

# दिल्ली विकास प्राधिकरण

समुदाय... Master Plan Section

निविद संख्या... F1 (68) / 97-MP

पद-अवकाश

विषय

Draft Minutes of Tech. Committee Meeting  
held on 26.11.91

आय	विषय की संख्या	हस्ताक्षर	आय की संख्या	विषय	विषय की संख्या	हस्ताक्षर
आय की संख्या	आय की संख्या	हस्ताक्षर	आय की संख्या	आय की संख्या	आय की संख्या	हस्ताक्षर
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FR 283  
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आय की संख्या

आय की संख्या F1361

आय की संख्या 4/12

11/12/91 6162P



DELHI DEVELOPMENT AUTHORITY  
( MASTER PLAN SECTION )

Draft minutes of the meeting of Technical committee held on 26.11.91 at 9.30 AM in the Conference Room of Vikas Minar, Delhi Development Authority, IP Estate, New Delhi.

The following present:

DELHI DEVELOPMENT AUTHORITY:

1. Mr. C. Noronha, Vice Chairman,
2. Mr. H.D. Sharma, EM
3. Mr. J.C. Ghambir, Commr. (Plg.)
4. Mr. Santosh Auluck, CA
5. Mr. S.C. Gupta, Dir. (DC&P)
6. Mr. R.G. Gupta, Dir. (TYA)
7. Mr. P.C. Jain, Dir. (AP&B)
8. Mr. U.S. Jolly, Dir. (LM)
9. Mr. K.K. Bandhupadhyay, Jt. Dir. (R)
10. Mr. P.N. Dongre, Jt. Dir. (TYA)
11. Mr. Chander Ballab, Jt. Dir. (AP)
12. Mr. N.K. Aggarwal, Jt. Dir. (WC&SA)
13. Mr. A.K. Gupta, Jt. Dir. (B)
14. Mr. Ashok Kumar, Jt. Dir. (Dwarka)
15. Mr. M.N. Khullar, Addl. C.A.
16. Mr. R.C. Aggarwal, Sr. Arch. (R)
17. Mr. D.K. Saluja, Dy. Dir. (T)
18. Mr. Surinder Srivastava, Dy. Dir. (ZP)
19. Mr. S.P. Bansal, Dy. Dir. (NCR&UE)
20. Mr. J.S. Sody, Dy. Dir. (AP)
21. Mr. Anand, Dy. Dir. (AP)
22. Mr. Chakerwarty, Dy. Dir. (T)
23. Mr. H.B. Jha, SE (E) I
24. Mr. Anil Barai, Dy. Dir. (MP) (Convenor)

POLICE DEPARTMENT:

25. Mr. Ashok Sikka, ACP(T)
26. Mr. Gurmail Singh, ACP(T)'W'

LAND AND DEVELOPMENT OFFICE:

27. Mr. L.D. Ganotra, EO

MCD:

28. Mr. B.B. Nanda, CE (I)
29. Mr. A.P. Sethi, ATP C)
30. Mr. T.R. Gupta, EE (P) II

MCD (WATER SUPPLY):

31. Mr. S.R. Chadha, CE (E) III For item no. 194

DWS&SDU:

32. Mr. R.C. Aggarwal, S.E. (W)P

PWD (DA)

33. Mr. Dinesh Kumar EE (PWD X) For item no. 194
34. Mr. B.R. Dhir, EE (PWD VII)



Item No.150/91

Sub : Preparation of Zonal Plan of Trans Yamuna Area.  
FR.1(30)91-Dir.(TYA)

Deferred.

Item No.194/91

Sub : Requirement of land for construction of proposed ground reservoir/  
Booster pumping station at Malviya Nagar.  
F.645/Dir.(AP&B)

At the outset, Shri S.K. Chadha, Chief Engineer (Water Supply), MCD, who was present in the meeting, described the overall programme for augmentation of water supply in the Union Territory of Delhi during the VIII Plan period. He mentioned interalia that under the said <sup>redistribution</sup> registration plan, water supply to an extent of 10 MGD would be made available for the newly developed areas of Dwarka Project by January, 1994. Further, about 2 MGD would be available for the DDA colonies in Vasant Kunj. Additional drinking water would also be made available to the Kondli area in East Zone, pending the completion of Tehri Dam in 1995 or so. Accordingly, Shri Chadha made out a strong case for ~~water supply distribution~~ allotment of the entire piece of 1.6 acres for DWS&SDU for improving the water supply distribution system in South Delhi as part of the overall augmentation plan. Chief Architect, DDA pointed out that this site had been earmarked for a bus terminal which was to be relocated from Malviya Nagar. As such, Chief Architect, DDA suggested that part of the site be kept reserved for the said terminal facility.

Technical Committee, after examining the proposal in general, agreed to earmark the entire site for the use of the Water Supply Deptt. subject to ~~the identification of~~ an alternative site being found for the bus terminal. The area planner for Mehrauli was accordingly requested to make a spot inspection along with the DTC authorities and prepare a fresh proposal for the location of the said bus terminal.

Item No.196/91

Sub : Proposal for a 100 bedded hospital at Maidan Garhi, New Delhi  
change of land use of an area mesuring about 20 acres, Green belt to 'Public and Semi-public facilities'.

Deferred.

The Technical Committee desired that this item be taken up in the next meeting to which Secretary (Health), Delhi Admn. may be invited.

Item No.197/91

Sub : Regarding provision of letter boxes in multi-storeyed building.  
F.1(26)83/MP.

Deferred.



Item No.198/91

Sub : Use of service & personnel sites marked in various residential complexes  
(1) general colonies of DDA, (2) Cooperative plotted societies, (3) Cooperative Group Housing Societies (4) Group Housing constructed by DDA and (5) Complex developed by other authorities like L&DO etc.

2. Use of sites in plotted cooperative housing building societies in zone E-8 & E-12 of Trans Yamuna area.  
F.23(06)91/Instl.

Director (TYA) explained that in the layout plans for <sup>various</sup> ~~all the~~ cooperative housing societies located in Trans Yamuna area, in all 3.425 hect. of land stood earmarked for service personnel housing. As per policy decision taken recently by the Technical Committee on the subject, the land was to be allocated between MCD (10 sites - 2.214 acres) and <sup>DDA</sup> ~~37.5~~ <sup>while</sup> ~~for DDA~~ (6 sites - 1.301 acres), <sup>and</sup> after the construction of flats thereon, 12.5 % of the total number of flats constructed each by MCD and DDA, would have to be offered to the concerned cooperative societies for housing ~~of~~ their own service personnel. Technical Committee decided that the layouts and designs of these respective pockets should be prepared for the approval of the Screening Committee at the earliest. The Technical Committee also desired that <sup>a</sup> similar exercise be carried out for <sup>each of the</sup> ~~other~~ <sup>zones where there were</sup> ~~areas consisting of~~ plotted cooperative housing layouts.

Item No.199/91

Sub : Regarding approval of revised set back demarcating plan of Aviation Employees CHBS Gagan Vihar, Delhi.

F.232(15)72-Bldg.

The Technical Committee was informed that the cited encroachments on ~~some of the~~ residential plots had taken place after the land was allotted to the Society by the Delhi Admn. The Technical Committee accordingly decided that no change in the layout plan be made and that the said encroachments should be removed by the <sup>Society</sup> itself and vacant possession of these residential plots given to the eligible members. Technical Committee also desired that the site earmarked for service personnel housing be fenced and the stay order <sup>imposed</sup> ~~operating~~ with respect to <sup>development of a</sup> ~~part of the~~ approved layout be got vacated immediately.

Item No.167/91

Sub : Alignment plan of Mathura Road from Tilak Bridge to Oberoi Hotel.  
F.5(2)89/MP.

a) The alignment plan of Mathura Road (Tilak Bridge to Oberoi Hotel Fly Over) was discussed in detail and the following observations were made/decisions taken :



(a) No service road is necessary between Tilak Bridge up to Bhagwan Dass Road intersection. Only recessed bus stops should be provided on either side of the road.

b) For the portion of the road between Bhagwan Dass junction to Bhairon Road junction <sup>and</sup> Bhairon Road to Cornwallis Road junction, 8-lane divided carriageway may be provided as proposed along with the retention of the service road in-front of AB type Bungalows.

(c) There should be no service road between Cornwallis Road junction to Oberoi Hotel crossing and up to the crossing near Humayon's Tomb. Accordingly, the service road running parallel to the flyover bridge may be deleted. Instead the possibility of providing an 8-lane divided carriageway from Cornwallis Road up to Oberoi Hotel may be explored. A site inspection held jointly with MCD was suggested for the purpose.

The Technical Committee desired that the alignment plan be revised accordingly and brought before the Technical Committee in due course.

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.

F.5(41)87/MP.

The Technical Committee discussed the alignment plan of Netaji Subhash Marg from Delhi Gate to Kasturba Hospital Marg/Ansari Road intersection. It was noted that the encroachments on the footpath needed to be removed to facilitate smooth pedestrian movement. It was, therefore, decided that the footpath towards Golcha site be reduced to 2 mtrs. <sup>hence it was</sup> and <sup>once</sup> that <sup>observed</sup> this was done, there would be no need to shift the existing central verge. Technical Committee also desired that it be examined if in case ~~of~~ the mosque projecting on the right of way was situated on the first floor, whether the ground floor could be used for pedestrian circulation in continuation of the existing footpath on either side of the building. Finally, Technical Committee called for MCD to prepare a detailed design of the subway including the entry and exist points, at the proposed location, for its consideration in due course.

Item No.179/91

Sub : Approach road from existing 24 m R/W upto meeting point with Swerage Treatment Plant at Wazirpur, Phase-II.

F.23(9)/83-IL

Deferred.



Item No.180/91

Sub : Alignment plan of Mehrauli Mahipalpur Road on Mehrauli Gurgaon road NH-8

F.5(8)/72/MP

✓ Deferred

Item No.181/91

Sub : Construction of Road No.38 alongwith the ~~left~~ <sup>Western</sup> bank side of Nazafgarh drain from G.T. road to Road no.37.

F.5(55)/66-MP- Pt.II

The Technical Committee noted that the r/w of this road according to MPD-2001 ~~is~~ <sup>should be</sup> 100' whereas the space available ~~is~~ <sup>was only</sup> about 60'.

The Technical Committee decided that the alignment plan ~~would~~ <sup>may</sup> be prepared <sup>in the</sup> (first phase) for the ~~at the~~ <sup>full</sup> extent of the available r/w with the provision of a under-pass ~~to cross~~ <sup>crossing</sup> the railway line.

✓ The proposed alignment should be discussed with the Railways and Irrigation & Flood Deptt. of Delhi Admn., before the same is ~~discussed further by~~ <sup>brought before</sup> the Technical Committee ~~once again~~ <sup>at the</sup>.

Item No.182/91

Sub : Change of land use of an area 3.66 hect. (9 acres) from Residential to Recreational (Distt. parks and open spaces) known as Dargah Shaheed Khas in zone D-5 sector DTZ zone.

ii) The means to accept for advertisement of notice, unit section 11(3) of the DD Act of Local resident.

iii) The land use as per MPD 2001 in Distt. Park recreational which has come into force from 1.8.90.

✓ Deferred.

Item No.200/91

Sub : Development of a Traffic Trg. part at the site which was proposed for development of park cum bazar in the vicinity of purana Quila opposite pragati maidan.

F.3(29)/90/MP

✓ Deferred.



Addl. item laid on table.

Item No.201/91

Sub : Modification in the layout plan of two small pockets in Vivek Vihar, Ph.I for alternate allotment to those whose lands were acquired by Delhi Admn., DDA.

The proposal was explained by Director(TYA), who pointed out that due to the manholes and the sewer line found at site the earlier plan for layout out of alternative plots would perforce have to be modified. Accordingly, the adjacent plot which was earmarked for a nursery school could be clubbed together with the site and fresh plots carved out as per revised plan by leaving out a 9 mt. strip of land which was affected by the said sewer line and manholes. Consequently, the nursery school would also need to be relocated as shown in the modified plan. The Technical Committee approved the proposal in toto, <sup>and recommended</sup> ~~with a view to~~ its speedy implementation.

Item No.203/91

Sub : Change of land use of an area measuring 10 acres from recreational use to manufacturing for fly ash brick plant at Rajghat, New Delhi.

The Technical Committee noted that in response to a public notice issued inviting objections/suggestions for change of the prescribed land use for an area measuring 10 acres, from 'recreational use' to 'manufacturing use (fly ash plant)' near Rajghat, no objections or suggestions from the public had been received. It was, therefore, decided to recommend the case to the Authority for approval to the proposed change of land use.



Item No.150/91

Sub : Preparation of Zonal Plan of Trans Yamuna Area.  
FR.1(30)91-Dir(TYA)

Deferred.

Item No.194/91

Sub : Requirement of land for construction of proposed ground reservoir/Booster pumping station at Malviya Nagar. F.64f5/Dir.(AP&B)

*At the outset,*  
Shri S.K. Chadha, Chief Engineer(Water Supply) MCD, who was present in the meeting, *described* explained the overall

programme *for* augmentation of water supply in the Union Territory of Delhi. *during the VIII Plan period the land under* He explained that to augment the *sanitation*

*Accordingly, he Chadha made out a strong case for (as) was headed to*  
water supply distribution system in South Delhi to be enlarged to an area, measuring 1.6 acres. He explained

that this land is available and is essentially required to improve the system. Chief Architect, DDA *stated* pointed out

that this *site had been* area is earmarked for a bus terminal which is to be re-located from Malviya Nagar *He to such CA* and suggested that

part of this *the site* area could be kept reserved for *the said* terminal facility and the remaining could be merged with the existing

overhead tank area. However, Shri Chadha explained that for the overall scheme, the total land is necessary.

*He mentioned inter alia that under the said redistribution plan*  
Sh. Chadha also explained that, by Jan.1994 Water

Supply to an extent of 10 MGD would be *made* available for Dwarka *area of*  
Project to serve the existing population for new development *by Jan 1994*

Further, he mentioned that about 2 MGD would be available *for the DDA colonies in*  
for Vasant Kunj *area* and by re-distribution system as

100 MGD treatment plant at Hyderpur is coming up by Dec.1993, *Additional drinking water*  
some water supply will also be made available to *the* Kondli

area. *in East Zone, by Jan 1994* pending the *Completion of Tehri Dam in 1995 on as x*

Technical Committee, after examining the proposal *in general,*  
agreed to earmark *the entire site use of the* this land for the Water Supply Deptt. *both*

*it would be possible only if* and suggested that alternate site for a bus terminal be *at another nearby location*  
identified separately. *By identifying the location of a*

*The area planner* bus terminal, *it can be brought before the committee again.*  
for the terminal was accordingly .....2/- requested

*(as) alloted of the entire piece of 1.6 acres to DWS for improving the*

*XX*

*(as) subject to the identification of an alternate site being found for the*



Item No.196/91

Sub : Proposal for a 100 bedded hospital at Maidan Garhi, New Delhi change of land use of an area measuring about 20 acres, Green belt to 'Public and Semi Public facilities'.

Deferred.

The Technical Committee desired that, in the next meeting, <sup>this can be taken up</sup> to which Secretary(Health), Delhi Admn. may be invited, when this item be taken up.

Item No.197/91

Sub : Regarding provision of letter boxes in multi-storeyed buildings.  
F.1(26)/83/MP

Deferred.

Item No.198/91

Sub : Use of service & personnel sites marked in various residential complexes (1) general colonies of DDA. (2) Cooperative plotted societies (3) Cooperative Group Housing Societies (4) Group Housing constructed by DDA and (5) Complex developed by other authorities like L&DO etc.

2. Use of sites in plotted cooperative house bldg. societies in zone E-8 & E-12 of Trans Yamuna Area.

F.23(06)/91/Instt.

Director(TYA) explained that in the Cooperative Housing Societies, <sup>layout plans for all the</sup> layout plans, located in Trans Yamuna Area in all 3.425 hect. of land <sup>is</sup> earmarked for service personnel housing. <sup>As per policy decision taken recently</sup> Out of which the land is to be shared by the MCD and the DDA is 62.5% for MCD (10 sites - 2.214

acres) and 37.5% for DDA (6 sites - 1.301 acres). <sup>and</sup> After the construction of flats, <sup>therein, the total no. of flats constructed</sup> 12.5% of flats each by MCD and DDA <sup>would have to</sup> be offered to the concerned Cooperative Societies. <sup>for housing of their own service personnel</sup> Technical Committee decided that the layouts and designs of these <sup>respective</sup> pockets should be prepared for the construction and approval of the Screening Committee <sup>at the</sup> for each site. <sup>earliest</sup> The Technical Committee also desired that

similar exercise be carryout for other areas. <sup>consisting of plotted cooperative housing layouts</sup>



Item No.199/91

Sub : Regarding approval of revised set back demarcating plan of Aviation Employees CHBS Gagan Vihar, Delhi.  
F 232(15)/72-Bldg.

The Technical Committee was informed that the encroachments on <sup>some of the</sup> residential plots had taken place after the land was allotted to the Society by the Delhi Admn. The Technical Committee <sup>accordingly</sup> decided that no change in the layout plan be made and <sup>that the said</sup> if encroachments should be removed by the Society itself <sup>and as the vacant possession of these residential plots</sup> from its plots. It desired that the <sup>area</sup> earmarked for service personnel housing should be <sup>operating with respect to</sup> fenced and the stay order on the part of the land, be <sup>given to the eligible members</sup> got vacated immediately.

*TC also desired that the site*

*approved layout be*

Item No.167/91

Sub : Alignment plan of Mathura Road from Tilak Bridge to Oberoi Hotel.  
F.5(2)/89/MP

a) The alignment plan of Mathura Road (Tilak Bridge to Oberoi Hotel Fly over) was discussed in detail. <sup>and the following observations were made/decisions taken:</sup> The Technical Committee <sup>observed (a)</sup> opined that no service road is necessary between Tilak Bridge upto Bhagwan Dass Road intersection. Only <sup>necessary</sup> bus stops should be provided on either side of the road.

b) For the portion of the road between Bhagwan Dass junction to Bharon Road junction, Bharon Road to Cornwallis Road junction,

The Technical Committee agreed for 8-lanes divided carriage way, as proposed <sup>may be provided along with the retention of</sup> and the service road in-front of AB type Bungalows <sup>(i) there should be no</sup> without any further service road for parts on other road between Cornwallis Road junction to Oberoi Hotel crossing <sup>and</sup> upto the crossing of ~~Gurgaon~~



near Humayon's Tomb. The technical committee decided that the proposal be examined for 8 lanes divided carriage way upto Oberoi Hotel, and service road towards the south

*According to the service road running parallel to the flyover bridge is not necessary, he delete it x*  
*Instead, the possibility of providing an 8-lane divided*

The Technical Committee desired that based on the above observations, the alignment plan be finalised after a site inspection along with the representatives of MCD.

*revised accordingly & brought before the TC in due course*

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

F.5(41)/87/MP

The Technical Committee discussed the alignment plan of Netaji Subash Marg from Delhi Gate to Kasturba Hospital Marg/Ansari Road intersection. It was noted that the encroachments on the foot path needed to be removed for smooth pedestrian movement. It was decided that the footpath

towards Golcha side be reduced to 2 mtrs. and there is no need to shift the existing central verge. It was desired that it

to be examined that if in case the re-existing mosque is on the first floor, the foot path on ground floor be retained in continuity. The detailed design of the sub-way with the proper entry and exit be prepared by MCD at the proposed location for the consideration of technical committee.

Item No.179/91

Sub : Approach road from existing 24 m R/W upto meeting point with Sewerage Treatment Plant at Wazirpur, Ph.II.

F.23(9)/83-IL

Deferred.

*Carriage-way from Cornwallis Road up to Oberoi Hotel may be explored x*  
*A site inspection held jointly with MCD was suggested for the purpose*

*to facilitate*  
*therefore*  
*that if this was done*  
*TC also*  
*that it*  
*is projecting on*  
*the first floor, whether*  
*the ground floor could be used for pedestrian*  
*circulation in continuation of the*  
*existing footpath on either side of the building*

*including*

*aa*  
*TC called for MCD to prepare a*



ADDL. ITEM LAID ON TABLE.

Item No.201/91

Sub: Modification in the layout plan of two small pockets in Vivek Vihar, Ph.I for alternate allotment to those whose lands were acquired by Delhi Admn. DDA.

The proposal was explained by Dir.(TYA) <sup>who pointed out</sup> indicating <sup>found at site</sup> that due to the existing manholes and the sewer line, the earlier plan for <sup>laying out of</sup> alternate plots, <sup>would perhaps have</sup> needs to be modified.

<sup>Accordingly</sup> He suggested that the adjacent plot which <sup>was</sup> is earmarked for a nursery school could be <sup>clubbed together with the site</sup> used for carving out the <sup>and fresh</sup> plots by leaving <sup>carved out as per revised plan</sup> a 9mt. strip of land which is affected <sup>by</sup> in the sewer line on the manholes <sup>said</sup> and <sup>consequently, the</sup> the nursery school <sup>also</sup> would <sup>be shown on the portion where alternate plots were</sup> be shown on the portion where alternate plots were <sup>modified</sup> proposed in the plan. The Technical Committee approved

the proposal <sup>in toto</sup> with a view to its speedy <sup>implementation</sup>

Item No.203/91

Sub: Change of land use of an area measuring 10 acres from recreational use to manufacturing for fly ash brick plant at Rajghat, New Delhi.

The Technical Committee noted that in response to a public notice issued for inviting <sup>the prescribed</sup> public objections/suggestions for change of land use <sup>for</sup> of an area measuring 10 acres, from 'recreational use' to 'manufacturing (fly ash plant)'

near Rajghat, <sup>from the public</sup> 'no objections/suggestions' have been received. <sup>It was therefore decided to</sup> Therefore, it recommended <sup>the case to</sup> to the Authority for <sup>approval to</sup> further processing the <sup>proposed</sup> change of land use.

*Refuter*



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on 26.11.91 at 9.30 A.M. in the conference Room of Vikas Minar at 5th Floor, Delhi Development Authority, J.P. Estate, New Delhi.

Sl.No.	Item No.	Subject	Page No.
1.	150/91	Preparation of Zonal of Trans-Yamuna Area. FR.1(30)91-Dir.(TYA) To be presented by Dir.(TYA)	
2	194/91	Requirement of land for constn. of proposed ground reservoir/ Booster pumping station at Malviya-Nagar. F.645/Dir.(APB). To be presented by JD(AP).	
3.	196/91	Proposal for a 100 bedded hospital at Maidan-Garhi, New Delhi change of Land use of an area measuring about 20 acres, Green Belt to "Public & Semi Public facilities." F.20(11)85/MP 2-3 To be presented by DD(NCR&U)	
4	197/91	Regarding provision of letter Boxes in multi-storeyed buildings. F.1(26)/83-MP (Pt-V) P.O. 4 To be presented by Dir.(AP&B)	
5.	198/91	Use of service & Personnel sites marked in various residential complexes (i) General colonies of DDA. i i) Co-operative plotted Societies iii ) Co-operative Group Housing Societies. iv) Group Housing Constructed by DDA and v) Complex developed by other authorities like L&D.O etc. 5-8 To be presented by Dir.(TYA).	
		2. Use of sites in plotted co-operative House Building Societies in Zone E-8&E-12 of Trans-Yamuna Area. F.23(06)/91-Instt. Dy.No. 219-MP).	
6.	199/91	Regarding approval of <del>xxxxxx</del> revised set back <del>cin</del> -demarcation plan of Aviation employees CHBS Gagan Vihar, Delhi. F.234(15)/72-Bldg. (Dy.No. 212-MP) 9-10 To be presented by JD(B).	
7.	167/91	Alignment plan of Mathura Road from From Tilak Bridge to oberai Hotel. F.5(2)/89-MP 11-14 To be presented by JD(T).	



8. 168/91 Composite alignment plan of Netaji-Subhash Marg from Delhi Gate to Kasturba-Hospital Marg /Ansari Road inter section near foot over bridge. 15-18  
F.5(41)/87-MP  
To be presented by JD(T)
9. 179/91 Approach Road from existing 24m. R/W upto meeting point with Sewerage treatment plant at Wazirpur, Ph-II. 19  
F.23(9)83-IL  
To be presented by JD(AP)
10. 180/91 Alignment plan of Mehrauli Mahipur Rd. on Mehrauli Gurgaon Road NH-8. 20-23  
F. 5(8) 72-MP  
To be presented by JD(T)
11. 181/91 Constn. of Road No. 38 alongwith the left bank (western Side) of Nazafgarh drain from G.T. Road to Road No. 37 24, 26  
F.5(55)/66-MP-Pt.II  
To be presented by JD(T)
12. 182/91 Change of land use of an area 3.66 hect. (9 acres) from Residential to recreational (Distt.Parks and Open space) known as Dargah Shaheed Khas in Zone D-5 Sector DTZ Zone. 27-28  
ii) The means to accept for advertisement of notice, unit section 11(3) of the DD Act of local resident.  
iii) The land use as per MPD 2001 in Distt. park recreational which has come into force from 1.8.90.  
F.20(1)75-MP.  
To be presented by DD(MP)
13. 200/91 Development of a Traffic Training part at the site which was proposed for development of park cum bazar in the vicinity of purana Qilla opposite pradati Maidan. 29  
F.3(29)/90-MP  
To be presented by DD(MP).

.....



Item No. 194/91

Subject :- Requirement of land for construction of proposed ground Reservoir/Booster pumping station at Malviya Nagar.

.....F6457/Dir. (AP&B)

Reference has been received from Sh. S.K. Chadda, Chief Engineer WDS & SD Undertaking, MCD dt. 14.5.91 requesting DDA for the allotment of minimum additional land of 1.6 acres, because it is submitted by them that the existing land is of a smaller size to accommodate the required reservoir and booster pumping station, after considering 6 m depth of water in the ground reservoir.

2. The site were jointly inspected by Chief Engineer WDS & SD Undertaking, MCD, Dir.(AR&B), DDA, Sh. M.N. Khullar, Addl. Chief Architect, DDA and the undersigned on 30.1.91. Considering the non-availability of land in South Delhi, it was discussed that by utilising part of DTC land in Geetanjali facility centre, it may be possible for MCD to construct reservoir and booster pumping station in the extn. of existing over head tank. Accordingly, the exercise has been made by MCD which proposes to utilise the entire area earmarked for DTC Terminal of the Facility Centre, opposite Aurvindo College.

3. The matter was referred to Chief Arch. It has been indicated that no other piece of land is available which could be considered for allotment for the existing reservoir and booster pumping station in Facility Centre. As per the approved layout plan the pocket to the South of MCD over head tank has been indicated and area reserved for future development not for housing.

4. Since, there is no other area which can be considered for this use and in fact from planning point of view, it would be advisable to have land allotted in the extn. of the existing over head tank which will reduce a number of other common area required for basic infrastructure.

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



Item No. 196/91

Sub: Proposal for a 100 bedded hospital at Maidan Garhi New Delhi. Change of land use of an area measuring about 20 acres from 'Agricultural Green Belt' to 'Public & Semi Public facilities'. F20(11)85-MP

Additional Director (Health Services) had requested for commissioning of 100 bedded hospital at Village Maidan Garhi, New Delhi. The land measuring 20 acres was sanctioned for the purpose by LG Delhi vide his letter F.7(11)74-75 dt. 4.1.77. On 12.2.87 Addl. Dir. (Health Services) informed that the proposed hospital is being constructed with tube well and pump house. To avoid encroachment over the land, Delhi Admn. had already spend on the construction an amount of 12.3 Lakhs approximately.

2. The matter was examined and it was observed that Maidan Garhi is located in Ridge area and it is shown for recreational use in perspective plan for Delhi-2001.

3. The case was discussed in various TC meetings held on 12.2.88, 17.6.88 & 2.3.89. The background of the case was explained to the Technical committee in its meeting dt. 2.3.89, but it was observed that Delhi Admn. is stressing on development of a plot which is not earmarked for hospital, while there are other plots identified for hospital and prone to encroachments if not utilised immediately. Technical committee cited that one such plot is available in Janakpuri, which should be taken up for construction by Delhi Admn. in the first instance and thereafter the case of Maidan Garhi should be taken up. The said decision was conveyed to Health Deptt., Delhi Admn.

4. A meeting was held at Raj Niwas on 27.8.91 in which Secy. (Medical) pointed out that recently DDA had taken a view that the plot was located on the ridge and, therefore it may not be possible to establish a hospital there. She further pointed out that the Indira Gandhi Open University and a Veterinary Hospital have already been established in the vicinity and besides, all the surrounding area has already been carved out into small plots and it is unlikely that the land even if it is reverted to Gaon Sabha or is maintained as green, will be free from encroachment. Besides, there is no hospital in South catering to the requirements of the rural areas. VC, DDA was therefore, requested to look into the matter and to consider giving the approval for change in land use.



5. OBSERVATIONS:

Following provisions of MED-2001 need consideration in this case:

- i. There exist a geographical imbalance in the availability of hospital beds per 1000 population, among different planning divisions in Delhi. The areas in East (E), North west(H) and west Delhi (G) are relatively deficient in comparison to other areas; and hence need attention on priority for provision of health facilities.
- ii. As part of the proposed urban extension-2001 approved by the Authority & submitted to the Ministry of Urban Development there is a proposal to develop about 5121 ha of land in South Delhi, New hospital sites as per Master Plan norms shall be provided as soon as the areas is acquired and taken up for development.
- iii. Location of major health facilities in rural areas are proposed in specific growth centre villages, identified based on the criteria of road linkages, growth rate etc. Village Chawla is one of the nearest growth centre villages proposed, there is located in South West Delhi.



Item No. 197/91

Sub: Regarding provision of letter boxes in multi-storeyed buildings.

F.1(26)/83-MP(Pt.V) P.O

A reference has been received from the Chief Post Master General about the problem faced by the postmen in multi-storeyed buildings which have no letter boxes on the ground floor. He has also pointed out that the colonies developed by DDA and also by the Cooperative Societies are having multi-storeyed structures. Even in the buildings where there are lifts, it is time consuming for the postmen to go from flat to flat. In certain cases the misplacement of mail is received by Post and Telegraph Deptt. where the postmen drop the bulk of mail at the ground floor. He has suggested that the letter boxes as provided in case of Minto Road or Curzon Road Hostels be provided in all multi-storeyed buildings. This could be implemented if such provision is included in the building byelaws and while approving the buildings plans, provision for letter boxes on the ground floor is also shown in the buildings plans.

Vice Chairman, DDA has observed that suggestions could be adopted for all DDA buildings and for other Group Housing Schemes and an amendment to the building byelaws may be necessary.

Accordingly the following provisions for incorporating in the unified building byelaws-1983 is suggested:

'Provision of letter boxes for each occupant in all types of buildings shall be made on the ground floor'.

The above provision of letter boxes for amendment in the unified building byelaws 1983 is submitted for the consideration of the Tech. Committee.



Item No. 198/91

SUB: Use of Service Personnel Sites marked in various residential complexes i) General colonies of DDA ii) Co. Operative plotted Societies iii) Co. Operative Group Housing Societies iv) Group Housing Constructed by DDA and v) Complex developed by other authorities like L & D etc.

2. Use of sites in plotted Co-operative House Building Societies in Zone E-8 & E-12 of Trans Yamuna Area.

F23 (06)/91-2st

BACKGROUND:

In the first master plan of Delhi, it was envisaged to plan and develop 12000 hect. of land for residential use as well as substantial areas for other landuses. DDA has developed 32 large residential complexes and also developed Vasant Kunj, Sarita Vihar Rohini, Dwarka and Narela which are very large.

In the first Master Plan of Delhi, it was also laid down that 5% of the total number of housing units would be for Service Personnel families namely; Dhobi, Malies, Jamadars, Janiters and other domestic services. Later on, this percentage was increased to 15%. In 1988, Calculations were done and found that 50 hect. of land various types of residential complexes including plotted co-operative societies are marked for Service Personnel Housing.

In Cooperative Group Housing Societies, the approved system is as under:-

- In case of plots measuring upto 0.8 hect., the service personnel family housing is not insisted upon. However deficiency is charged wherever provisions have been made for this type of housing.
- In case of plots increasing above 0.8 hect., the service personnel family housing is to be provided within the plot @ 5% of the population or 2% of the plot area, whichever is more.

2. Decisions taken so far

The subject of construction of Service Personnel Housing was discussed in the meeting of the Technical Committee held on 14/1/91 where following decisions were taken:-

1. In case of Co-operative House Building Scheme (Plotted), wherever the land was earmarked for 'Service Personnel' Housing in the approved layout plans about 50% of such land may be earmarked for allotment to MCD or other utilities and agencies like DESU & CPWD for construction of staff quarters keeping in view the need to provide accommodation inside for the employees of the said organisations who would be needed to provide necessary services & facilities to residents of the respective pockets. Out of the balance, 25% may be offered to the concerned coop. society for construction of dwelling units for their own service personnel and 25% may be utilised by the DDA for construction of flats for registrants of the EWS/Janta Scheme.



2. In case of Cooperative Group Housing Schemes, the policy as already decided by the Lt. Governor, Delhi should be followed. The concerned society may accordingly rent out these flats to the persons engaged by them for providing such services.

3. 50% of the land reserved for housing of service personnel in DDA residential scheme, may also be allotted to MCD for providing quarters for service personnel working in these areas and the remainder may be utilised by DDA for construction of houses for registrants of EWS/Janta Scheme.

The premium rates be charged for such land may be and also the prescribed development controls may be worked out by DDA separately.

4. Use of service personnel sites marked in various residential complexes (i) general colonies of DDA (ii) Cooperative plotted societies (iii) Co-Operative group housing societies (iv) group housing constructed by DDA and (v) complex developed by other authorities like L&DO etc.

Use of sites in plotted cooperative house building societies in Zone E-8 & E-12 of Trans Yamuna Area.

The case was discussed in detail and the following decisions were taken:-

(i) Lands Deptt: should be encroachments in all the service personnel sites vacated on a priority basis.

(ii) As it would not be feasible to earmark a portion of each of the already small service personnel sites to the Coop. individually, it was decided that all the service personnel sites within a certain radius be clubbed together and assigned to either DDA or MCD in the approximate ratio of 37.5% and 62.5% respectively. Thereafter DDA as well as MCD, would, while construction EWS/Service personnel dwelling units in their respective sites, offer 12.5% DUs thereof to the adjacent Coop. Societies for their purposes on the terms and condition to be finalised by Land/Administrative Deptts. In this way the overall distribution of such lands would be already decided by the Screening Committee Viz.

a) MCD/all other local bodies	= 50%
b) DDA	= 25%
c) Coop. Societies	= 25%

= 100%

£

The proposals in the instance case to be reviewed in the light of the above and placed before the Screening Committee once again.

3. Based on the above decision of the Screening Committee meeting, the Service personnel sites as earmarked in the House Building Coop. Societies in Zone E-8 & E-12 has been clubbed together and divided in the ratio of 37.5 : 62.50 respectively for DDA and MCD.

Following are the Societies falling in Zone E-8 & E-12.

	Area in hect.	Remarks
1. Min. of Works Housing & Supply (Nirman Vihar).	0.295	
2. Bharati (Dayal Enclave)	0.044	
3. Delhi Northern Railway	0.043	



4.	Comptroller	0.040	Encroached
5.	Bhatnagar	0.145	
6.	P.N.B.	0.255	
7.	American Embassy	0.218	Flats built up at site.
8.	Ministry of Health	0.220	
9.	Defence Headquarter	0.121	
10.	Gujrat	0.089	
11.	Civic Aviation	0.343	1/4 portion encroached.
12.	N.D.M.C. (Sukh Vihar)	-	
13.	Panjatani	0.048	
14.	New Rajdhani	0.170	
15.	Darya Ganj Masjid Teachers	-	
16.	Indian Metrological	0.070	
17.	Delhi Officer	0.218	
18.	Preet Nagar	1.106	
		3.425	

There are 18 Societies. Out of this, Darya Ganj Jama Masjid Teachers Society has not been provided service personnel site. N.D.M.C. (Sukh Vihar) site has already been proposed for bus terminal cum shopping and same has been approved by the 52nd Screening Committee held on 11.12.89 vide Item No. I. Therefore, the total area under remaining 16 Societies is 3.425 hect. (approx). Service Personnel site in Comptroller is fully encroached and Civil Aviation is about 1/4 encroached. The area of these two societies has been included in the total area. In one of the societies named American Embassy, flats are already built up at site. The area of this society has been included in the DDA ratio.

Considering the above aspect, the sites have been proposed to (i) DDA and ii) MCD which are as follows:

I. <u>D.D.A.</u>			
	<u>Name of Society</u>	<u>No. of sites</u>	<u>Area in Hect.</u> <u>100%</u>
3.	Bhatnagar	6	1.301 37.98%
1.	Min. of Works and Housing (Nirman Vihar)		
14.	New Rajdhani		
7.	American Embassy		
6.	P.N. Bank		
17.	Delhi Officer		
II. <u>M.C.D.</u>			
2-	Bharati		
3.	Delhi Northern Railway.		
4.	Comptroller		



3.	Swasthaya Vihar	//	10	2.124	62.02%
	Defence Headquarters.				
10.	Gujrat				
11.	Civil Aviation				
13.	Panjatani				
16.	Indian Metrol- ogical.				
18.	Preet Nagar				

The Zoning regulations to be followed for construction of houses in this case is suggested as follows:

GR.Coverage	33.33%
FAR	133
Height	14 mt.
Density	250 DUs/Hect.

Plan showing the distribution of sites of DDA and MCD is laid on the table.

4. The case is put to the Technical Committee for approval of distribution of Service Personnel sites to DDA and MCD in the above mentioned way.



Item No. 199/91

...ing approval of revised  
set back-cum-demarcation plan of  
Aviation Employees CHSS Gagan  
Vihar, Delhi.

File No. F23(15)72/B13g.

1. Layout plan and Set back-cum-demarcation plans were approved initially on 4.8.76 and 31.5.78 respectively, for 41.4 acres for 414 no. of plots. Because of unauthorised construction certain no. of plots were withheld and subsequently a revised setback cum-demarcation plan was approved and released in 1979.

On 8.8.80, the building activity was released for 399 plots due to encroachments/unauthorised construction.

The society put forward a request that since encroachments on 6 plots numbering 309, 310 and 312 to 315 is still existing, these plots be adjusted in the area indicated for service personnel use in approved layout plan.

The matter was discussed in the 74th screening meeting (item no. 61/91) held on 11.3.91 and following observations were made vide minutes circulated letter dt. 27.5.91.

- i) P.T. Survey of area be got conducted.
- ii) Director (LM) will inspect the site and report in respect of title of land, unauthorised structure etc.

(Annexure I & II)

The matter was referred to Jt. Dir. (Survey) and Dir. (LM) for the report. Following is the report :-

- i) P.T. Survey : Jt. Dir. (Survey) has observed that two sites are lying vacant.

.....2



P.170/c The pocket indicated as 'A' on the proposal of the Society:-

i) Land falling between plot no.350 and 364 of the Gagan Vihar, Plot no.C 47A, A 76 of Jitar Ngr. which is unauthorised colony, measuring approximately 1650 sq.mts. is lying vacant. This triangular piece of land is proposed for SP Units.

P.355/c

ii) Plot measuring 180 sq.mts. is lying vacant between plot no.302 of Gagan Vihar and Garudwara Singh Sabha of Jitar Ngr.

p.170/c The Pocket indicated as 'B' on the proposal of the Society :-

Land measuring 3550 sq.mts. approximately is lying between 100 feet wide nalah and Gagan Vihar. On the east of this site a 4 storey unauthorised building named as Khosla Apartment has come up at site.

REPORT OF DIRECTOR(LAND MANAGEMENT)

Pocket of land indicated as 'A' on the proposal of the society:-

As per the report of Lands Department this land is acquired land and possession handed over to Aviation Employees Co-Operative House Building Society by Land and Building Department on 2.2.71.

Pocket of land indicated as 'B' on the proposal of the society :-

p.357/c. This land is acquired land and possession handed over to the Aviation Employees CHBS by Land & Building Deptt. of Delhi Administration on 2.2.71. Adjacent to proposed plots a 4 storey structure(unauthorised) is existing on the land which is also acquired and possession handed over to Aviation Employees CHBS by Delhi Admn. on 2.2.71. The pockets marked A and B on plan laid on table is under stay by the High Court.

Matter is once again placed before the Technical Committee for its consideration please.



MINUTES OF THE 74TH SCREENING COMMITTEE  
MEETING HELD ON 11.3.1991 AT 9.30 AM IN THE  
CONFERENCE HALL, VIKAS BHAR

ITEM NO. 61/91 - Revised set-back-cum-demarcation plan  
of Aviation Employees Cooperative House  
Building Society, Gurgaon Vihar, Delhi.

The proposal was discussed in detail  
and the following observations were made:

- (i) F.T. survey of the area be got conducted.
- (ii) Director(LM) will inspect the site and  
report in respect of title of land,  
unauthorised structures etc.

V.C. desired that the inspection report along with  
F.T. survey of the area be put up in the Screening  
Committee meeting within a fortnight.



~~Il-55~~ 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 varies 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/-



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 Anpu 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.



intersection in front of Nizamuddin Police station

LIST OF AFFECTED LAND AND PROPERTIES

Sheet No.	Residential S/S	Pucca D/S	K/P 3/Sshop	K/P T/S	Others T/S	Total	Remarks.
				JJ	JJ		
				Shop	Res.		
Sheet No. 1						183	Trees
<u>L.H.S.</u>				1) 1 Bus stop		38	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/-



Residential	Pucca	K/P	K/P	Others	Total	Remarks
S/S	D/S	3/S	shop	T/S T/S JJ JJ Shop Res.		

Sheet  
No. 4  
L.H.S.

- |    |                                     |    |          |
|----|-------------------------------------|----|----------|
| 1) | plateform of Graves.                | 55 | trees    |
| 2) | Bho + open land of Kataria Nursery. | 50 | E. Poles |
| 3) | Shops                               | 8  | T. Poles |
| 4) | Shops                               |    |          |
| 5) | Old Monument in round about.        |    |          |

3  
2

R.H.S.

- |    |   |
|----|---|
| 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.                                   |

Sheet  
No. 5

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. Panwani )  
Surveyor



ACTION TAKEN ON THE FEASIBILITY REPORT OF THE MCDFeasibility Report of the MCD

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 piaowould 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 urinals 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.

Draft Proposals/Comments

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 55 Mts. or whatever available at site has been referred in this case the divided carriageway has been taken as 3.7 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 least 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.

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 carriage-way of 10 Mts.

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.



-15-

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 across the road opposite Hardayal Municipal Public Library for a safe pedestrian cross movement. Total width of the subway is 9.0mt. which will accommodate 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  
corridors.

- (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 20mts. 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-179/91 19

SUB : Approach road from existing 24 m R/W  
upto meeting points with sewerage  
treatment plant at Wazirpur Ph-II.  
File No. F.23(9)/83-IL

1. MCD was allotted a piece of land measuring 3.02 Acs. for sewerage treatment plant at Wazirpur PH-II which was approved by VC, DDA on 14.3.1990 and provisionally possession was handed over to them on 30.7.90.
2. Ex. Engg. VIII of MCD vide their letter dt.24.9.90 has stated in his letter that the construction of affluent treatment plant is likely to start in the end of Oct.1990. This kuchcha road is not suitable for carrying heavy machinery and bldg. material so they have requested for the conversion of kuchcha road into metalled road.
3. The case has been examined in the Area Planning Wing and it was felt that alignment marked A, B, & C on the plan will avoid the division of green areas and fencing on the road as proposed.
4. The proposal was examined by the Hort. Deptt. and their observations are that the alignment proposed by Area Planning Wing is not acceptable to them because this involves number of trees to be cut(18 nos). They have suggested a road of 6 mt. in width which does not involve any cutting of trees.
5. The proposal suggested by Dir(AF&B) is shown in 'green' colour on the copy of the plan(laid on the table) and the proposal suggested by Hort. Deptt. is shown 'red' colour.
6. It is further suggested that on both sides of the metalled road fencing to be fixed to protect green areas and also to provide entry rotaring points for the pedestrian to the district park.
7. The matter is placed before the Technical Committee as to which proposal is to be accepted.



Item No. 180/91

Sub: Alignment Plan of Mehrauli-Mahipalpur Road on  
Mehrauli-Gurgaon Road upto NH-8 (File No.  
F.5(8) 72-MP.

.....  
LOCATION:

This is a very important road connecting Gurgaon Road with NH-8 and provide a direct access to International Airport and Vasant Kunj. This is a major arterial Road passing through Basant Kunj Housing Complex. This road has also been connecting with other two major city arterial Road i.e. Road No.16 & 17 which are also linked with Outer Ring Road.

Mehrauli-Mahipalpur Road is a Master Plan Road with a proposed T/W of 75.0 mts. passing through the villages of Kishan Garh to Masoodpur, Mahipalpur etc. The key plan of Mehrauli Mahipalpur Road is placed at Annexure-I.

BACKGROUND:

- i) The alignment plan which was prepared by the City Planning Wing of DDA was sent to MCD for feasibility check up. MCD vide letter No. D/1467/EE(P)/II/AE(P) S-D(43) dated 28.8.87 has submitted the LOSC decision indicating the affected properties on the proposed alignment. In the LOSC comments it was also observed that the existing metalled width of this road is 6.64 mts. The proposed r/w is 75 mts. Thus busv and congested thorough fate falls in the South Zone of MCD. It was also observed that if the road is widened as per the proposed alignment plan a number of land and properties are affected in the r/w of this road. The affected land and properties have also been indicated on the plan. Thus, the alignment plan proposed by DDA is approved from the planning point of view. The Engg. Deptt. may take further appropriate action and sent comments to DDA.
- ii) The alignment plan was placed before T/C meeting held on 9.7.87 vide Item No. 9 in the said T/C meeting it was observed that the curve proposed.

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by one end of the alignment which joins NH-8 by the side of Mehrauli village was affect number of properties. It was therefore decided that the curve at this end be avoided and the alignment plan was found feasible and was recommended for approval. Thus, the decision of the T/C has been incorporated in the plan by the C.P.Wing of DDA.

- (iii) The modified alignment plan was placed before the Authority vide No.114 dated 21.9.87 in which it was resolved that "the alignment of Mehrauli-Mahipalpur Road from Mehrauli-Gurgaon Road upto New NH-8 bye-pass, as detailed in the agenda item be approved. It further desired that the department should take action for fencing and plantation on the road side with a view to prevent encroachment.

The feasibility of the alignment plan was also examined by Chief Engineer (South Western Zone), DDA.

- (iv) The land problem of Basant Kunj Scheme were discussed in the meeting held under the Chairmanship of E.M., DDA on 10.3.90. In this meeting it was decided that planning wing may be requested to examine the feasibility of re-aligning the Mehrauli-Mahipalpur Road to make available the land for about 300 to 400 houses in Sector-D, Pocket-IV, V & VI. The record note of the meeting was issued by S.E., Civil Circle-I, DDA. Refer Annexure-II. Along with the said note the options suggested by HUPW, DDA were enclosed. In the said drawing the following III options were suggested.

- (1) Alignment along the existing road indicated as green.
- (2) Alignment avoiding the houses of Sector 'D' (first proposed road).
- (3) Revised proposed road as per approved plan.



### 3. JOINT SITE INSPECTION:

Commr.(Plg.), along with officers from MCD, PWD, DDA inspected the site on 8.6.90. During the site inspection it was decided that MCD shall supply the detailed physical survey incorporating the following aspects:-

- (i) Possibility of widening one existing road to achieve 250' r/w as envisaged in the Master Plan.
- (ii) Survey plan covering all the 3 alternate alignments as suggested by HUPW, DDA. Accordingly, Executive Engineer, MCD was requested to furnish the P.T. Survey vide letter dt. 15.6.90.

### 4. ACTION TAKEN BY PLANNING WING OF DDA:

The case was again discussed in the meeting held on 8.11.90 under the chairmanship of Commr.(Plg.). This meeting was also attended by S.E., Civil Circle-I, South Western Zone, SWZ, DDA, Executive Engineer, MCD. In this meeting after detailed discussion it was resolved that the revision in the already approved alignment of Mehrauli-Mahipalpur Road may not be desirable. MCD was requested to examine its feasibility at site before taking the final decision.

Based on the above decision vide dated 16.11.90 and 20.11.90 an approved alignment plan was sent to MCD as well as S.E., Civil Circle-I, DDA for its examination at site from feasibility point of view of the stretch in question.

However, Executive Engineer (P)II, MCD vide letter dated 22.1.91 has informed that as decided in the meeting held under the chairmanship of Commr.(Plg.) on 8.11.90 no further amendment in the alignment plan was needed and DDA may proceed with the scheme as per the plan already approved by LOSC of MCD and as per the plan with respect to feasibility sent by MCD to DDA (Refer Annexure-III).

Chief Engineer, South Western Zone vide note no. CE(SWZ)/15/34/91/1239 dated 10.5.91 has forwarded a photo copy of minutes of Project co-ordinating meeting of South Western Zone held on 28.1.91. In the said meeting it was desired that the case can be put up to Technical Committee by Commr.(Plg.) for review of the earlier decision



in view of passage of more than 3 years time and also constraints advantages and disadvantages. Suptd.Engg.(I),DDA vide letter No.S.E.(I)/6/(72)/91/3503-8 dated 25.6.91 addressed to S.E.(Plg.) MCD, Town Hall has brought into notice that appropriate action from construction of this road failing which the entire land is bound to get encroached and then it will be very difficult to remove the encroachment and construction of the road.

Since, the road belongs to MCD, therefore it was the responsibility of MCD to act on the revised alignment and get the land acquired or taken over from DDA and undertake construction of this road.

As the road is very important connecting Gurgaon Road with NH-8 and provide a direct access to International Airport and Basant Kunj.

The item is placed before T/C for the consideration of:

- (i) The alternative proposal as suggested by HUPW may be considered after obtaining the physical survey of the area in question.
- or
- (ii) (a) The approved alignment plan with full cross-section and may be developed after examining the proposal at site from feasibility point of view.
- (b) The encroachment/unauthorised construction which were taken place on the r/w may be checked by demarcated the pillars on the site.



Item No. 18/191

Sub: Construction of road No. 38 along the left bank (western side) of Najafgarh drain from G.T. Road to Road No. 37.

F.5(55)66MP Part II.

1. Location:

Road No. 38 is a master plan road in continuation of road No. 48 along the left bank (Western side) of Najafgarh Drain from G.T. Road (near Gur Mandi) to road No. 37. Location plan is placed as Annexure-I

2. Background:

Road No. 38 & 48 from Mall Road to Road No. 37 shall provide a sub-arterial link to traffic destined to University area, Mall Road, North eastern part of Delhi from Lawrence Road, Wazirpur, Pratap Bagh and Bharat Nagar residential areas. The R/W of road No. 38 & 48 is 30.48mtr. as per MPD 62 & 2004. Alignment plan of road No. 38 with 100' R/W was earlier prepared and approved by the Authority vide Resolution No. 86 dt. 25.5.71 (copy placed as Annexure-II). Implementation of the road could not be taken up due to encroachments.

3. V.C.'s Site Inspection  
Present Status  
of Road.

During the site inspection of road No. 48 by V.C., DDA on 19th July, 90, it was desired to ascertain the present position of road No. 38. S.E. Circle-II PWD(DA) vide letter dt. 30.7.90 has given the present status of construction of road No. 38 which is as follows:

- i) From Old G.T. Road upto the railway line the area is occupied by double storey pucca houses of DESU and is fully encroached. From the railway line upto the Bharat Nagar Bridge a two lane road already exists. From Bharat Nagar bridge in a length of 270M, the road is existing and takes a right turn on road No. 39 going to Ashok Vihar. A small stretch of the road also connects with foot bridge on N.G. Drain leading to Shastri Nagar. Beyond RD 1580 upto Road No. 37 at RD 2280 there is no road at present.
- ii) The N.G. Drain has been widened and deepened in the reach from RD 1580M to RD 2280M and the earth excavated have been dumped on the side of the drain. The area is an open one and road can be constructed having right of way of 100ft. However, near the junction with road No. 37, there is a spillway structure coming in the way of the road. Also there are jhuggies encroaching into the PWD-land. Here the PWD is modifying the alignment by taking the road on the right bank (east side) of N.G. Drain as per sketch placed as Annexure-III.

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iii) Due to the changed alignment, it is proposed to construct a bridge across N.G. Drain and take the road on the other side of the drain linking with road No.37 through open area on the eastern side.

iv) The estimate for construction of the road from Bharat Nagar upto Road No.37 including construction of the bridge across N.G.Drain at RD 2280M and A/A & E/S has already been obtained and tenders are being called for construction of the road and bridge in this area. The construction of the road from Old G.T.Road upto railway line is not feasible without large scale demolition of pucca structures. Widening of the existing road from the railways line upto Bharat Nagar Bridge will not serve any purpose unless the road is through in the reach upto Old G.T.Road.

#### 4. Observations:

Widening of road No.48 shall be done as per authority's resolution No.16 dtd.7/1/91 placed as Annexure IV. As per letter dt.15.4.91 from E.E., PWD Divn.X (copy placed as Annexure-V). Following structures are affected in 100' R/W and 60' between G.T.Road and Bharat Nagar Bridge.

##### Structures effected in 100' R/W:

- a) Semi Pucca structures - 5 Nos.
- b) DESU International Club
- c) DESU higher secondary school
- d) DESU Colony double storey residential quarters 40 Nos.
- e) Garage for cars -10 Nos.
- f) DESU Dispensary
- g) DESU Residential cum shopping centre - 10 Nos.
- h) Sawan Ashram - 1 No.  
(From G.T.Road upto Railway line)
- i) Residential colony Private houses - 35 Nos.  
(From Railway Line to Bharat Nagar Bridge).

##### Structures effected in 60' R/W:

- a) Semi pucca structure - 5 Nos.
- b) DESU International Club
- c) DESU higher secondary school
- d) DESU colony residential - 10 Nos.
- e) DESU Dispensary
- f) DESU Residential cum shopping centre - 10 Nos.
- g) Jhuggies - 20 Nos.

Structures affected in 60' R/W between Bharat Nagar Bridge to Road No.37 are as follows:

50 Nos. Jhuggies, Balmiki Mandir are affected and subsequently canal water is being drain off in the N.G.Drain through syphon/spillway as there is no possibility to construct the road straight. The new alignment is proposed towards the right bank of N.G.Drain through the provision of bridge on the

cntd....3/-



N.G.drain as shown in the plan. (Copy enclosed). Because there is no other way to join road No.37 as stated in PWD(DA)'s letter dt.15.4.91.

In this stretch the office of A.E. Flood Control be affected and 10 Nos. Smaller trees of Sheesham and Kinkar etc.will have to be cut.

Construction of Road No.38 between Bharat Nagar Bridge and Road No.37 is being taken up by PWD with the said alignment placed as Annexure-III.

DD(T)I inspected the site and the observations are as under:-

a) Feasibility of taking the road along the eastern bank of Najafgarh drain from the existing/ bridge at RD 1580 mtr.

After Bharat Nagar Bridge there is another existing bridge on Najafgarh Drain at the distance of about 300mtr. at RD 1580mtr. Along the existing eastern bank of Najafgarh Drain from the said bridge, continuous built up structures are existing with the single lane access road. The R/W of Najafgarh Drain in this stretch cannot be ascertained as lot of portion along the access road is widened it may be dangerous to the life and property of the residents as most of the houses are opening direct on the road.

b) Feasibility of taking the road straight along the western bank after crossing the spillway to join road No.37.

PWD(DA) has proposed to take the road along the western bank upto RD 2280mtr. after which the road is proposed to be diverted along the eastern bank to a new bridge proposed to be constructed on Najafgarh Drain. This has been done due to the existing spillway from western Yamuna Canal and jhuggies existing at site. The spillway is permanent feature and is used to discharge surplus water of western Yamuna Canal into Najafgarh Drain. Apart from this pumps have been installed at this location for water to be drained in the RCC Channel above Najafgarh Drain.

The case is put up to the Technical Committee for consideration of:

- i) Construction of road No.38 between G.T.Road and Bharat Nagar Bridge with 100' R/W affecting the structures as mentioned under para 4.  
OR
- ii) In case if the construction of road with 60' R/W is considered then an alignment plan with 60' R/W may have to be prepared on the P.T. Survey to be supplied by PWD from G.T.Road to Road No.37.



I/om No. 182/91

Sub: Change of land use of an area 3.66 hect (9 acres) from 'Residential' to 'Recreational' (Distt. Parks and open spaces) known as Dargah Shaheed Khan in zone D-5 sector I of DIZ Zone. F20(1)75-MP

- (ii.) The means to the adopted for advertisement of notice units section 11(3) of the DDA Act to local residents.

On the recommendations of New Delhi Redevelopment Advisory Committee the Under Secretary to the Govt. of India Ministry of works and Housing vide his letter no. K-12014/10/74/UDI dt. 31.12.74 approached DDA for issue of public notice for change of land use in respect of privately leased bungalow are in south of Rajpath DIZ Zone. The Authority vide its resolution no. 222 dt. 28.5.86 approved the change of land use in privately leased bungalow in South of Rajpath. The notice under section 11(3) of the DD Act was published in the government Gazette and local newspaper on 25.2.67 DDA formulated its recommendations on objections/suggestions and sent modified zonal development plan of D-11 & D-12 Zone for final approval of the govt. under section 10(3) of DD Act 1957 of 18.12.72. The said advisory zonal plan be published and processed for approval, as the committee was recommending some more changes in part of the Zonal plans.

2. The changes required in zonal plan for zone D-5 of sector I & II of D-12 zone among others in para III of the recommendations is 9 acres of land around the Dargah Shaheed Khan which has been shown as a part of the Zonal plan level in the approved zonal development plan and is to be approved as a part of the Master Plan level non-confirming uses therein to be removed. In response to the public notice some objections were received and dealt in before forwarding them to the Ministry of Urban Development but the objection of Sh. Sayed Ali Akhtar was received after the dead line given in the public notice. His objections was sanminly rejected by the Govt. of India., Min. of Urban Development and he appealed in the High Court against the decision of the Govt. of followed by an appeal in the Supreme Court and the Supreme Court allowed his appeal and squashed the public notice with cast in the court and in the High Court. The plea taken by the court is that the conditions laid down in section 44 of the DD Act has not been fulfilled by the DDA the Section reads 'Public notice how to be made known every public notice given under the Act shall be in writing over



the signature of the Secretary to the Authority and shall be widely made known in the locality to be affected thereby affixme copies thereof in conspicuous public places within the said locality, or by publishing the same by beat of drum or by advertisement in local newspaper or by any two or more of these means, and by any other means that the Secretary may think fit.

3. In this connection it is stated that the public notice was advertised by way of publishing it in the Gazette of India and five local leading newspapers of English hindi, and urdu. In addition to that notice was also displayed outside the office of Secretary DDA. Since the court has taken the plea that the notice should have been displayed near the site and made known to the public by beat of drums in the area to be notified for districk park, the proposed case for change of land use may be take care of de-novo, and proceedure as stated in section 44 of DD Act be allotted for further in such like cases.

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



ILM No. 200

SUB: Development of a traffic training park at the site which was proposed for development of park cum bazar in the vicinity of puran Qilla opp. Pragati Maidan.

F3(29)130-MP

Dy. Commr. of Police(T) has requested that the site proposed for development of a park cum Bazar in the vicinity of Purana Qilla opposite Pragati Maidan is recreational and the same is earmarked for district park and open spaces in MPD-2001. The uses permitted as per Master Plan for Delhi-2001 are swimming pool, recreational children traffic park etc.

The proposal for setting up temporary park cum bazar in the vicinity of purana qilla was rejected by the Delhi Development Authority vide its resolution No.44 dt.27.3.91 and accordingly same has been informed to Secy. Tourism, Delhi Admn. The proposal of development of traffic training park at the site was examined and it was informed to the DCP(T) that the location as suggested for the traffic training park is not suitable from the planning point of view. He has again requested that the matter be discussed in the T.C. The land use as per MPD-2001 is district park and in the district park(p2) following uses are allowed.

District park, residential flat(for watch and ward and maintainances staff) play ground, swimming pool, recreational club children traffic park, National memorial Bird Centuary, National Garden and Zoological park. The case has been examined and it has been observed that though under the district park, children traffic park is permitted, but the site is in the vicinity of very important monument. Further the area required for traffic training park is not adequately available at the referred site and more over the parking for the visitours will not be able to accommodated at this site. The site is located opposite Pragati Maidan and at the time of Fairs at Pragati Maidan, the area under reference is used for parking.

Therefore in view of above considerations the matter is placed before the TC for decision.



# दिल्ली विकास प्राधिकरण

25.11.91

कम सख्या

*Land available*

दिनांक..... 198..

ITEM NO.201/91

Sub: Modifications in the layout plan of two small pockets in Vivek Vihar, Phase-I for alternate allotment to those whose lands were acquired by Delhi Admn./D.D.A.

File No.F.8(48)87-LSB.

## BACKGROUND

In 1989, there were 288 persons on the waiting list for allotment of alternative plot in East Zone. Out of these, draw of lots were held for 193 persons. For this, alternate plots were carved out 13 in Block 'A' on the site of Dhebi Ghat and 8 in Block 'C' on the site of Dhebi Ghat. Layout plan of these two pockets was approved by V.C., D.D.A. vide his order dated 3.1.90 in File No.8(48)87-LSB.

In this proposal, there were 13 plots in Block 'A' with a break up of one of 280.88 Sq.Yards and other 12 each of 243 Sq.Yards. In Block 'C', there were 8 plots with a break up of 4 each of 240.5 Sq.Yards and 4 each of 185 Sq.Yards.

2. While handing over possession to the parties, S.E. Circle-8 has stated that these plots are not feasible due to following reasons:-

Block-A; The depth of the plots have not been specified as such, cannot be demarcated. Land for the construction of 9 mtr. wide road has to be acquired from M.C.D.

Block-C;

- i) There are some difference in the dimensions as shown in the plan and actual on the site.
- ii) Three sewer lines fully charged passes through these plots and shifting of these lines is not possible. Services of the area <sup>are</sup> with M.C.D. and as such, shifting of lines has to be done by them.
- iii) 9 mtr. wide road has to be constructed on a piece of land earmarked as park under the jurisdiction of M.C.D. and for this, land has to be acquired from them.



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3. Director (Lands) has sent this case on 22.11.91 to Director (TYA) on the basis of inspection held by V.C., D.D.A. on 11.10.91 with a request to modify the plan immediately so that plots are carved out and handed over to the parties specially two plots one of 185 Sq.Yards and the second of 370 Sq. Yards.
4. The site was inspected and following are the comments:-
  - 4.1 Block A; Plots shown in the plan can be demarcated with no problems as the site is lying vacant, but needs levelling and dressing and construction of 9 mtr. road. This road can also be constructed by D.D.A. as land of all the facilities belongs and would continue to belong to D.D.A. Without putting any doubts on the land-ownership, road should be constructed.
  - 4.2 Block C; In this case, one manhole passes in front of earlier Plot No.160C and 160D and sewer lines passes through Plot No. 160A, 160B, 161A & 161B. To accommodate existing sewer line, the plan has been modified to the following extent;
    - i) Plot No.117A, 117B and 160C and 160D remains same.
    - ii) 12 Plots have been carved out in the plot marked for nursery school in the approved plan.
    - iii) 4 Plots No.160A, 160B, 161A, 161B have been shown as park so that sewer lines are not affected.
    - iv) A 9 mtr. strip as part of R/W of the road has been proposed in front of Plot 160A to 160F.
    - v) In total number of 12 plots, one plot of 370 Sq.Yard has been provided.
5. The item is placed before the Technical Committee for the approval of the layout plan and permission to develop the area, as originally, lands belongs to D.D.A. At the most, the area may be developed under Section 22 A of Delhi Development Act.