

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft minutes of Technical committee meeting held on 1.4.91 in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority IP Estate New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Mr. W.D. Dandage, E.M. (In the chair)
2. Mr. Santosh Auluck, CA
3. Mr. J.C. Ghambir, Commr.(Plg.)
4. Mr. B.L. Khurana, C.E.(ELECT)
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. Khullar, Addl.C.A.
9. Mr. Bandhupadhyay, J.D. (R)
10. Mr. P.N. Dongre, J.D (TYA)
11. Mr. Parkash Narian JD(T)
12. Mr. Chander Ballabh JD(AP)
13. Mr. V.N.Sharma, JD(Plg.D&J)
14. Mr. N.K. Aggarwal, JD(WC&SA)
15. Mr. A.K.Jain JD(ZP)
16. Mr. A.K.Gupta, JD(B)
17. Mr. Ashok Kumar JD(Dwarka)
18. Mr. Pradeep Behari DD(Design)
19. Mr. D.K. Saluja, DD(T)
20. Mr. Pathak, DD(M)

POLICE DEPARTMENT

21. Mr. A.S.Cheema, ACP(T)

MCD

22. Mr. B.B.Nanda CE
23. Mr. A.P.Sethi, Addl.TP
24. Mr. K.S.Saxena, ATP

25. Mr. O.P. Gupta

L&DO

26. Mr. L.D. Ganotre, RO

TCPO

27. Mr. B.K. Arora, AP

SPECIAL INVITEE: IMCL, DELHI ADMN.

28. Mr. Vijay S. Madan.

Item No.1 :

Sub : Construction of a Memorial of Acharya
Sh. Atam Vallabh Jain Samarak Sikshan Nidhi
at G.T. Karnal Road, Delhi.

Technical Committee noted that this proposal was
examined by the Authority ^{in its meeting held on 19-1-87} ~~in the year 1979~~ ^{& a decision was taken by it.} and there is
^{for reconsideration.} no new ground, therefore, the decisions ^{already} taken by the
Authority stands. ~~The Technical Committee desired that~~
~~we may regret.~~

Item No.2

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

Technical Committee noted that the clear decision
was taken in its earlier meeting:

- i.) for closure of existing cremation ground in Vasant
Kunj Area and
- ii.) for enlarging size of existing cremation ground
~~in Vasant Kunj Area~~ at Kishan Garh Village ~~and~~
the action was to be taken accordingly.

After consulting Commissioner (Health)
MCD representative ^{Sub in the} informed that he would take up
and will inform the action taken by the MCD ^{in respect of i) above} Representative ^{for issue of notification under MCD Act}
of the Commissioner (Lands) was also ^{directed} asked to hand over the
additional land ^{to MCD} as decided earlier. Technical Committee
also desired that the matter should be processed for change
of land use of the site ^{in the} ~~under reference~~ ^{of cremation ground at Kishan Garh}

Item No.3

Sub : Allotment of land to Delhi Admn. for joint
sector hospital project, change of land use of
about 15 acres of land at Sarita Vihar from
'utility facility (sewerage treatment plant) to
'Public & semi-public facilities (hospital)'

The matter was deferred and to be taken up in the
next meeting. *Representative of Railways may be requested
be present then.*

- to be worked out by Dir (TYA) should indicate being harnessed.
- Existing capacity : 2 :
 - Installed " : 2 :
 - ~~Available~~ capacity which can be installed within the land available with MCD at the present site of STP
- Item No.4 :
- Addl. land required in continuation for expansion & the extent of such possible expansion.

Sub : Integrated planning for sewerage system in Urban Extension-2001.

Technical Committee noted that the table indicating the existing, anticipated and proposed capacity of

sewerage treatment plants, ~~should be suitably modified~~ ^{had inaccuracies &} keeping in view the projections indicated in Draft 8th Five Year Plan. ^{sewerage needs of the Urban Extension projects like Dwarika, Rohini Extension and Narela and also the} Subsequently, the Technical Committee

took up the new proposed sites for sewerage treatment plants, ^{as given in the agenda note} and the same were approved for further processing. ^{In the table} ~~Daulatpur~~ ^{should be included under others. The details} Item No.5:

Sub : Development of TV Tower Complex Pitampura.

The Technical Committee noted the background of the ^{facts being informed that total land for different uses} existing case and recommended that: ^{remains unchanged,}

- that two sites, one for college and one for Polytechnique, as proposed in the vicinity of the District Centre, be approved.
- the land use of the area indicated as 'Facility Centre' be changed to 'recreational and cultural use' ^{and Recreation Area to Public and Semi-public facilities' because of}

Item No.6

Sub : Change of land use in respect of Ashok Nagar Faiz Road Rehabilitation/Resettlement of displaced persons in Delhi who had occupied public land before 15th August, 1950 covered under the Gadgil Assurance.

Technical Committee observed that after making provisions ^{for} of widening of Faiz Road, the strip of land presently occupied by the persons is shown as 'residential' in MPD-2001. It was desired that Ministry may be informed accordingly. The Technical Committee also noted that a layout plan was earlier ~~app~~ prepared and after its approval, was referred to Commissioner(Lands) for its execution.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

Agenda for the meeting of Technical committee to be held on 1.4.91 at 9.30 AM in the Conference Room, of Vikas Minar, at 5th floor, Delhi Development Authority, IP Estate, New Delhi.

Item No.	Subject	Page No.
1.	Construction of a Memorial of Acharya Sh. Atam Vallabh Jain Samark, Sikshan Nidhi at G.T.Karnal Road, Delhi. F3(115)76-MP	1
2.	Closure of cremation ground in the Midst of Vasant Kunj Residential area and Development of a proper cremation and burial ground at Kishan Garh-Change of land use. It. Dir. (Plg.)/04.10.52 dt. 22.1.91 F3(57)190-MP	2-3
3.	Allotment of land to Delhi Admn. for joint sector hospital project, Change of land use of about 15 acres of land at Sarita Vihar from utility facility (sewerage treatment plant) to public & semi public facilities (Hospital) F11(17)89-Instt.	4
4.	Integrated planning for a sewerage system in urban extension-2001 DD(PP)UE/91/F.9	5-8
5.	Development of TV Tower complex Pitam pura, PS/CA(85)87-88/7918	9
6.	Change of land use in respect of Ashok Nagar Faiz road-Rehabilitation/Resettlement of displaced persons in Delhi who had occupied public land before 15th August, 1950 covered under the Gadgil Assurance. F20(1)83-MP	10-12

Item No. 1

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

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

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

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

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

Item No. 2

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

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

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

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

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

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

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

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

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

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

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

The case is submitted for information of the Technical Committee.

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Sub:- Allotment of Land to Delhi Admn. for joint Sector Hospital project, Change of land use of about 15 acres of land at Sarita Vihar from Utility facilities (Sewerage Treatment Plant) to 'Public and Semi Public facilities (Hospital).

F.11(17)89-Instl.

Delhi Admn. had purchased the building constructed within the Sport Complex known as sporys Building at Indira Gandhi Indoor Stadium to establish a 600 bedded super-speciality hospital. In the said building they started renovation of this building but at the later stage, the Government of India did not agree with the proposal and therefore, it was decided to identify an other piece of land for this purpose.

2. This issue was discussed in one of the meetings of Institutional Allotment Committee of the DDA under the Chairmanship of Commissioner (Lands) ^{held} on 5.7.89. In that meeting it was observed that as per the agreement between Delhi Admn. & M/s. Indraprashta Medical Corporation Ltd., the land is to be owned by Delhi Admn. The Institutional allotment committee recommended a plot of land measuring about 15 acres adjacent to Delhi Admn.'s Directorate of Health services, Mathura Road may be considered for allotment to Delhi Admn. on lease hold basis for the Hospital project. This site is located in between existing sewerage Treatment plant and Mathura Road. Accordingly letter was issued on 4/2/91 to Health Secretary, Delhi Admn. Delhi (Appendix).

3. The matter is placed before the Technical Committee for its consideration of change of land use from 'Utility (Sewerage Treatment Plant)' to 'Public & Semi public Facilities (Hospital).

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Item No. 4

Sub: Integrated planning for Sewage system
in Urban Extension - 2001.

F.No.: DD/PP/UE/91/F.9

1. BACKGROUND :

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

2. RECORD NOTES OF THE MEETING HELD ON 12.3.1991 :

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

i) Projected population for Delhi Union Territory for the year 2001 to be 128 lakhs of which 122 lakh to be urban and 6 lakh rural. Out of the proposed 122 lakh, 82 lakh to be accommodated within existing urban limit.

ii) The urban extension in Delhi as per MPD-2001 to be mainly in North west, West and South West. This comprises of the following sub-city projects as per the details given below:

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

iii) As provided in MPD-2001 the required capacity of Sewage Treatment plant in 1991 and 2001 as well as the existing capacity at the beginning of 8th five year plan is as given below :

NO:F. 11(17)/89/Instl./243

Dt: 4/2/91

From: Dy. Director(Instl.)

To

The Health Secretary,
Delhi Administration, Delhi,
5, Sham Nath Marg,
Delhi - 110054

Sub:- Allotment of land measuring 15 acres for Hospital.
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Madam,

Kindly refer to your D.O.No.F.6/26/86-M&PH/7707 dt.22/1/91 on the subject cited above. In this connection, I am directed to inform you that on the basis of the circumstances explained in your above referred letter, it has been decided to allot the land measuring 15 acres in Sarita Vihar in the name of Delhi Administration, Delhi instead of M/s. Indraprastha Medical Corporation Limited @Rs.9.50 lacs per acre on the usual terms & conditions of allotment/lease deed for which the total premium for 15 acres comes to Rs.1,42,50,000/-. In addition to this ground rent is also payable by you.

It is also mentioned that these rates are provisional and you will have to pay the difference if any, as and when the Ministry notified the rate of premium/Ground rent applicable in such cases and in this respect you are requested to send the enclosed undertaking.

It may also be mentioned that the above allotment/offer is subject to change of land use for which action is being taken by this office and you will be informed in due course of time. It is also made clear that the rights of lessee cannot be transferred by the Delhi Admn. to I.M.C.L.

Encl: As above.

Sd/-
DY. DIRECTOR(INSTL.)

Copy to:-

Accounts Officer(R), DDA for information please. The demand of Rs.4,38,18,150/- raised vide letter of even no, dt.6/2/90 may please be treated as cancelled.

Sewerage Treatment Plant	Existing Treatment capacity as per 8th five year plan of Delhi Admn. in 1991	Needed Capacity in 1991 as per MPD-2001	Proposed augmentation during 8th five year plan i.e. 1991-95	Proposed Capacity by 2001 as per MPD-2001.
1. OKHLA	124 Mgd	140 Mgd	139 Mgd	150 Mgd
2. KESHOPUR	72 "	120 "	92 "	170 "
3. CORONATION	20 "	20 "	40 "	20 "
4. RITHALA	10 "	100 "	75 "	150 "
5. SHAHDARA	-	110 "	-	160 "
6. NEW PLANT IN NORTH DELHI	-	50 "	-	125 "
7. NEW PLANT IN WEST DELHI	-	90 "	-	125 "
<u>OTHERS</u>				
a. PAPANKALA	-	-	15 "	-
b. NARELA	-	-	5 "	-
c. KONDLI	10 "	-	45 "	-
d. VASANT KUNJ	2 "	-	2 "	-
e. YAMUNA MEHAR	-	-	15 "	-
f. GHITORNI	-	-	5 "	-
g. NAJAFGARH	-	-	3 "	-
h. ALIPUR	-	-	1 "	-
i. MEHRAULI	-	-	1 "	-
j. OSIDATION POND	12 "	-	12 "	-
TOTAL	250	619	450	900

It is noted from the table above there is a existing backlog of 360 Mgd. There is a programme to augment the sewage treatment capacity from the existing 250 Mgd. to 450 Mgd by the end of 8th Five year plan.

- iv) In MPD-2001 two new sewage treatment plants of 125 Mgd. each, in North Delhi and West Delhi have been proposed which are near villages Khampur and Sahibabad Daulatpur.

3. After discussions the following decisions were taken within the overall framework of MPD-2001 :

- i) A site for new sewage treatment plant east of G.T. Road to meet the requirement of Marla project as per the details given below :

Location : Village Budhpur, Bizapur and Jindpur
Capacity : Ultimate capacity 90 Mgd.
Area : about 50 hect.

- ii) A new treatment plant along the Nangloi drain to meet the requirement of Rohini Phase-III, IV and V as per the details given below :

Location : Near Sahibabad, Daulatpur in Rohini Phase-III
Capacity : Ultimate capacity 70 Mgd.
Area : About 40 hect.

- iii) For Dwarka project provisions was made for two new sites for sewage treatment plant. After detailed discussions it was decided that one treatment plant be identified for the entire Dwarka Phase- I and II as per the details given below :

Location : Near village Ambarhai
Capacity : Ultimate capacity 65 Mgd.
Area : About 40 hect. to be finalised by Project Planner(Dwarka)

- iv) A new treatment plant north of Najafgarh drain near Nangloi is to be identified to meet the requirement of the area between Rohtak road and Najafgarh road. The details of the plant would be as follows :

Location : Near village Nangloi Syed.
Capacity : Ultimate capacity 35 Mgd.
Area : About 20 hect.

- v) There is proposal to augment existing sewage treatment plant at Keshopur from the existing 72 Mgd. to 92 Mgd. during this five year plan. No additional land is required for this augmentation.

- vi) Delhi Water Supply and Sewage Disposal Undertaking while finalising the 8th five year plan have proposed to develop number of sewage treatment plant in different areas. In view of the proposed new treatment plant only following may still be considered feasible :

- 8
- a) A small plant near Vasant Kunj
 - b) A small plant near Yamuna Vihar
 - c) A small plant near Ghitorni
 - d) Plants to be made through Oxidation ponds.

Delhi Water Supply and Sewage Disposal Undertaking shall provide further details about these plants in respect of the location, capacity and the land requirement etc. The augmentation of the other existing treatment plant within the existing urban area shall be pursued by Delhi Water Supply and Sewage Disposal Undertaking as part of implementation of MPD-2001.

4. The record notes of the meeting are put up for information and concurrence of the Technical committee.
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Item No. 5

Television Tower at Pitam Pura:

PS/CA(85)87-88/7918

A television tower at Pitam Pura have been proposed. There are certain existing commitments and proposed site of colleges shown in the zonal plan.

As per MPD-2001 a site of 18.5 H/A (R-53) is marked to provide the following facilities:-

EC - 53	Area - 18.5 HA
ITI + Polytechnic	1.6+2.4 = 4.0 HA
Police Station	1.15 HA
Intermediate Hospital	3.70 HA
Nursing Home	0.2 to 0.3 HA
Head Post Office	600 m ² + 0.06 HA

This centre alongwith existing site of College Guru Gobind Singh College of Commerce (4 HA) are acting as hindrance in the development of T.V. Tower complex Pitam Pura which has a great potential for public attraction. As directed in the minutes of the meeting held in the room of Vice-Chairman on 29.11.90 (photocopy enclosed) and further noting in the file No.PS/CA(85)87-88/7918, the proposal of change of land use from facility centre to cultural/green are placed for approval. The facilities which were to be provided in R-53 are accommodated in the nearby District Park and institutional area as shown in the drawings.

Development of T.V. Tower Complex, Pitam Pura:

C.A. explained that there was a plan to exploit the new T.V. Tower by developing it as a public attraction which would constitute a landmark in North Delhi. It was agreed that DDA would be able to spend money only on the development of the adjacent lands and green spaces but would not be able to finance the setting up of museums, theatres and other cultural facilities to be provided for in this area.

VC was informed by Director(DC&B) that Ministry of Information & Broadcasting was very keen to make the TV Tower area over into a major city attraction and would be glad to finance it to some extent. Director(DC&B) has asked to send the relevant files to VC for this information.

C.A. explained that the development plan envisaged the re-location of 4 colleges plots and one hospital site already allotted out of the land in front of the T.V. Tower. The re-location of these 5 re-institutional plots was also discussed. Out of these 5 institutes one of the colleges (G.T.B. college of Commerce) was adamant about not shifting from their present location, while the Women's Polytechnic were pressing for immediate allotment. After due consideration it was decided to accommodate both G.T.B. College and Women's Polytechnic in the land immediately adjacent to the T.V. Tower on the Western side of the Wazirpur Distt. Centre and shift the 3 remaining institutions to a neighbouring green area

Item No. 6

SUBJECT:- Change of land use in respect of
Ashok Nagar Faiz road -Rehabilitation/
resettlement of displaced persons in
Delhi who had occupied public land before
15th August, 1950 covered under the
'Gadgil Assurance'

F20(1)/83-MP

Area (1.2 ha) on the eastern side of the Faiz Road
in Jhendewallan Block-D, popularly known as Ashok Nagar
is heavily squatted upon by unauthorised encroachers
(persons displaced from Pakistan). There are a number
of jhuggis, khokhas, industrial shed and residential
structures.

2. The Committee constituted to examine the cases
covered under Gadgil Assurance had informed that about
83 individuals in this area were eligible for benefits
to be given under the Gadgil Assurance Scheme. Out of
these, about 75 individuals are covered and required
to be allotted developed plots in the same area or in
the vicinity. Therefore, change in land use was
involved from Public and Semi-Public Facilities ' to
Residential'.

3. The case was examined by the Technical Committee, DDA
as early as on 7.3.75 and it was decided that the proposal
for rehabilitation to these individuals at the same site
may not be accepted because there sufficient space is not
available (after taking out land required for road
widening (R/W=150) Ft.

4. The matter was again examined by the Technical
Committee on 26.8.82 on the representation of association
of displaced persons and it was noted that 75 persons are
eligible for alternate allotment and recommended that
they should be allotted alternate plots in the residential
scheme.

5. The matter was submitted to the Authority and Authority
vide Resolution No.102 dt.24.10.82 (Annexure I) resolved
that the matter with regard to change of land use may be
processed. It was further resolved that no compromise be
made in so far as road widening is concerned.

6. The matter was referred to Ministry of Urban Development
for approval of change of land use from 'Public and Semi
Public Facilities' to 'Residential' under section 11-A of the
DD Act, 1957. The Ministry of Urban Development in consultation
with the TCPO have now replied vide their letter No.D-13011/
92/89-DDVA dt.20.9.89 (Annexure II) and their broad observat-
ions are as follows:

Contd..2/-

- i) 6 schools (Hr. Sec. level) have already been constructed in this sector in accordance with the proposal of Zonal Development Plan and the unauthorised occupation of Ashok Nagar area is spoiling the environment of the already developed educational facilities which is highly improper.
- ii) The special interest of the squatters for allotment of only developed plots and not built up flats in the area under reference is clear indication about the fact that the squatters are seemingly interested in changing the use of the plots are commercial-cum-industrial rather than for using it solely for residential purposes. Hence the proposal will prove detrimental to the educational environment already created in the area.
- iii) The Director (CP), DDA opined that the regulations of Ashok Nagar area is not possible because half of the area is effected under road widening and odd shaped left out area (20,500 sq.yds) will not cover the families to be rehabilitated under the Gadgil Assurance.
- iv) Authority also resolved that no compromise be made in so far as road widening is concerned.

7. On the basis of above, the Ministry of Urban development has proposed not to process the proposal of change of land use of Ashok Nagar in Zone A-4 from 'Public and Semi-public Facilities' to 'Residential'. They have further suggested occupants on Govt. land in Zone A-4 may be developed for use as shown in the Zonal Plan.

8. The letter of Govt. of India has been examined and it is observed that the use as prescribed under Zonal Development Plan of Zone A.4 i.e. Public and Semi-public Facilities may be followed for the area under reference as part of the land will be required for widening of the road/parking. The affected persons may be shifted elsewhere.

9. As per MPD-2001 the land under reference falls in the Special Area, for which detailed plans are yet to be finalized. However, in the Special Area Plan the land Use is Residential.

10. Lands Section has informed that :

- i) 78 families in Category 'A' be given 80 sq.yds. plots .
- ii) 3 families in category 'B'C&D be given built up flats.
- iii) 218 families to be given resettlement plots of 25 sq.yds. each.
- iv) in addition there are 115 khokas which will also require some alternate allotment.

11. Keeping in view the above, the matter is placed before the Technical Committee for:

- i) Not to process the change of land use approved by the Authority.
- ii) Agree in principle to prepare a scheme in the area to accommodate the person covered under Gadgil Assurance to the extent possible.

or

wait to sort out the issue till the Special Area Plan is finalised.

No.K-13011/92/39-DDVA
Government of India
Ministry of Urban Development
(Shahari Vikas Mantralaya)

New Delhi, the 20th September, 1989,

To

Shri Anil Barai,
Deputy Director (MP),
Delhi Development Authority,
Vikas Minar,
New Delhi.

Subject:- Ashok Nagar, Faiz Road-Land measuring
about 2.98 acres-land use change.

Sir,

Kindly refer to your letter No.F.20(1)/83-MP/
1115 dt. 10.7.89. The proposal for the land use
change from "Public and semi public Facilities"
to "Residential Use" in Ashok Nagar has been examined
in consultation with the TCPO. It is observed that:-

- i) In the Master Plan, 1962 the area under consideration
has been shown under Public and Semi Public facilities.
In the Zonal Development Plan for Zone A-4, also,
the use of this area has been shown as Public and
Semi Public facilities.
- ii) It has also been observed that a total
number of six schools (Hr. Sec. Level) have
already been constructed in this sector in
accordance with the proposals of the Zonal
Development Plan. The squatting by the unauthorised
occupant of Ashok Nagar area marked 'C' has
come up on Government land in linear shape in
between the existing six Hr. Secondary Schools
and the Faiz Road thereby blocking the entrance
to the existing schools from the Faiz road side.
Thus, the squatting at Ashok Nagar spoils the very
environment of the already developed educational
facilities provided in this area, which is
highly improper.

Contd...2/-

- iii) The unauthorised developments of Ashok Nagar existing in the area under reference are mixed up with a number of Jhuggis, Khokas, industrial shed and residential structures. The special interest of the squatters for allotment of only developed plots and not built up flats in the area under reference is a clear indication about the fact that the squatters of Ashok Nagar are seemingly interested in changing the use of the plots as commercial-cum-industrial rather than for using it solely for residential purposes. Hence, the request from the representation of the Ashok Nagar Association shall prove detrimental to the educational environment of the area in future.
- iv) The proposal under reference was also examined by the Technical committee, DDA on the 7th March, 1975 and it was decided that the proposal may not be accepted, (a) because sufficient space is not available for plotted development after taking out land required for road widening of Faiz road; and (b) because the land use of the area has been shown in the Zonal Plan as "Green" and for 'Parking'.
- v) The proposal under reference was also examined by the Director, CP(DDA), whereby it has been observed that "the regularisation of Ashok Nagar area is not possible because half of the area is affected under road widening and the odd-shaped left out area (20,500 sq.yds) will not cover the families to be rehabilitated under the Gadgil Assurance. Based upon the above observations, it was further resolved by the Authority that no compromise be made in so far as road widening is concerned.

2. On the basis of the site inspection done by the TCPO and various observations on the proposal as reproduced above, it is proposed not to process the proposal for the change of land use of Ashok Nagar in Zone A-4 from 'Public and Semi-Public facilities' to 'Residential use'. Rather it is suggested that the area of Ashok Nagar squatted upon by the unauthorised occupants on Government land in Zone A-4 may be developed for uses as shown in the zonal plan as 'Green' and for 'Parking'.

Yours faithfully,

Sd/-
(B. C. SHYNGLE)
DESK OFFICER

Item No. Sub:- Change of Land use in respect of Ashok
102 Nagar Faiz Road-Rehabilitation/resettlement
A.24.10.82. of displaced persons in Delhi who had
 occupied public land before 15th August, 1950
 covered under the 'Gadgil Assurance'.
 (S/2(53)/72).

P.R. EVIDENCE

Area on the eastern side of the Faiz Road in Chandowallen Block-D, popularly known as Ashok Nagar is heavily squatted upon by unauthorised encroachers. There are a number of jhuggis, khokhas, industrial shed and residential structures.

2. The Committee constituted to examine the cases covered under Gadgil Assurance had informed that about 83 individuals in this area were eligible for benefits to be given under the Gadgil Assurances Scheme. Out of these, about 75 individuals are covered under category 'A' and as per policy, are required to be allotted developed plots in the same area or in the vicinity of this area. The Association of these displaced persons from Pakistan have been representing for the last so many years that they may be allotted residential plots in the same area.

3. The case was examined by the Technical Committee DDA on 7th March, 1975 and it was decided that the proposal for rehabilitation of these individuals at the site, which is presently under their occupation, may not be accepted because there sufficient space is not available after taking out land required for road widening. It was also subsequently pointed out by the Architect, Town Planner, DDA that the proposal to rehabilitate these individuals at site could not be approved because the land use of the area has been shown in the Zonal Plan as 'Green' and for parking.

4. The Association of these displaced persons from Pakistan have been representing through-out to the Govt. of India and DDA that they should be allotted developed plots after developing the land presently under unauthorised occupation in Ashok Nagar area as had been done in Ahata Kidara, where the eligible unauthorised squatters have since been allotted plots in the same area. The representatives of this Association have also made it clear that they are not interested in built-up flats and they would prefer developed plots.

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5. The matter regarding physical rehabilitation of the eligible squatters covered under Gadgil Assurance and the area on which rehabilitation benefits should accrue to them, has already been sorted out. The Committee on Govt. Assurances in Parliament has decided that the eligible persons in Ahata-Kidara Scheme area should be rehabilitated in Ahata-Kidara itself. That may be taken as an indication that those in other areas may be treated likewise. The 'Gadgil Assurance' also envisaged, in addition, that alternative accommodation is to be provided as far as possible, on developed land near the place of business or employment of the displaced persons.

6. Director (CP) DDA had examined the proposal a fresh and observed that:-

"The regularisation of Ashok Nagar area is not possible under the existing conditions. Half of the area under Ashok Nagar is affected under road widening and the remaining area required change of location. The regulations plan of the left out area (20,500 sq.yds) therefore, will not cover the families to be rehabilitated under the Gadgil Assurance. It is only through a redevelopment scheme that the families under Gadgil Assurance can be covered. However, before re-development scheme is prepared, following points require consideration:-

- a) To accommodate families in this area covered under Gadgil Assurance would involve change of land use from public and semi-public facilities to residential.
- b) In case it is agreed to change the land use whether the families covered under Gadgil Assurance are to be accommodated in this area on plotted basis or Group Housing basis. Both the schemes should be possible.
- c) Families living here but not covered under Gadgil Assurance would require alternative accommodation in the form of 25 sq. yds. plots bigger plots or built up flats. This would require to be sorted out before the scheme is taken up for implementation."

Since under the Zonal Plan, the use of the area in question has been shown as Public and Semi-public facilities, to accommodate these families, in this area itself, would, therefore, involve change of land use. Under the Gadgil Assurance, eligible individuals in Ashok Nagar are to be accommodated in Ashok Nagar itself.

7. The matter was considered by the Technical Committee in its meeting held on 20.8.82 and it was noted that 75 persons are eligible for alternate allotment and recommended that they should be allotted alternate plots in the residential scheme.

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