and Nangloi drain and then further along the railway line / along Rohtak Road (as shown in the plan laid on the table) The concurrence of the Flood Department be obtained and detailed alignment plan be brought before the Technical committee for approval.

Now the Gas Authority of India Ltd. vide their letter dt. 26.6.91 has expressed that the laying of pipeline parallel to Najafgarh drain is not possible as no land is available after the widening of the drain.

Later it was informed to GAIL vide letter no. F2(20)88-MP 1074 dt. 8.8.91 by Dy. Director (MP) that the exact alignment of the proposed Gas pipeline may have to be indicated on the road right of way of Road no. 50, NH 1 and the proposed road in Urban Extension.

Subsequently the GAIL has indicated the proposed Gas pipeline on the Road alignment, Plan of Road no. 50 and Road No. 1 The Gas pipeline route as suggested by GAIL is transferred on a Union territory map laid on the table.

III. Our Observation:

The Gas pipeline route proposed by GAIL has been examined based on the Urban Extension Plan for Delhi.

1. The proposal for joining to Pipeline from IP Estate to Sonipat runs parallel to road no. 50 and NH 1 to same has been shown on the alignment plan of NH 1 and Road no. 50 laid on the table.

It is also intimated by GAIL that "The proposed alignment is running parallel to the Existing Utility Services line

and not disturbing them. The details regarding electric cables, telephone cables and water/sewerline are obtained from respective authorities and alignment is finalised. However it is also noted that the pipeline following NH-1 also to cross the Narula sub-city project.

- 2) Regarding the supply of Gas to Industries in Bahadurgarh it is observed that the pipeline is running through the Rohini project area and it is also observed that a small stretch of line do not follow any well defined Natural features. However, it is desirable that the pipeline should follow a well defined natural features like roads, canals, nallah etc.

III. In view of the facts given above the item is put up for the consideration of the Technical Committee of DDA with regards to following :

- 1) The route of Gas pipeline may be considered for approval by the Technical Committee subject to clearance from concerned local bodies and departments for better consideration of trunk infrastructure and network.
- 2) Project Planner Rohini and Narula may like to incorporate the proposal in the respective sub-city plans.

16m No. 175/91

Sub: Route alignment for laying one No. 33 KV 3x300 sq.M. XLPE Underground cable alongwith pilot wire cable from existing 33 KV S/Stn. at Rohtak Road to the proposed 33 KV S/Stn. at Madipur. ~~Ec(11)/175/91~~

1. Executive Engineer (Plg.)-I, DESU vide letter No. XEN(Plg.)II/2/124/383 dated 4.1.91 has submitted the above said proposal for providing duplicate feed to proposed 33 KV S/Stn. at Madipur. The cable is proposed to be laid along New Rohtak Road, Road between Shivaji Park & West Punjabi Bagh and internal roads of Madipur in a length of 3.60 Kms. cable route is shown on drg. No.13-4364 sent ^{by} EE(Plg.)I, DESU vide letter dated 21.3.91.

2. ROUTE DETAILS

S. No.	Name of the R/W existing Road.	R/W as per MPD 2001		Distance from edge of right-of-way.	
				Existing R/W	Proposed R/W
1.	New Rohtak Road	41.70 mt.	60 mt.	within 2 mtrs. from edge of r/w below footpath on northern side	In the inner footpaths as per plan.
2.	Ring Road (Section 'B')	46.20 mt.	63 mt.	within 2 mts. from edge of r/w below footpath on the western side.	In the outer footpath as per plan.
3.	Road between Shivaji Park & West Punjabi Bagh. (Section 'CC').	25.40 mt.	30 mt. (Layout rd.)	1.5 mt. from the edge of r/w below footpath on Northern side.	below the footpath/ edge of C/W.
4(i)	Internal Road of Madipur (Section 'DD')	23 mt.	24.4 Mtr.	1.5 mtr. from the edge of R/W below footpath on eastern side.	Below the 0 footpath/ C/W.
ii)	Internal Road of Madipur (Section 'EE').	12.5 mt.	13.5 mtr.	1.5 mt. from the edge of R/W below footpath on southern side.	Below footpath.

Contd..2/-

3. The cable locations are in inner/outer footpaths with respect to 60 mt. and 63 mt. r/w cross sections on New Rohtak Road and Ring Road.

4. DESU has submitted the route alignment proposal marked on the grade separator proposal of Ring Road/New Rohtak Road intersection vide EE(Plg.) I letter dated 3.7.91. Alignment proposals are as follows:

(i) The cable has been proposed below the inner footpath along New Rohtak Road. It crosses New Rohtak Road below the proposed flyover (about 45 mt. from the intersection).

(ii) Along Ring Road the cable has been proposed below the outer footpath upto road leading to Madipur Village.

5. The case is put up to the Technical Committee for consideration. The proposal given in Para 2 & 3 above.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Supplementary Agenda for the Meeting of the Technical Committee to be held on 27.9.91 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority I.P.Estate, New Delhi.

<u>Sl.No.</u>	<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
*6.	176/91	Proposed development around T.V. tower Pitampura and change of land use for various activities. PS/VA(85)87-88/7918 To be presented by C.A.	42-45
17	177/91	Proposal for Carvingout additional plots in Gujrawala Co-operative House Building Society, Ph-I, II and III. F.23(9)/69-Bldg.pt. To be presented by Dir.(AP&B)	46-49
18.	178/91	Regarding relaxxation in the side set back in the corner plots falling in the Rehabilitation on Ministry Employees Co.Op. House Building Society at Malviya Nagar. F.23(17)/74-Bldg. To be presented by Dir.(AP&B)	50-51
19.	116/91	Request for additional coverage FAR and land by Bhaais House of worship, Kalkaji. F.13(50)/78-Bldg. To be presented by JD(AP)	52-55
20.	73/91	Redevelopment Scheme at Janpath lane. F.16(89)/81-MP To be presented by JD(ZP)	56-60

Item No. 176/91

Sub:- Proposed developments around TV tower, Pitampura and change of land use for various activities.

PS/CA/85/87-88/7918

There has been two meetings with Vice-Chairman on the subject. Minutes of the latest meeting is placed opposite. It was decided to inform the Lt. Governor of the latest position regarding the proposal and the design.

An attractive Television Tower with a height of 235 mtrs. has been constructed in Pitampura on Ring Road. This has become a landmark in Delhi. The Television Tower is visible from a distance of 20 kms. This Tower is located in about 4 hectrs. site which is a part of Master Plan green.

Such a tower becomes an important feature in the landscape of any major metropolitan city. Some famous examples are Post office tower at London, T.V. Tower at Moscow and Eiffel Tower at Paris. At the time of consideration of plans of T.V. Tower by DUAC, it was felt that a landmark like this Tower should not be a mere structure but should become the focal point of an educational and cultural complex inspiring the youth of the country and of interest to tourists. Considering these aspects, Ministry of Information & Broadcasting set up a national group of the renowned Architects, Engineers, Town Planners, Scientists and Sculptors with Sh. A.P. Kanvinde as the Convenor to evolve a suitable design of the Tower and its surroundings.

1. S/Sh. A.P. Kanvinde
2. Charles M. Correa
3. Mahendra Raj
4. Satish Gujral
5. Shanko Chowdhary
6. J.R. Bhalla
7. Shirish Patel
8. Dr. T.N. Subba Rao

The group recommended a comprehensive design of the total environment over an area of 31 acres of land around the Tower. This was proposed to include social and cultural centre and science museum etc. to generate interest amongst the people in acquiring scientific information and cultural heritage. The group recommended development of "Court of Heritage", "Court of Science" and museums. Regarding the provisions of Master Plan, Delhi Development Authority informed them that the development on additional land of 27 acres has to be done keeping in view the over all land use i.e. District Parks, playgrounds and open spaces without raising substantial structures. The group recommended in their report of 19th June, 1987 that DDA should act as the nodal agency to ensure implementation of the project.

A high level meeting held on 20.7.87 under the chairmanship of the then Cabinet Secretary, while considering the above mentioned report decided that Delhi Administration may be asked by Ministry of Home Affairs to give a scheme and a group be set up to consider the plan. The group may associate department of Culture, Science & Technology, Information & Broadcasting, Telecommunications etc. Department of Telecommunication were prepared to pay on pro-rate cost for getting some area in the Court of Science for a telecommunication museum. Accordingly, Secretary(Tourism), Directorate of Tourism vide his letter dated 8.9.87 requested DDA for allotment of 27 acres of land on a cost and also to process change of land use. They have also suggested that this area may be developed as a centre on similar basis as La cite' near Paris.

Delhi Development Authority on the basis of the recommendations of the Delhi Urban Arts Commission initiated to hold a competition for this area, but ultimately it was decided not to call the competition and Lt. Governor approved on 16.11.89 that the work should be given to M/s. Stein Doshi and Bhalla. It was further decided that Mr. Kanvinde may also be willing to join in the preparation of the conceptual plans. It was also suggested that if DDA thinks essential the Group can consult Mr. Raje also. They would be paid as per DDA's norms.

Regarding implementation of this project, DDA has agreed to spend money on design of the scheme and the development of the adjacent land and green spaces, which is now enlarged to approx. 50 Hectr. The other institutional uses falling in this area will be either re-located or adjusted within the site.

There were 4 college sites and one hospital site in the area which was proposed to be used for this scheme. Out of this allotment was made for one college (Guru Gobind Singh College of Commerce) and a polytechnic (Women Polytechnic). Though we are not sure but 2 of the remaining college sites were to be given to Delhi University in lieu of their land acquired by DDA in Mukherjee Nagar area. To make the proper scheme it was felt necessary that these sites may be shifted from here and relocated elsewhere. In this we found the

management of Guru Gobind Singh College of Commerce very adamant and refuse to shift from the present site even after the intervention of the Lt. Governor.

The project was discussed in the Technical Committee on 1.4.91 wherein the following was decided:-

- a) two sites, one for college and one for polytechnic as proposed in the vicinity of the District Centre, be approved.
- b) the land use of the area indicated as 'Facility Centre' be changed to 'Recreational and cultural use' and recreational area to public and semi public facilities' because of (a) above.

Accordingly we relocated 2 of the sites in the green area west of Wazirpur Distt. Centre which is approximately 500 mtrs. away and also carved out a site for the Guru Gobind Singh College in the nearby area which is only few 100 mtrs. away.

Before a final decision is taken it was decided that we may call the representatives of DTDC and Delhi Admn. and discuss with them the proposed scheme.

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

ILM No. 177/91

Subject: Proposal for carving out additional plots in Gujranwala Co-operative House Building Society Phase I, Phase II and Phase III.

File No. F.23(9)/69/Bldg./Pt.

This case pertains to carving out of additional plots within the existing unallotted plots in Gujranwala C.H.B.S.

The details are as follows:-

1) The Layout Plan for Part I was approved vide DDA Resolution No.323 dated 12.7.1966 and subsequently revised for 409 plots. The approval was conveyed by this office letter dated 4.10.1969.

Part II of this Scheme was approved on 28.8.1970.

Part I and II both these areas have been denotified from development area of DDA vide Notification No. F.12/22/87/L&B/Planning dated 31.5.1989.

The layout plan for Phase III was approved for 91 plots on 23.7.76 and six plots in Phase II in place of S.P. Unit area. A copy of the approved set back cum-demarcation plan submitted by the Architect of the Society is laid on the table.

2) The society has requested for revision of layout for carrying out additional four plots in Phase I within green area and additional 46 plots within unallotted plots in Phase II and Phase III. The list of total members of the Society duly approved by R(CS) indicates that there were total 768 members. Further it has been informed by the Society that one member had resigned. Therefore, the total strength of the Society is 767 members. The Society was allotted land in three phases as below:-

Phase	Area of land allotted.	Total plots approved
I	46.37 Acs. (46.54)	409
II	19.4 Acs.	211
III	10.36 Acs.	91 + 6 (In Phase II)
TOTAL :		<u>717 Nos.</u>

/...2

It appears that total members were not accommodated by the Society at the time of obtaining approval of the Layout plan. Out of total 767 members allotment of plots has been made to 654 members. Thus, giving unallotted 63 plots with the Society against 113 approved members to whom the plots could not be allotted so far as reported by the Society. Society had requested DDA for allotment of more land in order to accommodate above said members. This request was not acceded to by the DDA. General Body and the Managing Committee of the Society resolved to revise the layout plan by carving out 50 additional plots on the same residential unallotted 63 vacant plots by decreasing the present size of the plots.

THE PROPOSAL

1. Out of these proposed 50 additional plots four plots are proposed in Phase I by converting the green area into residential plots.

There is already 45' wide road passing through the green area. Details are given below:-

<u>As approved</u>		<u>As proposed</u>		
Total Area	Existing land use	Total Area	Min. Size of Plot	Proposed No. of plots.
20.312 Acres	PARK	20.545 Acres	261.38 Sq. Yards	4 Nos.

* Total increase in Area is 1125.00 Sq. Yds. or 0.23 acres.

The Phase I of this Scheme stands transferred to MCD.

2. The comprehensive proposal for Phase III (including six plots in Phase II) has been examined as per MPD-62 norms since the scheme stands approved prior to MPD-2001. The following table gives comparison between the approved plan and proposed plan Plans for Phase I and Phase III for carving out additional plots as proposed by Society is laid on the table.

As approved

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As proposed

	Total Area	Min.size of plot	Existing No. No. of plots for change	Total Area	Min.size of the Plot	Proposed No. of Plots
Block A	2738.63 Sq.Yds.	138.05 Sq.Yds.	18	3434.63 Sq.Yds.	75.42 Sq.Yds.	41
Block B	2522.95 Sq.Yds.	125.00 Sq.Yds.	17	3028.95 Sq.Yds.	75.00 Sq.Yds.	37
Block C	1733.33 Sq.Yds.	125.00 Sq.Yds.	13	1733.33 Sq.Yds.	100.00 Sq.Yds.	16
	(6 Plots in Phase II)			(8 Plots in Phase II)		
	6994.91 Sq.Yds.	1.445 Acs.	48	8196.91 Sq.Yds.	1.69 Acs.	94

Total increase - 1202 Sq. Yds. or 0.245 Acres.

It may be seen from the Table that increase in residential area is about 0.25 acres. This area of 0.25 acres is reduced from circulation area. The proposed minimum size of the plot is less than 125 sq. yds. as required by MPD-62.

PROVISION OF COMMON FACILITIES :

Total area of the land allotted to the Society is 76.3 acres. Area under facilities required as per MPD-62 is 30.3 per cent + 2 per cent of service personnel area, i.e., 32.3 per cent of total area which works out to be 24.644 acres. Total area provided under common facilities in all three phases in this scheme is 25.9 Acres.

GROSS DENSITY :

Gross density for all three phases works out to be as follows:-

	Population	Area
Phase I	4788.00	46.54 Acres
Phase II	2056.50	19.40 Acres
Phase III	1351.35	10.36 acres
	8195.85	76.30 Acres

$$i) \text{ Gross Density} = \frac{\text{Total Population}}{\text{Total land}} = \frac{8195.85}{76.30} = 107 \text{ PPA (Approx.)}$$

$$ii) \text{ Permissible density as per Zonal Plan} = (100 + 15\% \text{ Variation}) \text{ PPA}$$

The details of plots and details of proposed population are given in the Annexures 'A' and 'B' /...

The matter was referred to Commissioner (Lands) for making observations and recommendations. The Lands Department of DDA has no objection to this proposal.

The matter was also referred to Registrar, Co-operative Group Housing Societies. The Registrar (CS) has verified that in all 768 members are enrolled in the Society and out of these members 654 plots have been already allotted, and still 113 members stand enrolled with the Society awaiting allotment against 63 vacant plots. The Society has also submitted an undertaking that it would surrender surplus plots to DDA, if any, arising out of this revision.

Proposed Layout Plans for Phase I, Phase II and Phase III for carving out additional plans as proposed by the Society are placed before the Technical Committee for consideration.

SANCTIONED				PROPOSED			
Plot No.	No. of Plots	Area of Plot	Total area in Sq. Yds.	Plot No.	No. of Plot	Area of Plot	Total area in Sq. Yds.
1	2	3	4	5	6	7	8
<u>POCKET 'A'</u>							
227	1	217.78	217.78	223	1	106.67	106.67
228 to 234	7	155.58	1011.15	223 A	1	78.75	78.75
				223 B	1	78.75	
235	1	243.84	243.84	224	1	77.92	77.92
				224B	1	77.83	77.83
236 to 243 A	9	140.00	1260.00	224B	1	76.25	76.25
				224C	1	75.42	75.42
				225	1	75.82	75.82
				225A	1	76.21	76.21
				225B	1	76.56	76.56
				225C	1	76.88	76.88
				226	1	76.00	76.00
				226A	1	76.28	76.28
				226B	1	76.54	76.54
				226C	1	77.92	77.92
				227	1	225.00	225.00
				227 A to 234	12	75.00	900.00
				235	1	225.00	225.00
				236 to 243	12	75.00	900.00
	18		2732.77		48		3434.63
<u>POCKET 'B'</u>							
211	1	198.33	198.33	211	1	135.00	135.00
211A-217	1	125.00	875.00	211A-214A	10	75.00	750.00
218	1	190.50	190.50	215	1	137.25	137.25
219	1	168.00	168.00	215A	1	75.42	75.42
				215B	1	75.82	75.82
220	1	159.72	159.72	215C	1	76.21	76.21
221	1	151.40	151.40	216	1	76.56	76.56
222	1	180.00	180.00	216A	1	76.88	76.88
				216B	1	76.00	76.00
				216C	1	79.81	79.81
				217-218B	8	75.00	600.00
				219C to 220	2	135.00	270.00
				221 to 222C	8	75.00	600.00
	17		2522.45		37		3028.95

SANCTIONED				PROPOSED			
<u>POCKET 'C'</u>							
278A- to 13	125.00	1500.00		278A to 16	100.00	1500.00	
288A		Sq.Yds.		288		Sq.Yds.	
(6 Plots in Phase II)				(8 Plots in Phase II)			
13		1500.00		16		1500.00	
		Sq.Yds.				Sq.Yds.	

(iii)

Adequacy of Common Facility :

Total area of land allotted = 76.30 Acres

Facilities required, i.e., as per old Bye-laws

30.30% + 2% for S.P. Area = 32.3%

$$= \frac{76.30 \times 32.30}{100} = 24.644 \text{ Acres.}$$

Facility provided = 25.90 Acres.

(iv)

<u>Residential Area sanctions</u>	<u>Now Proposed</u>	<u>Excess Area</u>
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Pocket 'A'	2732.77 Sq. Yds.	3434.63 Sq.Yds.	701.86 Sq.Yds.
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Pocket 'B'	2522.45 Sq. Yds.	3028.95 Sq.Yds.	506.50 Sq.Yds.
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DENSITYPhase IProposed

Existing:

Total plots sanctioned	= 409.00 No. of Plots	= 413.00
Total no. of D.U.s	2×413	= 826.00
2×409	= 818.00	

Total Population @ 4.5		
DUs 818×4.5	= 3681.00	826×4.5
		= 3717.00

S.P. 5% of 818	= 40.90	5% of 3717
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3721.90

Persons

4788.00

Persons

Excess Population $3758.3 - 3721.9 = 36.4$ persons
 Say = 36 Persons.

PHASE III

Total plots sanctioned	= 97	Proposed	= 14.30
No. of DUs 2×97	= 194	2×143	= 286.00

Total population @ 4.5			
DUs 194×4.5	= 873	286×4.5	= 1287

S.P. 5% of 194	= 9.7	S.P. 5% of 1287	= 64.35
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882.70

Persons

1351.35

Persons

Excess Population $1301.30 - 882.70$	= 418.6 Persons
Say	419 Persons.

Total proposed population	$3758 + 1301$	= 5059 Persons
Phase II Population	2056.5	= 7115.5 Persons

Subject:- Regarding relaxation in the side set back in the corner plots falling in the Rehabilitation Ministry Employees Coop. House Building Society at Malviya Nagar.

File No.F.23(17)/74/Bldg.

The President of the Rehabilitation Employees

Coop. House Building Society Ltd. has requested that the permissible ground coverage of 60 percent in the corner plots is not available due to the 4 Ft. side set back. He has requested to relax the side set back in the corner plots upto 50% in 60 ft. plot depth and 60% in 72 ft. plot depth so that the permissible ground coverage of 60 per cent is available in these plots.

Background of the case:

- i) The building activity of Shivalik Enclave has been released vide letter No.F.23(17)/74/Bldg. dt.22.3.91.
- ii) Later on the President of the society pointed out that in case of corner plots, it was not possible to achieve permissible ground coverage after leaving front, rear and side set back as per set back-cum-demarcation plan. List of such plots was submitted. In order to achieve permissible coverage, the society suggested that such plots should be allowed to cover side set backs upto 50 per cent of the depth of the plot. In some cases even after allowing 50 per cent of the coverage of the side set back, it is not possible to achieve permissible ground coverage. In such cases it may be necessary to cover side set backs upto 60 per cent of the depth of the plot.

With these background, the Architect has submitted the following two proposals:-

1. PROPOSAL No.1

The Architect has proposed that rear set back of 5 feet against the required set back of average 10 feet. Ground coverage is achieved in this case but following deficiencies have been pointed out.

- i) Building line π will not be maintained.
- ii) In case of back to back plot privacy is hampered.
- iii) In case back to back plots there could be problems related to laying of services and light and ventilation plans.

In view of the above, this proposal is found not workable.

contd....

PROPOSAL NO.2.

The Architect has proposed the followings:

For the plots having depth of 60 feet and area upto 250 sq. mtr., the side set back of minimum 4 feet shall be covered upto 50 per cent of plot depth.

The plot having 72 feet depth and total area upto 250 sq.yds., the side set back of minimum 4 feet shall be covered upto 60 per cent of the plot depth. The details of proposed relaxation in side set back is indicated on the plan(laid on the table).

After examining the above proposals it is observed that with the relaxation in the side set back-upto upto 50 per cent of the plot depth from the rear, the permissible ground coverage of 60 per cent can be achieved in both category of plots.

As a general practice adopted in the Building Section, relaxation in the side set back upto 50 per cent of the plot depth from rear in the corner plots where ever the permissible ground coverage is not achieved is already followed.

The proposal to relax 50 per cent of the plot depth from the rear in the side set back in corner plots, to achieve permissible ground coverage is placed before the Technical Committee for consideration.

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Item No. 116/91

Sub:- Request for additional coverage FAR and land by Bahai House of Worship, Kalkaji.

File No.F.13(50)/78/Bldg.

Dr.Gopi Nath, Director(G),Bahai House of Worship vide his letter dated 16th April,1991 addressed to the VC,DDA has requested for allowing them additional construction in their premises and also for leasing of additional land for parking purposes. In his letter Dr.Gopi Nath has pointed out that temple has become a land mark for Delhi and on an average 7 lakh people/devoter visiting the temple every month.

2. Originally they have owned a land measuring 10.67 HA (26.4 acres), out of which change of land use was notified for 'institutional use' only for 3.24 HA(8 acres) in the year 1978. Subsequently, the building plans were sanctioned in February, 1979 with ground coverage of about 7610 sq.mt or 25% of 3.24 HA. (total floor area is 8400 sq.mt.) The remaining 743 HA land was to be reserved for land scaping as a part of Master Plan green/district park and open spaces. Dr.Gopi Nath in his above referred letter has now made the following requests:

- (i) An additional floor space with 3000 sq.mt. ground coverage for the construction of Audio-Visual Auditorium and Exhibition Hall and residences for volunteer staff in two storey building.
- (ii) Allotment of additional land in the East of the existing land, measuring about 1.22 HA which is proposed to be utilised partly for the construction of additional building explained above and partly for parking.
- (iii) To lease out additional land along the Southern boundary to the East of one acre land temporarily leased by DDA for parking.

3. In his letter Dr.Gopi Nath has made all the calculations with reference to the total land i.e. 10.67 HA, whereas the change of land use has been notified only for 3.24 HA. Therefore, calculations of the percent with the covered area and FAR with respect of the total land has in fact no meaning. The land use of the remaining area being Master Plan Green.

4. The case has been examined and the joint site inspection with Sh.R.K!Jhigan,Sr.Land Scape Architect has been made. The following points are submitted for consideration:

- (i) The additional land requested for is a part of notified Forest Area.
- (ii) In the first instance, the land which they have used for parking on temporary lease should be considered for

additional allotment rather than extending it towards East which falls right in the middle of the green area.

- (iii) About 500 mtr. from the boundary of existing temple there area number of old structures and it would be worth while deciding whether to allow additional construction if found necessary existing construction area rather than in the centre of the green area, that too after processing it for change of land use.
- (iv) There is a H.T. power line passing through the land under reference which is to be super imposed in the plan.
- (v) A report from Land Branch and views of Dir.(Hort) will also be added before finalising the issue.

5. It is therefore, desirable to prepare a comprehensive landscape plan for the entire stretch covering Nehru Place, Kalkaji Mandir, temple under reference and the adjoining green area. While preparing this scheme, care should be taken for providing proper parking space, circulation system, the requirements projected by the temple and some of the basic additional requirements to be provided by the DDA.

The matter is submitted for the consideration of the T.C.

6. The proposal has been considered by the T.C. in its meeting held on 9.7.91 and it has noted that: Dr.Gopi Nath of Baha'i House of worship and his Archt. were both present in the meeting. They explained their proper for additional construction to the extent of 3000sq. mtrs. an audio-visual auditorium/exhibition hall and also for the dormitories to be provided for the temple users. After a detailed discussion the TC desired that a landscape plan be prepared for the entire green area surrounding the Bahai temple by the Sr.Landscape Architect of the DDA, taking into consideration the overall parking requirements for the visitors and other pending proposals of the Bahai temple authorities. This should be completed within a period of one month. Meanwhile Dr.Gopi Nath was asked to examine and indicate whether they would like to implement this comprehensive landscape Scheme and maintain the green area accordingly under licence from DDA. It was decided that in any case, the location of the proposed audio-visual auditorium/exhibition hall, dormitories and required car parking area would be finalised along with the consequent changes in the prescribed land use, if any, in the light of comprehensive landscape plan.

7. The proposal again discussed in the Technical Committee in its meeting held on 27.8.91 and the Technical Committee noted that in MPD-2001 the site proposed for construction had been earmarked as 'public & Semipublic use' although in the original scheme sanctioned for the Bahai temple, this was shown as a landscape area. Keeping in view the fact that the proposed structure being in the vicinity of the temple should be merged as far as possible with the land scaping, the

Technical Committee decided that the scheme be prepared in such a manner that the proposed construction would not pose any obstruction to the vista of the Bahai temple and that if necessary an adjustment in the land title between the DDA and Bahai may be made to accommodate the proposed scheme and the site be demarcated accordingly.

T.C. also noted that the overall site had been declared as a forest area and, therefore desired that this decision should be brought to the notice of the Secretary(UD)/Secretary (Environment).

8. The site was inspected by Dir.(DC&P), Dir.(Bldg.), Chief-Architect, Sr.Landscape Architect and the representative of Lands Section. After inspecting the site, the representatives of Bhai's were advised to prepare a model indicating the buildings proposed to be constructed for watch and ward in the form of dormitory and the auditorium. They were also advised to prepare a landscape plan keeping in view that the proposed structures merged with the total landscape. For this purpose, they were also advised that they may consider green area earmarked in the plan for Master Plan/Zonal Plan in the vicinity of Bhai's Temple, so that the Technical Committee may have a look on the total/overall plan for development. They were advised that the proposed structure should confine within their own area and should be limited to the minimum extent and are essentially required. It is, therefore, suggested keeping in view that when the land was to denotified, the condition was imposed that they will confined their construction within a limit of 2 acres of built up area.

Regarding the parking, it was advised that the area presently used for parking and how it is proposed to enlarge by taking an area from the surroundings, may also be shown in the overall scheme.

9. Representative of the Bhai's House worship Dr.Gopi Nath, Director General came to discuss this case along with the Architect with Vice-Chairman, DDA on 24.9.91. In pursuant to the site inspection and the advise rendered to them by the inspecting team the submitted the concept proposal. According to this concept proposal the proposal of construction of auditorium and dormatry is within the land owned by them and the additional parking space is proposed on the land owned by the DDA.

As per Master Plan(MPD-2001), this area is indicated for institutional use. However, under the forest act, this area was reserved Forest. This reservation was made after the approval of the proposal of Bahai House on this premises. The two actions are required.

10. For construction of Auditorium and Dormatery: c d

This additional construction premission may be considered by the T.C. as the section profile taken care of the Landscape

environment and can not be objected from the land use point of view.

■ However, reference has to be made for permitting this construction in the reserved forest to the Ministry of Environment through Ministry of Urban Development.

2. For construction of additional parking place on the DDA land:

The allotment of this land has to be considered first and permission to use for parking may also be considered.

10.1 The proposal is placed before the Technical Committee for its consideration.