

योजना
Planning

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या F. (33) / 91-MP

परी

पद-प्रवर्तक

विषय

Draft Minutes of Tech. Committee Meeting held on 3.6.91

तिथि	किस को भेजी	हस्ताक्षर/प्राप्त सं०	तिथि	किस को भेजी	हस्ताक्षर
जाते की / जाते की	F/805 5/6	✓ 12/6	कार्यालय	जाते की / जाते की	
FR-134 17.6	J.D(ZP) 18/6				

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft Minutes of the Technical Committee Meeting
held on 3-6-91 at 9.30 A.M. in the Conference Room
of Vikas Minar, 5th Floor, I.P. Estate, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY

1. Mr. C. Neronha, Vice Chairman (in the Chair)
2. Mr. W. D. Dandage, Engineer Member
3. Mr. J. C. Ghambir, Commr. (Plg.)
4. Mr. Santosh Auluck, C. A.
5. Mr. B. L. Khurana, C. E. (Elect)
6. Mr. M. N. Khullar, Addl. C. A.
7. Mr. R. G. Gupta, Dir. (TYA)
8. Mr. U. S. Jelly, Dir. (L.M.)
9. Mr. S. C. Sareen, Dir. (L)
10. Mr. R. K. Jhingan, Sr. Architect (Landscape)
11. Mr. Chander Ballab, Jt. Dir. (AP)
12. Mr. P. N. Degre, Jt. Dir. (TYA)
13. Mr. Prakash Narain, Jt. Dir. (T)
14. Mr. N. K. Aggarwal, Jt. Dir. (WC&SA)
15. Mr. A. K. Gupta, Jr. Dir. (B)
16. Mr. Ashok Kumar, Jt. Dir. (Dwarka)
17. Mr. N. K. Chakarwarty, Dy. Dir. (T)
18. Mr. A. Iqbal, Dy. Dir. (NL)
19. Mr. Prate, Dy. Dir. (AP)
20. Mr. A. K. Jain, Jt. Dir. (ZP) (Convener)

POLICE DEPARTMENT

21. Mr. Jaspal Singh, A. C. P. (T)
22. Mr. Ram Karan, ACP (T)

TRANSPORT, DELHI ADMN.

23. Mr. S. Ragunathan, Secretary, (Tpt)

M. C. D.

24. Mr. B. B. Nanda, CE
25. Mr. A. P. Sethi, Addl. T. P.
26. Mr. O. P. Gupta, SE (Plg.)
27. Mr. P. K. Khanna, EE.

L & D. O.

28. Mr. L. D. Ganotra, E. O.

Special Invitees

Minor Irrigation Division.

29. Mr. S. S. Bahl, AE For Item No. 84, 85, 90.

DDTDC

30. Mr. P. B. Vijay, CE For Item No. 77
31. Mr. A. K. Suri, EE For Item No. 77

32. Mr. D. Sanyal Transportation Planning Consultants

Item No. 69/91:

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

~~and Com (S&J E)~~ The item was deferred, and ^{a representative} It was desired that the views ~~of INTACH~~ ^{be obtained in the first instance.} ~~be obtained in the first instance.~~

Item no. 70/91:

Sub: Modification in the approved set back cum demarcation plan of Delhi officers CHBS

After detailed discussion, ^{the proposal was approved} ~~the Technical committee~~ decided that DDA may not have any objection to the request of the Society. ^{As this area is no more development area of the Authority, actual modification of the layout, would have to be done by the Municipal Corporation of Delhi}

Item no. 77/91:

Sub: ~~Proposal of a~~ Grade Separator at the intersection of Ring Road and Africa Avenue.

The proposal was explained by DD (TT) DDA and Mrs. D. Sanyal, Traffic Consultant which ~~was followed by a thorough discussion~~ ^{and discussed in detail}. Points were raised with respect to the problems of entry and exit ^{for Bhatkai Cama Place} of the District Centre and the volume of traffic which ^{would} be generated on the surrounding roads by the proposed ^{new} circulation system. After detailed discussion, it was decided that the DTTDC/consultants may undertake further studies ~~(vis-a-vis the proposal)~~ on the following aspects:

1. Whether the grade separator should ^{be} extended to cover ~~both~~ ^{intersection of both} the crossings with the Ring Road, i.e. Africa Avenue at Vivekanand Marg, ^{with the Ring Road, and if so the effect} and its implications on the entry/exit for the District Centre. ^{This work have on the points of}
2. Whether ^{an} as an alternate, underpass ^a would be feasible ^{alternative if it involved} by realignment of the existing drain. ^{traffic flows on}
3. The impact of the proposed grade separator on the Africa Avenue and Vivekanand Marg ^{respectively} including the feasibility of proposed U turns ^{at Shanti Path crossing.}

Item no. 78/91

Sub: Revised Master Plan of Jamia Milia University

The proposal was explained by Jt. Dir. (AP&B) I. It was mentioned that the development plan at the conceptual stage had been approved by the DUAC. ^{when it} It was discussed earlier in the TC in its meeting held on 16.7.90. ^{the TC had} desired to ~~examine further~~ ^{be examined further} the proposal in respect of status of land, circulation pattern and unauthorised regularised colonies in the area. It was informed ^{that} that unauthorised constructions ^{activity was} are going on in the area which needed to be checked. After detailed discussion the following decisions were taken:

(i) The proposed delineation of 30 mt. and above R/W roads ^{be} was recommended for approval. It was decided to check their feasibility at the site ^{to be checked up and} and detailed alignment plans ^{to} be prepared within 2 months.

(ii) The Lands Branch DDA would take necessary action on the following:

(a) ^{Check up if} whether the area covered by the Development Plan of Jamia Milia, ^{entire} is the development area of the DDA.

(b) On a copy of the Development Plan the ^{various} unauthorised regularised colonies may be demarcated and encroachments other ^{other unauthorised colonies} unauthorised colonies may also be identified. As far as

unauthorised regularised colonies are concerned, ^{such cases} these may be processed for change of land use, ^{to residential purpose} whereas for other encroachments, ^{prompt action shall be taken to} action be taken to control such activities, including ^{check all other unauthorised building activity} their acquisition. ^{as}

(iii) The Lands Branch would also examine ^{Examine & suggest laws & conditions} whether the lands already approved for allotment to Jamia Milia University, ^{already over land} can be handed over ^{to the University authorities pending formal allotment} in anticipation of the payment of land cost, with a view to safeguarding them from getting encroached. ^{further}

(iv) The proposed 45 mt. wide road linking the proposed NH-2 Bye-pass and Mathura Road is an important link, ^{Right of way} of which should be ensured. No construction be allowed within its R/W

(v) The alignment of proposed NH-2 Bye-pass may also be taken up on priority.

Item no. 79/91:

Sub: Allotment of land for Jahan Panah club.

The case was explained by Jt. Dir. (AP) I and it was mentioned that ^{an area} the plot measuring 3000 sqm was allotted to the Club in Oct. 89. However, a specific ^{plot} site could not be

identified for the purpose³ in the finalised so far, on a layout plan. The Chief Architect explained that it is not possible to *fit in* a plot for the Club within the proposed multistoried housing complex which was recently approved by the Screening committee and *is now with* the DUAC for approval. *He suggested that the said plot* ~~club site is permitted within the recreational land use, which could be located in the adjacent green area~~ After detailed discussion, it was decided that *a site* for the club may be carved out within the adjacent green area, keeping in view the layout of adjacent pockets and accessibility. The proposal may be finalised by the Area planning Wing within next 2-3 weeks.

Item no. 89/91

Sub: Alternative site for existing Zafrabad Silampur graveyard.

In which case, no change in land use would be involved
Dir. (TYA) explained that *while* the existing graveyard at Zafrabad had been fully utilised, ~~there~~ *there was* another *burial ground now in use* existing site at Ziauddinwala Bagh *along* Eastern Yamuna canal, which had some scattered graves and *is* being requested for allotment under recreational land use and a boundary wall had already been built by the Hort. Deptt. DDA. Dir. (H) mentioned that *recently* ~~in this site recently some graves had been put up unauthorisedly, for which the matter has been taken up with the Police.~~ *burials had taken place* However there *was* an existing graveyard at the rear of this site. Dir. (TYA) explained that there *was* a third site located at the crossing of Wazirabad road and *the* long Railway line which conforms to MPD-2001. *The Committee* It was informed that *this* site had already been *taken up by MCD for* finalised for its allotment and development by the MCD, as cremation ground and burial ground. The representatives of Lands Branch was not aware if the site had been handed over the MCD.

the After detailed discussion following decisions were taken:

(a) Dir. (Hort.) in consultation with the Lands Branch would identify about 1 hect of land for a burial ground at Ziauddinwala Bagh, *keeping* in view the location of existing graveyard which *is* at the back of the land *under* the control of Hort. Wing DDA. ~~would be processed~~ The proposal would be processed further through the Dir. (TYA)

(b) For the proposed burial/cremation ground site at Wazirabad Road, the Lands Branch would examine the position and *in case* the land is still to be handed over, *an early action may be taken in the matter.* *take immediate action to hand over the concerned site to MCD, if need be*

Item No. 81/91 :

Sub: Construction of one room slum tenements in JJ resettlement colonies.

Dir. (TYA) mentioned that the proposal has been initiated on the suggestion of Commr. (Slum). Since Commr. (S) was not present, ^{consideration of the slum} it was deferred.

Item no. 82/91:

Sub: Modification in the layout plan cum Envelope plan of land allotted to Co-op Group Housing Societies in Chilla Dallupura: Reg 66 KV sub station site.

Jt. Dir. (TYA) explained that the 66KV ESS site earmarked in the layout plan of Co-op Group Housing Societies at Chilla/Dallupura and already handed over the DESU in 1987 has been encroached upon. Now ^{both} the DESU and the Cooperative Societies, who have already erected their buildings, ^{were} are pressing the DDA for allotment of an alternative site. After detailed discussion, it was decided that the responsibility of removing the encroachments and utilising the site for the purpose for which it has been allotted, lies with the DESU. ^{Slum Wing.} The DDA can only undertake the removal of the encroachments, ^{once a request is received from DESU} if the expenditure involved in the work and for resettlement of the eligible evictees is deposited by the DESU. The Land Branch, DDA, may ^{pursume} take up the matter with the DESU for clearing the land and ^{getting} vacating of the stay ^{orders} from the courts, if any. The Cooperative Societies may also be made a party ⁱⁿ the case. ^{and money at the rate of Rs 10,000 per squatter family deposited by them}

Item No. 83/91:

Sub: Regarding the space for satellite communication Earth station in New Delhi.

It was explained that there ^{is} a request for permanent allotment of land in the Ridge Area for ^{relocating the} a temporarily for existing satellite Communication Earth Station. According to the MPD-2001, the ^{site} land under reference ^{was proscribed for} falls under Recreational land use, which forms part of the ridge, and ^{has been} is declared as the reserved forest. The permanent allotment of the Satellite Station at this site would ^{not be desirable.} require change of land use from Recreational to Public and Semi Public Facilities (communication). Keeping in view the ^{proscribed} land use, and the ^{fact that the} area being partly the Ridge, the proposal was not be agreed by the Tech. committee. ^{④ Further} ^{site was part of}

Item No. 84/91:

Sub: Acquisition of land in village Seelampur in Alipur Block in UT of Delhi.

It was explained that for its interim drainage proposed, the Irrigation Department Delhi Admn. had proposed acquisition of about 1.23 acres for construction of minor no. 3. The proposal was agreed by the TC subject to ^{written} ~~an~~ undertaking ^{being} ~~from~~ the Irrigation and Flood Department that whenever the scheme for development of ^{urban} ~~river bed~~ ^{his area was} ~~is~~ finalised, they would be agreeable to ^{make} any adjustments, as may be required under the scheme.

Item no. 85/91:

Sub: Acquisition of land in village Ibrahimpur and Mukhmalpur in Alipur Block, Delhi.

It was explained that for an interim drainage proposal, the Irrigation Department, Delhi Admn. had proposed the acquisition of 4.48 acres of land for construction of sub minor no. I & IA. The proposal was agreed by the TC subject to ^{written} ~~an~~ undertaking ^{being given} by the Irrigation and Flood Department that whenever the scheme for ^{urban} ~~development of river bed~~ ^{his area was} ~~is~~ finalised they would be agreeable to ^{make} any adjustments as may be required under the scheme.

Item no. 86/91:

Sub: Development control norms for plot size ranging between 76-92 to 83.61 sqm in Mayapuri Industrial area, Phase II

Deferred.

Item no. 87/91:

Sub: Change of land use of 25.3 hect of land from Transportation (Truck terminal) to 21.3 hect to Public & semi public (Education, Health, security, culture etc) and 4 hect. commercial (community shopping centres) and the approval of layout plan of public & semi public facilities complex and schools.

Dir. (TYA) explained the proposal for change of land use of 25.3 hect. of land from 'transportation' to 'Public & semi Public facilities' (21.3 hect.) ^{ab. of 4 hectares} and for commercial use (4 hect.). He presented a layout plan indicating the proposal for various activities. The proposal for change of land use and layout plan were recommended for approval / further processing, subject to the following:

- (i) ~~The layout Plan may provide~~ ^{to be provided} A site for the offices of Delhi Admn., DDA & MCD. It may also be seen whether space for State/Distt. Forum of Consumers can also be accommodated in the layout plan.
- (ii) The proposed road along community centre may be shifted, so that its distance from NH-24 is atleast 300 mts.,
- (iii) Proposed recreational ^{area} / parks be shifted ^{and resited} ~~alongside~~ the community centre.

Item no. 88/91:

Sub: Approval of layout plan of small facility centre near Jail (North of Wazirabad road) and its declaration as the Development Area.

Deferred.

Item No. 88/91 Layout Plan of Education Centre at G.T. Shahdara Rd. in a total area of 2.92 hect. in the North of G.T. Shahdara Rd. Deferred.

Item No. 90/91:

Sub: Acquisition of land in killa no. 5/1 40 of rectangle no. 101 measuring 02 bigha 07 biswas situated in Revenue estate of Burari village Alipur Block, Delhi.

It was explained that for an interim drainage ^{scheme} ~~proposal~~, the Irrigation Department, Delhi Admn. had proposed the acquisition of 02 bigha 07 biswas of land for extension/improvement of Effluent Irrigation System Corporation Treatment Plant. The proposal was agreed by the TC subject to ^{being given by} ~~any~~ undertaking from the Irrigation and Flood Department that whenever the scheme for ^{the urban} ~~development~~ of ^{this area} ~~river bed~~ is finalised, they would be agreeable to ^{make} any adjustment as may be required under the scheme.

Item no. 91/91:

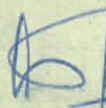
Sub: Construction of circular shopping complex at Laxmi Nagar District centre: Alternative allotment of land to Manokamna Sidh Durga Mata Mandir for religious purposes and to other two religious institutions.

Dir. (TYA) explained the proposal for converting the primary school site into 4 religious plots (approx. 400 sq.mtrs. each) at Nirman Vihar CHBS. After detailed discussion, the proposal was recommended for approval ~~further processing~~.

Item No. 92/91:

Sub: Building plans of DAP lines in West Disst. at Vikas Puri (Bodella) Delhi.

Deferred.


JDC/27/56/91

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Technical committee to be held
on ~~8.5.91~~ ^{3.6.91} at ~~10.30~~ ^{9.30} A.M. in the Conference Room of Vikas Minar
at 5th floor, Delhi Development Authority, IP Estate, New Delhi.

S.NO	Item No.	Subject	Page no.
1	69/91	Guidelines for sanction of building plans in the in the Mehrauli heritage zone. PA/DD/(Plg) Mont. G-17/96 To be presented by DD(M)	1-3
2	75/91	Modification in the approved set back cum demarcation plan of Delhi officers CHBS F23(12)72-Bldg.Pt. To be presented by JD (B)	4-5
3	77/91	Proposal of a grade seperator at the intersection of Ring Road and Africa Avenue. F5(16)90-MP/F5(19)90-MP To be presented by JD (T)	6-13
4	78/91	Revised Master Plan of Jamia Millia University JD(Plg.) Dy. no. 422 dt. 2.5.89 To be presented by JD (AP)	14-16
5	79/91	Allotment of land for Jahan Panah club F13(4)85-Instt. To be presented by CA	17
6	80/91	Alternative site for existing Zafarabad Silampur grave yard which has been fully used up PS/Dir (TYA)91/45 To be presented by Dir. (TYA)	18-19
7	81/91	Construction of one room slum tenemants in JJ resettlement colonies F20(6)91-MP To be presented by Dir. (TYA)	20.21
8	82/91	Modification in the layout plan cum Envelope plan of land allotted to Co-op Group Housing societies in Chilla Dallupura Approval of 66KV sub station site and loop in and loop out alignment. F23(19)SE(E)3/DDA To be presented by Dir. (TYA)	22-23
9	83/91	Regarding the space for statelite communication Earthstation in New Delhi. F3(38)90-MP To be presented by Dy-Dir.(NCR&UE)	24-26
10	84/91	Acquisition of land in village Saleempur in Alipur Block in UT of Delhi. F14(10)90/CRC/DDA To be presented by JD (WC&SA)	27-28

12(28)30-115
COMMUNICATIONS
F3(38)90-MP

- 11 85/91 Acquisition of land in village Ibrahimpur 29-30
and Mukhmalpur in Alipur Block, Delhi.
F14(11)90/CRC/DDA
To be presented by JD (WC&SA)
- 12 86/91 Development control norms for plot size rang-
ing between 76.92 to 83.61 sq.m in Mayapuri 31-32
Industrial area, Phase II
F20(7)78/LSB(1)Pt.
To be presented by DD (ZP)II

AGENDA FOR TECHNICAL COMMITTEE

Plan No. 69/91

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

As a policy to transfer all the Urban Villages to the MCD consequent to DDA Resolution No. 32 of 1987, Mehrauli was de-notified from the development area of DDA. Considering the significance of urban heritage and to initiate the action in this direction, Perspective Planning Wing DDA initiated a study on conservation of Mehrauli and its adjoining area in collaboration with Indian National Trust for Cultural Heritage (INTACH). In view of this, declaring Mehrauli Settlement as development area of DDA was approved by DDA on 13-2-1989. This Development Area has been notified by the Land & Building Department, Delhi Administration on 26-7-1989.

Based on the guidelines given by INTACH and City Planning Area Policy of Municipal Corporation of Delhi (Annexure-1), following guidelines for approval of building plans have been prepared:-

1. The building activity is permitted only in Mehrauli Settlement (Lal Dora) as shown in the draft development plan (laid on the Table). The pre-dominant land use of Mehrauli Settlement is residential.
2. Control of buildings within the use premises:
 - i) Maximum Ground Coverage and FAR shall be same as for residential plots in the plotted development (Annexure-2). However, in case of plots facing road 4.5 metre and upto 6 mt. roads, only two storey building shall be permitted.
 - ii) Plots facing 4.5 metre or less wide path way, the front setback to be left so as to make the path way 4.5 metre wide.
 - iii) In case of streets identified on the draft development plan road right of way shall be 6.0 mts. Wherever higher right of way is already available, the same would be kept.
 - iv) For main street of Mehrauli Town including commercial spine the road ^{R.O.W.} shall be minimum 9 metres. Where higher R.C.W. is already available, the same would be kept.
 - v) Rear setback shall be minimum 1.5 metre and 3 metre average

2

provided the rear air plan is maintained by the owner in his own plot.

vi) While designing care should be taken to retain traditional essential planning elements such as courtyard, balconies, chhajjas, entrance gates, plinths etc. New buildings shall be minimum 2.4 metre from historic structures.

vii) Additional building control regulations for commercial spine (as identified in the draft development plan) shall be as under :-

- a) New buildings to have a minimum 1.5 metre setback on the street in the form of raised plinth.
- b) The canopy must be sloped and supported on wood or metal vertical members not exceeding 12 cm. dia.
- c) Balcony not to project more than 1.2 mt. from the building line and to be supported on bracket. The roof of the balcony to be supported on wood or metal columns not exceeding 12 cms. and to be aligned with the bay spacing.
- d) The balustrade not to exceed 75 cm. height.
- e) The parapet line to be in line with the building line and not to exceed 75 cms. height.
- f) The original system of bays, 2.4 to 4 mt. wide to be maintained.

3. Sanction of Building Plans:

A Special Group is proposed to be constituted under Section 5-A of Delhi Development Act by the competent authority for screening the sanctions in identified conservation areas. The following members of the Group are suggested:-

Director (Building) DDA	- Chairman
One representative from Commr. (Heritage)	- Member
One representative in the field of Conservation	- Member
from School of Planning & Arch. New Delhi.	
One representative from Archaeology Survey of India	- Member
One representative from Archaeology Deptt. Delhi Adm.	- Member
Director (Lands Management) DDA	- Member Secy.
Joint Director (Building) DDA	

(4) Permission for reconstruction will be on the same foundation and where no foundation exists the alignment of existing jhuggies etc. will be followed. The sizes of room etc. shall not be widened. We may, however, permit raising of roof subject to maximum height prescribed in paragraph below:-

The reconstruction shall not have better specifications than the following:-

- (a) Mud mortar, brick masonry in walls with only cement pointing on both sides.
- (ab) Temporary roof or stone slabs or giles over wooden battens.
- (ac) Height of the structure should not be more than 12 feet including plinth of 1 1/2 feet.
- (ad) Only reconstruction of single storey will be permitted.

Such permissions shall be given only to structures which are in a ruinous condition and have already wholly or partially collapsed.

The above concession will apply when prior permission is taken.

Commissioner has extended the application of the jhuggi policy for permitting temporary construction for one year which is in vogue in certain limited localities at present, extended to all urban villages subject to the condition that the area of the existing building does not exceed 50 sq. yds. and that all other conditions enumerated in the jhuggi policy approved by the Commissioner, are strictly observed.

Repairs Policy.

- (a) Plastering and patch repairs;
- (b) re-roofing or renewal of roof including roof of intermediate floor at the same height or by raising the height of walls of room provided final height is not less than that provided under the Building bye-laws;
- (c) flooring and re-flooring;
- (d) opening and renewing windows, ventilators and doors not opening towards other's property and without door leaves opening on public land on the ground floor;
- (e) making alteration to a building with re-erection to the extent of 50 per cent of any external wall abutting on a road or a street and subject to the maximum of two internal walls of a room being re-erected, or making alteration to a framed building without involving the removal of re-erection of more than one-half of the parts in any such walls thereof as aforesaid;

No. F-41(5969)(57)/No 2/86/Pat-II

Dated: 10.11.1987

Subject: City Area Policy.

The City Area Policy is as follows:-

1) Upto 50 sq.yds. plots no building activity is allowed.

2) Beyond 50 square yards.

(i) for road width below 15' front set-back to be left so as make the street 15' wide.

(ii) for trafficable road i.e. road width between 15' and 30' the front set-back shall be such so as to make the road width as 30'.

(iii) rear set-back shall be 5' minimum and 10' average provided the rear air plane is maintained by builder in his own plot.

3) Where the building on ground floor is existing with certain set-back under proper sanction no set-back will be required on the floors above the ground floor provided the front and rear air-planes are maintained and coverages are according to the building bye-laws.

4) In back to back plots where the building is existing on four sides with open area in the centre, rear air plane is not insisted upon for construction of first floor provided the area of plot is not more than 200 square yards.

7 Jhuggi policy for permitting temporary construction of one year.

In such areas which compromise of hutments and Jhuggies the existing policy is that we may permit reconstruction to start with for a period of only one year. Following are the points dealing with this policy.

(1) In such area which constitute type basties or areas comprising of Jhuggies e.g. Than Singh Nagar, Old Tizebail, Bapa Nagar, etc. we may accept requests for reconstruction which may be permitted to start with for a period of only one year. Such permission may be renewed after the expiry of the year on request. The Builder however, will have to give an undertaking that such structures will be removed by him in a notice within a period of three months at his own cost and without any compensation.

(2) Such requests of reconstruction can be entertained only for very small plots where normally Jhuggies or huts are constructed by poor people. The area of such small plots should be upto and less than 50 square yards.

(3) Such requests shall be accompanied with a token fee of Rs. 10/- alongwith dimensioned sketches in triplicate which need not be prepared by a licenced architect but must be signed by the owner. Proof of ownership should also be submitted. The sketches should show normally the structure as it exists today or had originally existed and should also show the proposal of reconstruction in red colour which should not exceed or be different from the accommodation previously existing.

Contd. P/2.

(4) Permission for reconstruction will be on the same foundation and where no foundation exists the alignment of existing jhuggies etc. will be followed. The sizes of room etc. shall not be widened. We may, however, permit raising of roof subject to maximum height prescribed in paragraph below:-

The reconstruction shall not have better specifications than the following:-

- (a) Mud mortar, brick masonry in walls with only cement pointing on both sides.
- (ab) Temporary roof or stone slabs or giles over wooden battens.
- (ac) Height of the structure should not be more than 12 feet including plinth of 1 1/2 feet.
- (ad) Only reconstruction of single storey will be permitted.

Such permissions shall be given only to structures which are in a ruinous condition and have already wholly or partially collapsed.

The above concession will apply/prior permission is taken.

Commissioner has extended the application of the jhuggi policy for permitting temporary construction for one year which is in vogue in certain limited localities at present, extended to all urban villages subject to the condition that the area of the existing building does not exceed 50 sq.yds. and that all other conditions enumerated in the jhuggi policy approved by the Commissioner, are strictly observed.

Repairs Policy.

- (a) Plastering and patch repairs;
- (b) re-roofing or renewal of roof including roof of intermediate floor at the same height or by raising the height of walls of room provided final height is not less than that provided under the building bye-laws;
- (c) flooring and re-flooring;
- (d) opening and renewing windows, ventilators and doors not opening towards other's property and without door leaves opening on public land on the ground floor;
- (e) making alteration to a building with re-erection to the extent of 50 per cent of any external wall abutting on a road or a street and subject to the maximum of two internal walls of a room being re-erected, or making alteration to a framed building without involving the removal of re-erection of more than one-half of the parts in any such walls thereof as aforesaid;

Subject: City Area Policy.

The City Area Policy is as follows:-

- 1) Upto 50 sq.yds. plots no building activity is allowed.
- 2) Beyond 50 square yards.
 - (i) for road width below 15' front set-back to be left so as make the street 15' wide.
 - (ii) for trafficable road i.e. road width between 15' and 30' the front set-back shall be such so as to make the road width as 30'.
 - (iii) rear set-back shall be 5' minimum and 10' average provided the rear air plane is maintained by builder in his own plot.
- 3) Where the building on ground floor is existing with certain set-back under proper sanction no set-back will be required on the floors above the ground floor provided the front and rear air-planes are maintained and covered as per according to the building bye-laws.
- 4) In back to back plots where the building is existing on four sides with open area in the centre, rear air plane is not insisted upon for construction of first floor provided the area of plot is not more than 200 square yards.

Jhuggi policy for permitting temporary construction of one year.

In such areas which compromise of hutments and Jhuggies the existing policy is that we may permit reconstruction to start with for a period of only one year. Following are the points dealing with this policy.

- (1) In such area which constitute type basties or areas comprising of Jhuggies e.g. Thun Singh Nagar, Old Tizebail, Bapa Nagar, etc. we may accept requests for reconstruction which may be permitted to start with for a period of only one year. Such permission may be renewed after the expiry of the year on request. The Builder however, will have to give an undertaking that such structures will be removed by him in a notice within a period of three months at his own cost and without any compensation.
- (2) Such requests of reconstruction can be entertained only for very small plots where normally Jhuggies or huts are constructed by poor people. The area of such small plots should be upto and less than 50 square yards.
- (3) Such requests shall be accompanied with a token fee of Rs. 10/- alongwith dimensioned sketches in triplicate which need not be prepared by a licenced architect but must be signed by the owner. Proof of ownership should also be submitted. The sketches should show normally the structure as it exists today or had originally existed and should also show the proposal of reconstruction in red colour which should not exceed or be different from the accommodation previously existing.

- 3
- (f) replacing fallen bricks, stones, pillars, beams, etc.
 - (g) construction or reconstruction of sunshades not more than 2 ft. 6 inches in width within one's own land and not overhanging public street;
 - (h) construction or reconstruction of parapet walls not exceeding 3 ft. in height and garden walls upto a maximum height of 5 ft. 6 inches on any floor or floors;
 - (i) Construction or reconstruction of lofts in shops in built-up commercial areas upto a coverage of 50 per cent, provided its height from floor level is not less than 7 ft. and height between the ceiling and the loft is not more than 5 ft. 6 inches and that the loft is used for storage purposes only.
 - (j) construction or reconstruction of screen in front of a shop provided it does not project beyond the boundary line of the plot on which the shop stands.
 - (k) reconstruction of portions of buildings damaged by storm, rains, fire, earthquake or any other natural calamity to the same extent and specification as existed prior to the damage, provided the use conforms to the provisions of the Master Plan.
 - (l) reconstruction of staircase of the same size and in the same position as previously; and
 - (m) construction of uncovered staircase (with open risers) of not more than 2 ft. 6 inches in width in plots upto 100 sq.yds. in area, where no staircase already exists.

NOTE: No sanction shall be necessary for carrying out repairs as defined in this clause.

Handwritten signature/initials

Handwritten text

67

Residential Plotted Housing

Maximum ground coverage, F.A.R., number of dwelling and maximum height for different size of residential plot shall be as per the following table.

Sl. No.	Area of the plot (sqm.)	Max. ground coverage (percentage)	FAR	No. of dwell. units	Max. height in metre
1	2	3	4	5	6
1.	Below 50	75	150	1	8
2.	50 to 100	65	180	2	11
3.	Above 100 to 250	60	160	3	11
4.	Above 250 to 500	50	140	3(4)	11
5.	Above 500 to 1000	40	100	5(7)	11
6.	Above 1000 to 1500	33.33	83	5(7)	11
7.	Above 1500 to 2250	33.33	83	7(10)	11
8.	Above 2250 to 3000	33.33	83	9(13)	11
9.	Above 3000 to 3750	33.33	83	11(16)	11
10.	Above 3750	33.33	83	13(19)	11

(i) Minimum size of the residential plot shall be 32 sqm. however, in case of Government sponsored economically weaker section schemes, size could be reduced further.

The permissible maximum covered area on ground floor and FAR shall in no case be less than the permissible covered area and FAR for the largest size plot in the lower category.

(ii) In case of residential plots above 250 sqm facing 24 m and above road, and where already 3 storeys and a balcony was permitted, (a) per density calculated in the sanctioned layout; (b) the FAR shall be increased by two maximum ground floor coverage (b) maximum height shall be 14 m and (c) the number of dwelling shall be as given in the brackets.

(iii) The terrace if constructed shall be counted in the FAR.

(iv) The basement in case of plotted development shall be under the ground floor and maximum to the extent of ground floor coverage subject to the condition that minimum of 2 m distance shall be kept from the adjoining plot.

(v) For plots above 250 sqm and upto 500 sqm maximum of 3 servant quarters and for plots above 500 sqm maximum of 6 servant quarters shall be permitted.

(vi) Each servant quarter shall comprise of one habitable room of area not less than 11 sqm floor area, exclusive of cooking verandah, bath room and lavatory. The maximum size of servant quarters shall be 20 sqm.

(vii) For plots above 250 sqm parking provision shall be provided @ 1.33 car space per 100 sqm of permissible built floor area. The covered parking area shall be included in FAR except when it is provided in the basement.

4
Item No. 75/91

Sub: Modification in the approved set back-cum-demarcation plan of Delhi Officers C.H.B.S. F.No.23(12)/72/Bldg./Part.

BACKGROUND

Delhi Officers C.H.B.S at Shahdara was located in the development area of DDA and accordingly the layout/set back-cum-demarcation plan were approved by the DDA and the building activity was released. The colony has now been de-notified from development area of DDA and building activity has also been handed over to MCD. A note dated 18.2.1991 from Lt. Governor, Delhi who is a member in the society has been received alongwith the representation from the Hony. Secy. of the society wherein the society has asked for restoration of the site of community hall and the nusersry school as per the originally approved plan.

SUBJECT MATTER:

In the original approved layout plan two nos. nusersry school sites each with an area of .25 acres were approved and one site measuring .245 acre was a proved for community hall/library. Subsequently on the submission of the proposal by the Hony. Secy. of the society for inter changing the plot of nursery school with the plot of community hall/library, a revised plan was approved by VC, DDA on 15.6.88 and the approval was conveyed to the society vide letter dated 27.6.88 copy of the same was also sent to Dy. Director (*lands.*) for information. Immediately the society represented that the inter change in the facility sites in the layout plan did not have the approval of the General Body or the Manging Committee and the proposal was stated to be only arbitrary and illegal.

5-

The society has now asked for restoring the site of the community hall and nursery school as per the originally approved plan, as the site originally earmarked for the community centre has been allotted to them by the Institutional Branch, DDA and the possession of the land also handed over to them on 13.1.91. After the approval of the restoration of the interchange of the sites the copies of the layout plan will be sent to MCD.

The proposed inter change of sites of nursery school and community hall/library is placed before the Tech. Committee.

Item No. 70/91

Laid on Table

Sub:- Proposal of a grade separator at the intersection of Ring Road and Africa Avenue.

F5 (16) / 90-MP. F.5 (19) 90-MP.

1. LOCATION:

This 4 arm intersection of Africa Avenue and Ring Road near Bhikaji Kama Place is an important road intersection. Location is shown on the plan placed at Annexure-I.

2. EXISTING CONDITION:

(a) The intersection as per the report submitted by consultant DTDC is catering to more than 10,000 pcu's of traffic during peak hour (1990). Presently, the intersection is controlled by traffic signal.

(b) Armwise existing traffic volume at the intersection is as under:

<u>Rd.</u>	<u>St.</u>	<u>Right</u>	<u>Left</u>	<u>Total</u>
Ring Road (E)	2460	620	532	3612
-do- (W)	2150	663	447	3260
Aurbindo Marg (N)	1310	557	291	2158
-do- (S)	1175	215	429	1809
Total -	7095	2055	1699	10,839

(c) EXISTING R/W :

(i) Ring Road	(E)	63.0 mt.
-do-	(W)	63.0 mt.
Africa Avenue	(N)	45.0 mt.
-do-	(S)	45.0 mt.

.....2/-

(d) Existing landuse around intersection:

(i) Ring Road (E) -- On North - As per MPD-2001. The existing and the proposed land use is indicated for open space/park.

On South - Residential use (Safdarjung Enclave).

(W) On North - Residential (Govt. flats).

On South - Existing commercial centre Bhikaji Kama Place and residential houses.

(ii) Africa Avenue(N)-On East - Open space/parks

On West - Sarojini Ngr.

(S) On East - Safdarjung Enclave

On West - Bhikaji Kama Place.

3. PROPOSAL UNDER CONSIDERATION:

DTDC vide letter No.DTDC (Engg.I(13)/582 dated 7.1.91 has submitted a flyover proposal for the consideration of the T/C and Authority. The proposal consists of a flyover over Ring Road and Africa Avenue remains on ground level. The scheme has been indicated on following drawings.

1. Improvement of road intersections Ring Road Africa Avenue. Drg. No.DS/DTDC/008.
2. Improvement of road intersection for Africa Avenue (S) arm Drg. No.DS/DTDC/008A.
3. Traffic circulation for plan for the influence area of Ring Road and Africa Avenue.
(Drg.No.DS/DTDC/008D.

4. AUTHORITY'S DECISION:

L.G., Delhi while reviewing the progress of the Grade separators in the meeting held on 15.6.90 and 20.7.90 at Raj Niwas, desired that DDA in consultation with PWD(DA) may work out the guidelines for designing the flyover/grade separators and bring before the Authority for its consideration. According the agenda was

prepared and placed before the Authority vide Res.No. 54 dated 13.8.90. The guidelines as adopted by Authority are placed at Annexure-II.

The proposal submitted by DTDC has been reviewed with respect to these guidelines. The details are as under:

<u>AUTHORITY GUIDELINES</u>	<u>OBSERVATION ON REVISED PROPOSAL</u>	<u>REMARKS</u>
I. Grade separator should be provided on Ring Rd. Outer Ring Road. The grade separator shall be aesthetically well designed and fit in with the environment considering the problems of storm water drainage at the cost, the grade separator should be overground as two level flyover.	Over bridge has been envisaged on Ring Rd.	DDA's observation-6(I) a & b.
II. Flyover provision could be made for 3rd level below ground when found necessary.	Two level proposal is presently envisaged Third level is not feasible due to site constraints.	
III. On the Ring Road 63 mts. R/W and parts of the Outer Ring Rd. with 60 mts. r/w the flyover shall consist of 9 mts. width of 3 lanes (3 mts. each in each direction).	3 lanes with 11 mts. width in either direction is proposed on the flyover. In the proposal R/W is proposed on Ring Road as 63 mts.	DDA observation 6(I).
B. In case where the of Outer Ring Road is 45 mts. then 2 lanes of 7.5 could be provided. In such cases effort should be made to increase the r/w of Outer Ring Road is 300 mts. length of flyover section.	Not applicable	
C. Service road about 6mts. should be provided which could be reduced to 4.5 mts. in case of 45 mts. r/w.	6 mts. wide service road is provided on either side of Ring Road abutting Bhikaji Cama Place Distt. Centre on Africa Avenue 7.5 mt. wide and 8.0 wide service road are on the eastern and western respectively.	DDA'S observation 6(II).

- | | | | |
|-----|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| D. | The minimum width of the footpath should be specified as 2 mts. | 2.5 mts. wide footpath have been provided on all the axis of the intersection. | Footpath on southern arm of A/Avenue need to be integrated with B.C.P.Distt. Centre. |
| E. | The clear headway between Rd.Chamber & bottom of the beam should be 5.5 mts. | 5.5 mts. clear headway has been provided | |
| F. | 3.5 mts. wide strip (as based on one side) shall be reserved for H.T.Lines. | On Africa Avenue no provision has been made for any new H.T. line corridor. On Ring Road a 33 KV and a 66 KV O/H H.T.line is passing along northern & southern sides for the inner footpaths. There is no provision for any new line. | Refer DDA's Observation at Annexure 6-IV. |
| G. | The slope of the bridge should be 1:30. | This has been provided | |
| H. | For smooth movement of cyclist depending upon the volume. | No separate cycle track has been envisaged for the proposal. | DDA's observation 6(iii). |
| IV. | The road improvement upto the next major intersection on all the arms shall form part of a grade separator proposal. | These have been given. | DDA'S observation I:- a,b,c & d (pt.) & V- a,b,c & d. |
| V. | The circulation of surrounding area shall be properly integrated with grade separator scheme. | An over all circulation plan has been submitted. However, this needs further detailing. | DDA Observation (V). |

5. FEASIBILITY :

Details of the affected properties etc. as submitted by S.E.(DTTDC) along with the letter dated 7.1.91 is placed at Annexure-V. This includes:

(a) Details of affected structures:

- (i) Area of land to be acquired from Scindia potteries (shifting of boundary wall) and acquiring of private sector road.
- (ii) I Avenue bus stop to be shifted.

(b) Services are affected in proposal:

- (i) 220 KV & 33 KV H.T.lines needs to be shifted.
- (ii) 24" and 30 dia meter water supply line are affected.
- (iii) 48"-60" dia meter sewer line are affected.

(c) Trees:

39 nos. of trees are affected.

6. DDA'S OBSERVATION:

I. R/W Details:

S.No.	Name of the arm	Existing	As per Master Plan 2001.	Proposed in the scheme under consideration.
1.	Ring Road (E)	63.00 m.	63.00 m.	63.00 m.
2.	Ring Road (W)	63.00 m.	63.00 m.	63.00 m.
3.	Africa Avenue (N)	45.00 m.	45.00 m.	45.00 m.
4.	Africa Avenue (S)	45.00 m.	45.00 m.	45.00 m.

(a) Ring Road :

The full section of the R/W proposed in the Master Plan has been proposed to be developed including flyover section.

(b) Africa Avenue:

The R/W of 45 mts. with final road section need to be developed and should be continued upto the next major intersection(s) on either sides of the same arm.

- (a) On Ring Road (E) Safdarjung Enclave crossing.
- (b) On Ring Road (W) upto Vivekanand Marg.
- (c) On Africa Avenue (S) upto Outer Ring Road.
- (d) On Africa Avenue (N) upto Channkya crossing.

II. Service Road:

(a) Ring Road:

In the flyover section, the service road has been provided on either sides of Ring Road upto the next intersection.

(b) Africa Avenue:

In the proposal, with the full road section, no service road upto the next intersection has been provided for this arm. But, service road on wouthern arm of Africa Avenue need to be integrated with District Centre and its internal roads for the one way circulation around the district centre.

III. Cycle Track and Pedestrian Subway:

- (a) Cycle traffic is mostly confined along Africa Avenue axis with negligable percentage of the same are being observed along Ring Rd. But, no seperate track has been envisaged along Africa Avenue section.

Thus, this requires seperate cycle tracks along this axis with proper treatment at the intersection for efficient circulation of free flow on the Ring Road.

- (b) Pedestrian subway have not been proposed on the Vivekanand Marg.

IV. H.T.Line:

In this regard, AGM, DESU vide letter No. AGM/29/4490 dated 25th Sept., 1990 has intimated that reservation for H.T.Tower Line should be made for meet the present and future requirement (refer annexure-III).

In the proposal under consideration the existing 220 KV and 330 KV H.T.lines are affected. But, 3.5 mt. wide strip of land for H.T.Tower lines has not been ~~xxx~~ reserved.

✓ Traffic Circulation:

The circulation system as envisaged by DTTDC from Kamal Cinema crossing to Moti Bagh crossing on Ring Road is as under:

(a) Africa Avenue:

As regards traffic circulation facilities under the proposed scheme, it may be noted that movements along Africa Avenue will not at all be affected as the traffic along this axis can access the intersection (signalised in any desired direction).

(b) I Avenue:

Closure of 'I' Avenue intersection (T intersection will, in reality, affect the traffic turning right from 'I' Avenue towards Bhikaji Cama Place and from 'B' Avenue side to 'I' Avenue side. The traffic turning from 'I' Avenue towards Bhikaji Cama Place will have to take to the internal streetsthrugh 'J' type quarters (largely popular even now and come directly on to Africa Avenue near the S.N.Depot.

(c) B-Avenue :

Traffic turning right from 'B' Avenue side to 'I' Avenue will, of course have to go up to Africa Avenue intersection for making 'U' turns.

(d) Vivekanand Marg:

The intersection with Vivekanand Marg is another 'T' intersection, the closure of which will affect right turns from Moti Bagh side to Vivekanand Marg side as also right turns from Vivekanand Marg side to Africa Avenue side. Movements towards Palika Bhavan are also to be affected as per this proposal. Amongst these movements towards Palika Bhavan side could be taken care of at Africa Avenue intersection itself. Traffic from east of this location could take right turn at Africa Avenue intersection and then proceed towards Palika Bhawan along the road (existing and required to be improved) to the north of the park on the north-west quadrant of this intersection.

Traffic from Moti Bagh side intending to turn towards Vivekanand Marg or to Hyatt Regency Hotel will have come up to the Africa Avenue intersection will, as per the proposed scheme, take to the road south of the Bhikaji Cama Place through a median opening along Vivekanand Marg at this point.

The district centre itself will remain accessible to traffic from all directions with the help of the lower level roads (Africa Avenue and the surface carriageways along Ring Road). The intersection will be conflict free with regard to pedestrian traffic as pedestrian subways have been proposed across both Africa Avenue and the Ring Road. The residential areas towards the south-east quadrant of the intersection could be accessed from all directions, but the major access will be from Africa Avenue side of this quadrant.

VI. Further following aspects need to be considered to evolved a comprehensive circulation.

1. As per the general circulation plan envisaged by DTDC between the 'B' Avenue (Kamal Cinema crossing) and Moti Bagh crossing the right turns are allowed only at the intersection of Africa Avenue and Ring Road. All other right turns will merge as 'U' turn at the Africa Avenue intersection or shall use the internal residential roads.

. The assessment of the capacity of internal roads and the effect of 'U' turn on the Africa Avenue intersection needs to be quantified and examined.

2. The junctions of internal distributor road of Bhikaji Cama Place with Africa Avenue and Vivekanand Marg. needs to be improved.

3. The junction of 24 mtr. r/w road from Safdarjung Road with Africa Avenue needs improvement. As this junction is very close to the junction of the distributor road of Bhikaji Cama Place district centre with Africa Avenue, this aspect may also be considered while designing these too closely placed 'T' junctions.

4. The location of bus-stand on Ring Road across Vivekanand Marg (towards Moti Bagh) is not clear.

5. The sub-way on Vivekanand Marg to provide smooth flow of the pedestrian to the district centre is required.

VII. CHIEF ARCHITECT'S OBSERVATION:

The Authority vide Res.No.54 dated 13.8.90 while approving the guidelines for planning and designing of grade separators in Delhi recommended that "The grade separators shall be asthetically well-designed and fit in with the environment. Considering the problems of storm water drainage and the cost, the grade separators should be overground as two level flyover, provision could be made for 3rd level below ground which could be taken up later on when found necessary. The peculiarities of location and economics of the scheme should also be taken into consideration each individual case".

The Chief Arch., DDA, vide his noting dt. 18.3.91 has desired that as this grade separator is at the corner of Bhikaji Cama Place Distt.Centre, the Ring Road may be taken below the road level as a premier r/w and the similar policy may be adopted on all junctions and road intersection around distt. centre.

VIII. ASTHETIC & URBAN DESIGN CONSIDERATION.

All other guidelines laid in the Authority Agenda regarding Asthetic Urban Design and Land-scaping is to be observed by DTDC before submitting it before the Authority.

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

DELHI DEVELOPMENT AUTHORITY
(TRANSPORTATION UNIT)

Extract of the Authority's Resolution No.54
Dated: 13.8.90.

File No. PA/DD(T)/PPW/89/112.

GUIDELINES:

I. On the basis of these indepth discussions following guidelines have emerged for the planning of Grade Separators on Ring Road and Outer Ring Road.

(i) Priority should be given to the traffic, on the Ring Road and Outer Ring Road and the grade separators should be provided on Ring Road/Outer Ring Road so that the flow of traffic on these roads is made free.

II. The grade separators shall be asthetically well-designed & fit in with the environment. Considering the problems of storm water drainage and the cost, the grade separators should be overground as two level flyover, provision could be made for 3rd level below ground which could be taken-up later or when found necessary. The peculiarities of location and economic of the scheme should also be taken into consideration in each individual case.

The comparative details of cost (for ROB & RUB) worked-out by PWD, (Delhi Admn.) are as given Below:-

Grade Separator	Cost per Mtr.Length (Rs. in lakhs) Shift portion	Solid Portion
(A). FLYOVER ROB		
i. 3 Lane (11Mtr.) each way.	1.30	0.50
ii. 3 Lane (9 Mtr.) each way.	1.10	0.26
iii. 2 Lane (7.5 Mtr.) each way.	0.95	0.22
(b) UNDERPASS (RUB) Central Covered Approaches Portion.		
i. 3 Lane (11 Mtr.) eachway	2.90	2.10
ii. 3 Lane (9.Mtr.) eachway	2.65	1.95
iii. 2 Lane (7.5 Mtr.) eachway	2.50	1.85

Note: Cost are appox. based on preliminary estimates & Design of Punjabi Bagh Intersection.

- (III)A. On the Ring road (60 mtr. R/W) and a parts of the Outer Ring Road (width 60 mtr. R/W) the flyover shall consist of 3 lanes (of 3 mtr. each) in each direction and 3 lanes of 3 mts. each in each direction shall be on at surface. In case additional space is available the carriageway at surface would be increased.

The three lane grade seperators should be 11 mtr. wide in either direction, wherever space permits on both Ring Road and Outer Ring Road.

- B. In case of part of the Outer Ring Road where the R/W is 45 mtr.) the above section is not possible. In such cases effort should be made to increase the right of way of Outer Ring Road in 300 mtr. length on and both sides of the centre of intersection to 50 mtr. to provide a flyover of 2 lanes (7.5 mtr. width) on each side and similar width should be provided for carriageways on surface. Where service road is not required this could be just in 45 ts. R/W.
- C. A service road of about 6 mtr. carriageway should be provided which could be reduced to 4.5 mtr. in case of 45.0 mtr. R/W. In specific cases where service road is not required, the space could be used to increases the surface carriageways.
- D. Footpath on both sides to the minimum width of 2.0 mtr. should be provided. The pedestrian subway should be provided at appropriate locations.
- E. The clear height of the grade seperator shall be 5.5 mtr. above road surface below.
- F. 3.5 mtr. wide strip (as base on one side) shall be reserved for H.T.Tower Lines. The approved standard section for 60 mtr. and 45 mtr. roads has provision of two H.T.Towerlines on each side.
- G. The longitudinal section of flyover should be aligned at 1:30.
- H. The grade seperator design should provide for smooth movement of cyclists depending upon the volume by design or by traffic management.

Considering the above points the conceptual section for 60 Mtrs. and 45 Mtr. R/W's have been prepared which could be laid on the table. Depending on side conditions these sections could suitably modified.

- (IV) A. To optomise the use of grade seperators, the road improvements upto the next major intersection on each and on all the arms shall form part of a grade seperator project.
- B. The circulation of the surrounding area covered in IV (A) shall be properly integrated with grade seperator scheme so that grade seperator does not become an obstruction for the surrounding areas.
- (V) C. A proper landscape plan shall be prepared for the scheme.
- (VI) The grade seperators presently under consideration by FWD & DFTDC shall be reviewed in the light of the above guidelines before further processing/approval.
- (VII) Specific conditions and environment at each crossing shall be given due consideration.
- (VIII) Regarding the issue of the preparation of traffic Master Plan for Delhi, it is submitted that Delhi Admn. has already awarded a study entitled 'Priorities for 'Road Development Delhi 200' to C.R.R.I. The study was to be done in colloboration with DDA. The planning inputs for 1981 & 2001 have already been supplied by DDA to CRRI. The CRRI is likely to complete the study by Sept., 1990. It is therefore suggested that any new proposals for grade seperators should be taken-up on the basis of the priorities identified in this comprehensive study.

Telegram "VIDYUT" NEW DELHI
Telex No. 031-3765 DESU- IN

DELHI ELECTRIC SUPPLY UNDERTAKING
(MUNICIPAL CORPORATION OF DELHI)

No. A.G.M.(T)/29/4490

Dated:- 25.9.90

Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
New Delhi.

Sub: Reservation of corridor for towerline
along Grade Separators/flyovers.

Dear Sir,

A number of grade separators/fly overs are being constructed on the major road cross-sections to stream line the traffic. Earlier while finalising the road cross-sections for major roads, there was a very close intersection between DDA & DESU and accordingly DDA had reserved corridors for towerlines along all major roads for different cross-sections. Now that the plan for grade separators/fly overs are being finalised by DDA, it is very necessary that the same corridor should be reserved, so that the power line for our long range planning, when come in future there is no difficulty in accommodating the lines at these intersections.

This issue has been raised by our planning department earlier during the various meeting held with Perspective Planning Wing of DDA. Also DESU's representative emphasised this point during the Technical Committee meeting held on Monday, the 17th September, 1990. I would, therefore, like to impress upon you that the required corridor along the grade separators/flyovers are reserved while approving the plans thereof.

Yours faithfully,

Sd/-

(Er. B.B. DAS)
Addl. General Manager (Tech.)

Copy to :-

1. Secy. to L.G. of Delhi.
2. Engineer Member, DDA, Vikas Sadan.
3. Commissioner (Plg.) DDA, Vikas Minar.
4. Chief Engineer (CPWD).
5. Chairman, DTDC.
6. G.M.(E), DESU.

INFORMATION TO BE SUPPLIED BY THE
CONSULTANT WITH THE GRADE SEPERATOR
PROPOSAL.

A. General Information.

- i) Location of the grade separator. Along Ring Road at its crossing with Africa Avenue (Bhikaji Cama Place).
- ii) Agency to implement. Delhi Tourism & Transportation Development Corporation.
- iii) a) R/W of the Master Plan Existing As per Master Plan Proposed
Road (Existing/proposed).

B. P.T. Survey details to be incorporated upto the next junction/intersection on either sides.

- i) P.T. Survey scale (to be adopted) 1:500. Shown in drawing No. DS/DTDC/008 & 008A.
- ii) Physical features to be shown in the P.T. Survey.
- a). Existing structures-pucca/semi pucca/ Kutcha clearly indicating the plot boundaries, built up area and number of storeyes to the extent of R/W on both sides from the centre line of the existing road (Double of R/W in total). -do-
- b). Levels if the area is not flat/plain & considered necessary in the planning of Grade Separator. -do-
- c). Services - Underground/overhead are to be indicated on survey plan.
- Water Supply Lines.
 - Sewerage lines.
 - H.T. Lines (O/H & U/G).
 - Street Light poles
 - Telephone cables/poles. Shown in drawing enclosed 008B & 008C.
 - Storm water drains (Open & covered).
- d) Existing carriageways, footpaths, verges, gaps in verges, roads/circulation of the colonies abutting on all the arms of the intersection under reference. shown in drawing.
- e) Existing cycle tracks/service roads (on all roads). -do-
- f). Existing bus bays and bus stands (on all roads).
- g). Location and type of trees along with their species and girth details on all the arms (in relation to existing carriageways.). -do-

C. Technical Data.

- i) 16 hours & peak hourly traffic volume (cycles, light vehicles, buses trucks & others etc.).
Shown in drawing and in Technical note attached.
- a) At present.
- b) Projected for Horizon year.
(with growth rate):-
- ii) Details of turning movements in peak hour in ICU's on each arm of the junction/Intersection.
(For design year & horizon year).
- a. Straight
- b. Right As per Technical Report enclosed.
- c. Left
- d. Total.
- iii) If the junctions/intersection is controlled by an automatic traffic signal at present, please indicate signal cycle time.
- i) Police controlled peak hours.
- ii) Cycle time of traffic during off peak hours 15" secs.
- iv) Pedestrian traffic volume in each direction on each arm.
- a) North arm.
- b) South arm.
- c) East arm.
- d) West arm.
- Shown in drawing no. DS/DTDC/008 (Refer report.)
- v) Estimated average delay per vehicle on different approach arms at the junctions/inter-sections.
- a) North 55 secs.
- b) South 55 "
- c) East 45 "
- d) West 45 "
- vi) In case if the grade separator is proposed on the railway level crossing please specify does not reply.
- a. Number of trains poassing 8 A.M. to 8 P.M. per day/week.
- b. The grequency and duration of the closure

Details related with the proposed Grade Separator.

The grade separator proposal shall be detailed out upto the next important junction/intersection on either sides.

- i) Proposed Nos. of lanes on each arm. 6 lanes divided C/v (11 mt. wide overpass. 6 lanes at surface in 3 lanes(N) in each direction.
- ii) Proposed width of carriageways of each arm.
- iii) Proposed width of central verge on each arm 1.20 m.
- iv) Proposed width of footpaths on each arm. 2.50 m.
- v) Proposed width of service road/cycle track, on each arm. 6.00 m.
- vi) Proposed length of slope including valley curve and summit curves. 473.5 m.
- vii) Proposed total length of the flyover/under bridge. 526.00 m.
 - a).
 - b).
- viii). Length of flat portion. 52.50 m.
- ix) Slope of grade separator on each name.

North	-
South	-
East	1 in 30
West.	1 in 30
- x). The location of bus stops, bays Near Bhikaji Cama Place and I Avenue.
- xi). Pedestrian subway/crossing.
 1. Near Bhikaji Cama Place.
 2. Near 'I' Avenue Bus Stop.
 3. Near intersection with Mohammadpur Road across Africa Avenue.

E. Feasibility Report.

- a. Details of affected structures
 1. Area of land to be acquired from Scindia Potteries (shifting of Boundary wall) and acquiring of private sector road.
 2. 'I' Avenue Bus stop to be shifted.
- i) Pucca/semi pucca/kutchha with plot area/plinth area details.
- ii) Structures forming part of the regularised colony/unauthorised colony. NIL

iii) The use of the property (commercial), residential/institutional/other, please specify. N.A.

b). services - Underground/overhead affected in the proposal 220 KV and 33 KV shall be shown on the H.T.Lines to be plan in different colours. shifted.

c) Water Supply line 24" and 30" dia. As shown in 48" and 66" dia. the drawing.

e) Trees - Number of trees affected along 39 nos. with their girth and species details (As shown in the drawing.

f) Whether access to the existing/proposed buildings or properties is affected if ~~yes~~ so what alternate measures have been envisaged in the proposal.

As per circulation plan.
Drg.No.DS/DTDC/008D.

g) Management scheme for the circulation of the traffic from the adjoining localities upto the next junction/ intersection on either sides has been integrated with -do- proposal under consideration.

f).Project Report.

Attached.

Office Address.

Phone No. 20, Community Centre,
East of Kailash.
New Delhi -110065.
Phone No.6450155.

Sd/-

Signature of the
Office of the
Implementing
Authority.

Item No. 78/91

SUB: Revised Master Plan of Jamia Milia University.
Jt. Director (Plg.) Dy. No. 422 dated 2.5.89.

Jamia Milia has submitted a modified Master Plan for their complex covering a total area of about 154 acres. The plan has been approved by DUAC in conceptually. The plan is now submitted to DDA for sanctioning of additional buildings as per the revised Master Plan, this being a part of development area.

2. Commissioner (Plg.) in his note dated 20.4.89 desired for an overall exercise considering various planning factor to be taken up by DDA so that the plan could be scrutinised for implementation within the overall frame which they could develop their land.

3. The plan submitted by Jamia Milia has been studied with reference to approved zonal plan of this area and the proposals contained in the draft PDP-2001. There are three basic points involved.

i) Ownership of land.

Though the exact quantum of land is not known which is proposed to be taken/exchanged out of others land mainly DDA/U.P. Government one of the stand of the JMI is that some of their land have been covered in the regularisation of unauthorised colonies located within and the close proximity of their campus. These have been superimposed in the plan. This aspects will have to be decided by the Lands Department.

ii) Change of land use.

The revised JMI Master plan has been super imposed on approved zonal plan and draft PDP-2001. According to this exercise there are a total of 9 pockets which involve change of land use either from 'green' or 'Residential' to 'Institutional' Considering the utilisation of 3 pockets proposed for residential development by the University the 'residential' to 'residential' change of land use may not be required.

The remaining 6 pockets where change of land use as per the notified zonal plan is from 'District park and open spaces'. Out of these 5 pockets have been covered in the draft PDP-2001 either from institutional use or residential use. A view can be taken considering the processing of draft PDP-2001 whether change of land use may not require complete process and only Central Govt. could be requested to give approval.

Contd....2

-15-

One pocket measuring about 3.20 Ha marked pocket-2 on the plan placed opposite draft PDP-2001. This will certainly involve change of land use.

iii) 45 Mtr./R/W Master Plan Road.

The detailed study for the proposed Master Plan 45 Mtr. road on which an over bridge is under construction over Mathura Road will have to be made with a view to examine the proposal of J.M.I. for reducing the R/W at certain point. Otherwise the R/W of 45 Mtr. will have to be maintained.

4. Besides the points mentioned above the scheme has been found within the overall frame work of roads proposed in the Master Plan/Zonal Plan. There are no lands which can be taken up for development by the DDA excepting the green area the two points are for consideration.

- i) To consider no objection in the clearance of revised Master Plan of the University to process the change of land use.
- ii) Denotify this area from DDA Development Area for transfer to MCD.

5. This was discussed in the Technical Committee in its meeting held on 16.7.90 under Item No.1. The Technical Committee decided to incorporate the following:

- i) Boundary of Jamia Islamia University should be clearly defined. However, the lands already allotted by the DDA and handed over to this organisation may form part of the complex.
- ii) The proposed alignment plan of 45 mtr. road passing through this complex and its intersection with the road over-bridge on Mathura Road should be super-imposed on the plan. Also if there is any other major road shown in the Master Plan, the same should form part of the overall complex.
- iii) All unauthorised regularised colonies should be clearly indicated on the plan.

6. The Technical Committee also decided that the matter may be brought again for consideration early. The proposal for change of land use of an area measuring 3.2 Ha was also considered and it was decided that the same may be taken up for processing after the approval of overall Master Plan of Jamia Milia Islamia University.

-16-

7. All the 3 points reflected in the decision of the Technical Committee have been processed and the comments are given as under:

Point No. (i).

It has been done. As regards the confirmation of the Lands Section it can be taken up after the approval of the Master Plan of the University in view of the undertaking given by them that all such land stand either committed by DDA on exchange basis.

Point No. (ii).

The matter was referred to Transportation Unit. Since this road did not form a part of MPD-62, no alignment plan has been prepared for this portion from Wholly Family Hospital to its junction by National Bye Pas. In the MPD-2001 however, R/W of this road has been extended as pointed out above and it is proposed that the widening will be done equally on either side from the central line of the road and the university will surrender the land thus affected in the road widening. It is however proposed that no development should be immediately permitted on its crossing with National by pass subject to the detailed junction plan.

Point No. (iii).

In the Master plan of the University all the regularised unauthorised colonies have been incorporated falling within the Jamia land University.

Point No. (iv).

The change of land use will be processed after Technical Committee/Authority approve the Master Plan as proposed by the University.

8. The matter is placed again in the Technical Committee for consideration of the approval of modified Master Plan of Jamia Milia University.

.....

Item No. 19/71

Subject:- Allotment of land for Jahan Panah Club.

E-13(4)/85-2nd.

Request had come for allotment of land for Jahapanah Club which was dealt by the Institutional Branch of DDA initially. The case was referred to the Planning Deptt. (City Planning Wing) for identifying a site for the club somewhere near Jahapanah City Park. After considering a number of alternatives at different locations in South Delhi including Masjid Moth, Greater Kailash etc., a site was suggested near S.F.S. at Akshanda. The layout plan of the area which was MDR land and identified as pocket No. 53 was prepared. As per this layout plan, the facilities like electric sub-station, bus terminal telephone exchange, telegraph office, post office and dispensary along with the club site was proposed. After inspection, the site was originally found to be under stay due to a court case between Sh. Neki Ram and Delhi Development Authority for the land near Chander Lok Cinema. Subsequently, on the direction of Lt. Governor, the case was expedited and the stay was got vacated for this area. Since the decision for allotment of land to Club after the approval of the layout plan by Technical Committee on 24.3.88 and VC on 27.4.88 was taken, the plot was allotted to the Club on 18.10.89. However, the area mentioned in the approved layout plan for Club site was 2000 sq.mts. whereas the allotment letter indicated the area equal to 3000 sq.mts. (case for allotment was separately dealt in another file also simultaneously bearing No. FR (6)/87-Dir.(CP), which is not available with HUPW.

2) Subsequently, the Technical Committee considered the layout plan for the same area which was approved by the Technical Committee on 25.9.89. As per this layout plan, the area of about 8 acres was indicated for multi-storeyed housing with other facilities like 33 KV sub-station, bus terminal etc. In this plan, there was no proposal to carve out a separate plot for club. The layout plan with multi-storeyed housing has already been approved by the Screening Committee and has been submitted to DUAC for approval.

3) The case is now put up to the Technical Committee for consideration whether to allot independent piece of land to the Club or to identify the space for construction of Club building within the housing complex with the suggestions that the green area adjoining the housing can be used by the Club for cultural activities.

....

AGENDA FOR TECHNICAL COMMITTEE

Jltn No. 80/91

Sub:- Alternative site for existing Zafrabad/Silampur grave yard, which has been fully used up.

Ref:- File No.PS/Dir.(TYA)/91/45.

This is a case regarding alternative site for existing Zafrabad/Silam pur grave yard, which has been fully used up. To asses the situation and examine the case, nearby sites, which are being presently utilised for grave yard purposes, have been studied and sites have been got inspected.

As per the site inspection, it is observed that the grave yard at Zafrabad/Silam pur has been fully utilised. The site has been shown in the copy of the plan encl. at flag 'A' in the above mentioned file. Alternative site near Ziauddinwala Bagh along eastern Yamuna Canal, presently being used for grave yard purposes, has been shown on the copy of the plan at flag 'B' in the above mentioned file. As per site report, only 1/3 of the bounded area is being utilised for the grave yard purposes and the graves are few and scattered. Therefore, sufficient land is available. The third site inspected is at the crossing of Wazirabad Road & Loni Railway Line, on its north east side. Here the cremation ground as well as grave yard are co-existing; so much so, that a few graves are also located in the Wazirabad road right of way, where tree plantation has been done. Some area between Rd. right of way and existing pond is available, where there are a few graves and also tree plantation.

As per M.P.2001, neither the site at Zafrabad/Silam Pur nor the site near Ziauddinwala Bagh/Eastern Yamuna Canal has been shown for the grave yard purposes, only the site at the crossing of Wazirabad Road and Loni Railway Line has been shown for cremation ground/grave yard purposes in the M.P.D-2001; but its location is quite away from the intersection and cremation ground/grave yard is existing right at the intersection. These three sites have been shown in the plan at Flag 'X' and there is a distance of 2-3 KM between Site No.1&2 and 2 KM between site No.2&3. Site No.3 is as per master plan while Site No.1&2 are not as per master plan.

.....2/-

In view of the above site position & Master Plan, it is observed that the part of the grave yard area adjacent to pond in the north of Wazirabad Road can be utilised for additional graves. Regarding site near Ziauddinwala Bagh/ Eastern Yamuna Canal, as per the statement of the D.L.M. at flag 'D' in the above mentioned file, it is being unauthorisely used for grave yard purposes and that the graves have come up in Nov., 89. Even the, Lands Deptt. has requested Planning Deptt. to suggest some site for grave yard purposes. However now Commr.(Lands) vide his observations dt.1.4.91 in the above mentioned file has stated that "Site No.2 (Zia-ud-din Wala bagh) is to be ruled out, as there is major law & order problem there." The urban design of this entire area, bounded by Eastern Yamuna Canal, Wazirabad Road and Loni Road (on south side of the Wazirabad), which is shown for facility centre No.8 and re-creational purposes, has been entrusted to eminent consulting Architects namely S/sh.Fernandis, Shaffi, Bawa & Co. They have been requested to provide the grave yard site in their scheme for this area.

In view of the position explained ^{above, site No. 2 may be permitted} to be used as a graveyard, though Commr.(L) has contrary views, with the following three conditions;

- i) Consultants, who are preparing the plans of Facility No.8 of the area at the crossing of Loni Road and Wazirabad Road, would adjust this site in their plan
- ii) The case would be processed for the change of landuse from Distt. park, playground, open spaces to public & semi-public facilities (cremation & burial ground)
- iii) After the change of landuse is completed then MCD would notify this site as a grave yard.

The case is placed before Technical Committee for consideration.

Agenda for Technical Committee.

F20(6)/91-mp

Slum No. 81/91

BACKGROUND

In 1975-76, Delhi Development Authority planned and developed 1,43,263 plots each of 21 Sqm. in 16 large resettlement colonies. This is the largest resettlement programme of the world not only in terms of quantity but quality too. All these colonies were planned with a provision of full social infrastructure as per norms of MP-62 and physical infrastructure but on community basis. Now, physical infrastructure on community basis is being replaced by physical infrastructure (water lines, sewer lines and electric lines) on individual basis. Recently, I have compared planning of these colonies with colonies of sites & services in different states of the country and with most of the developing countries and found these are much better than those.

In these colonies, a provision of 90 plots for senior secondary schools, 136 plots for primary schools, 140 plots for nursery schools, 9860 plots for shops, 3 plots for colleges, 5 plots for general hospital, 3 plots for fire station, 5 plots for police station, 30 plots for dispensaries, 55 plots for community hall/barat ghar, 286 plots for library and some other plots for cremation and burial ground. In these colonies, at that time 500 parks with 60 tubewells and 15 lakh trees were developed. 250 KM of road, 600 KM of SW drain, 80 KM of water lines, 14000 lavatory seats and several buildings of social infrastructure were constructed.

2. Proposal of Slum Wing II

A proposal has been sent by Slum Wing II to use these parks, open spaces and sites of social infrastructure for the

construction of residential urban spaces for 27000 persons got themselves registered under a scheme sometimes in 1985.

3. Views from Planning Point of View

The proposal would not only be against the planning norms and provisions of MP-2001 but also degrade the quality of life. So, it would be better if following action is taken:

- i) All unused sites of parks/open spaces and of social infrastructure should be fenced and properly protected.
 - ii) Sites of social infrastructure should be allotted to concerned Departments of MCD, Delhi Admn, may be at nominal cost, so that buildings pukka or semi-pukka or tents are put up and used for the basic purposes of education, health, security, get together etc.
 - iii) For the construction of 27000 flats by Slum Wing, DDA for the registrants of 1985, possibility of land may be explored in the area in the north of Road No.50 bounded by Yamuna Bund in the East, Delhi Haryana Border in the North and G.T. Karnal Road in the West. Extent of this total area is about 8000 hect. and is being planned by Director (APB).
4. Item is placed before the Technical Committee to consider the same.

AGENDA FOR THE TECHNICAL COMMITTEE MEETING :

26th Nov 82/91

SUB: MODIFICATION IN THE LAYOUT PLAN CUM ENVELOPE PLAN OF LAND ALLOTTED TO CO-OP-GROUP HOUSING SOCIETIES IN CHILLA DALLUPURA APPROVAL OF 66K.V. SUB STATION SITE AND LOOP IN AND LOOP OUT ALIGNMENT.

REF: NO: F23(19)/SE(E)/3/DDA
1011/JD(TYA) dated 21.11.90

- 1) Chilla Dallupura C.G.H.S. is bounded by Hindon Canal on its North West side, U.P. Boundary on its South side and Sewage Treatment Plant to its North East side. The layout plan of Chilla Dallupura C.G.H.S. is being implemented. Total area of the scheme is 133.50 hact, comprising of 51 societies plots. The total population of the scheme works out to 35000 persons app. Most of the societies have constructed flats at sites.
- 2) Chilla Dallupura C.G.H.S. area at present is without Electrification. The 66K.V. High Tension line alignment has been approved by the Technical committee along hindon canal.
- 3) Previously a site for Grid Sub-station was allotted to DESU for establishing 66K.V. Grid Substation for the electrification of Chilla Dallupura C.G.H.S. . However this was not constructed due to encroachment by the unauthorised structures and stay was also obtained by resident structures.
- 4) The Societies of Chilla Dallupura have already constructed their flats but can not occupy the same, because of non-availability of electricity. The only alternative left is to allot alternative Grid Substation site to DESU, so that the electrification work of Chilla Dallupura C.G.H.S. scheme is taken up.
- 5) There is a site earmarked for hospital purpose, measuring 3.0 hac in the layout of Chilla Dallupura C.G.H.S. Out of this site (i) area measuring 0.80 hac has been allotted to Dharam Shilla cancer foundation (ii) some of the area is encroached by the local residents (iii) Remaining area measuring 0.7017 hac has been proposed for 66K.V. Grid - Substation, There is deep pond in this area.
- 6) Landuse of this area as per MP-2001, is 'Residential'. As per the Gazette notification of MP-2001, at page No. 155 S.NO. 6 (ii) " Park, Parking, circulation and Public Utility are permitted in all use Zones"; and under utility, it covers Electrification-(Power house, Sub-Station etc). Therefore, the site as proposed for 66K.V. Substation is as per the Master Plan Principles. This is not a change in the Master Plan, but only modification in the layout plan.
- 7) As per the Res; NO 161 dated 21.10.78 under section 13 of Delhi Development Act, Power has been delegated to V.C. D.D.A. for approval of the layout plans in consultation with DDA's Member incharge of the Planning.

ILM No. 83/91

Subject : Regarding the space for satellite communication
Earth Station in New Delhi.

File No.: F.3(38)/90-MP.

1. BACKGROUND :

The Indian Space Research Organisation (ISRO) has established A satellite communication earth station near Malcha Marg in New Delhi in 1975 as part of the satellite instructional Television Experiment. Now also it is being used for T.V. Transmission to INSAT.

The earth station near Malcha Marg on ridge since was envisaged as of temporary nature, the Authority on recommendation of TCPO approved its continuation as a special case upto June, 1979 vide its resolution dt. 29.12.1976 item No. 166.

Then, again based on the request of Dy. Secy., Deptt. of Space in May, 1979, Authority vide its resolution No. 107 dt. 26.10.79 granted extension of time upto June, 84 subject to the condition that during the said period, the Deptt. of Space should find out a suitable location for the permanent site and get it approved by MDA if the same is located in Delhi.

2. PROPOSAL UNDER CONSIDERATION :

Now Ministry of Urban Development vide their letter dated 12.6.1990 has sent us a copy of the D.O. letter from Secy. Deptt. of Space addressed to Secy. Ministry of Urban Development for our comments. The main thrust of the letter is to allow continuation of Delhi Earth Station at its present location on permanent basis & allot this land to Deptt. of space.

Contd., 2/5

3. OBSERVATIONS :

The case has now been examined in view of the previous decision of the Authority & the policies of the Master Plan for Delhi Perspective-2001. Our observations are as given below:-

- i) It is noted from the records in the file that the Earth station is presently located on a site of 1.44 Acrs. However, no further details about the its utilisation in the form of building etc. is supplied by the Deptt. of space or the Lands Division of the Ministry of Urban Development.
- ii) Although, as per our records the temporary extension expired on June, 1984; whereas in the D.O. letter the temporary permission seems to have been granted by the Ministry of Urban Development upto, June, 1989. In case of permission upto June, 1984 by the Authority specific conditions were laid down; whereas when further continuation was extended upto June, 89 new conditions laid down have to be brought into the notice of the committee.
- iii) As per MPD-2001 the land under consideration is part of recreational land use (Regional part). Regional park(Ridge) is proposed to conserved with most care and to be afforested with indigenous specis with minimum of artificial landscape. In case a decision is taken to allow the Earth station to continue permanently on the existing site, this would require change in land use from recreational to public and semi public (communication). The change of land use has to be processed as per Delhi Development Act. It is also submitted that this area is declared as Forest Area under the Forest(Conservation) Act and as per instructions no activity of this nature is permitted.

Contd....3/-

- iv) It is indicated in the D.O. letter from Secy. Deptt. of space addressed to Secy., Ministry of Urban Development that the existing station is only a back-up station for nationwide T.V. transmission. It has to be close by broadcast house and Delhi Central Telephone Exchange. Further, for strategic reasons, the present station being camouflaged and inconspicuous is most suitably sited. As such the Cabinet Secy. and the Prime Minister had approved its continuation during a site visit.

4. The case is put up for consideration of the Technical Committee.

Item No. 84/91

SUBJECT:- Acquisition of land in village Saleempur
in Alipur Block in UT of Delhi.

F14(10)70/2R210DA

1. Executive Engineer, MID vide his letter No. EE/MID /T-1/89-90/5420 dt. 11.7.89 has requested for issue of NOC for acquisition of land measuring about 1.23 acres for the construction of minor No.3 between RD-1300M to RD-1800M for the construction of irrigation channel to augment the affluent the disposal system from the coronation pillar sewage treatment plant.

2. BACKGROUND:-

- i) In a meeting held in the room of Director (AP&B) it is clarified by the Irrigation Department that there is a proposal of MCD to increase the capacity of sewage treatment plant of coronation pillar from 20MGD to 30MGD with the completion of this proposal the peak discharge will be 60 MGD.
- ii) For the utilisation of affluent from the treatment plant augmentation scheme has been prepared by the Irrigation department of Delhi Administration wherein the existing channel system which is presently taking treated affluent from this treatment plant for disposal in the area North of road No.50. In order to augmentation system extension of sub-minor 3 is proposed in about 500 meters of land which would involve an area of about 1.23 acres
- iii) The subject matter was considered in the Technical Committee meeting held on 3.9.90 wherein the decision was deferred so as to bring up a comprehensive scheme of the entire area.

3. OBSERVATIONS:-

- i) Scheme for utilisation of the land is linked up with the studies being conducted by the GWPRS Pune and WAPCOs for the channelisation of River Yamuna with reference to the flood risks involved while taking the development in this area. As such the scheme is yet to be prepared/finalised.
- ii) Affluent disposal channel system is already existing in the area and the proposal is only to augment the existing system.

Contd...2/-

4. PROPOSAL:-

Keeping in view the Technical/disposal aspects of affluent coming out of the treatment plant which has to be discharged to irrigation system by way of existing channels in the area which is required to be augmented.

The affluent could subsequently be used for Horticulture purposes, in case the scheme of this area is finalised with the understanding that this irrigation channel system is adjusted in the preparation of the plan of this area.

We may have no objection to accede the request of the Irrigation Department.

5. Proposal contained above is placed before the Technical Committee for its consideration.

Item No. 85/91

SUBJECT:- Acquisition of land in Village
Ibrahimpur and Mukhmelpur in
Alipur Block, Delhi.

FIG/11/90/RE/10DA

1. Executive Engineer, MID Delhi Administration vide his letter No. EE/MID/T-1/1990 dt. 26.5.90 has requested for issue of NOC for acquisition of land measuring about 4.48 acres for the construction of Ibrahimpur Sub-minor No.1 and 1A in a length of 1000M and 700M respectively.

BACKGROUND:-

- i) In a meeting held in the room of Director (AP&B) it is clarified by the Irrigation Department that there is a proposal of MCD to increase the capacity of sewage treatment plant of coronation pillar from 20 MGD to 30 MGD. With the completion of this proposal the peak discharge will be 60 MGD.
- ii) For the utilisation of affluent from the treatment plant augmentation scheme has been prepared by the Irrigation department of Delhi Administration wherein the existing channel system which is presently taking treated affluent from this treatment plant for disposal in the area North of road No.50. Sub-minor 1 & A-A are proposed to be constructed.
- iii) The subject matter was considered in the Technical Committee meeting held on 3.9.90 wherein the decision was deferred so as to bring up a comprehensive scheme of the entire area.

OBSERVATIONS:-

- i) Scheme for utilisation of the land is linked up with the studies being conducted by the CWPRS Pune and WAPCOs for the channelisation of River Yamuna with reference to the flood risks involved while taking the development in this area. As such the scheme is yet to be prepared/finalised.
- ii) Affluent disposal channel system is already existing in the area and the proposal is only to augment the existing system.

PROPOSAL:-

Keeping in view the Technical/disposal aspects of affluent coming out of the treatment plant which has to be discharged to Irrigation system by way of existing channels in the area which is required to be augmented.

Contd...2/-

The affluent could subsequently be used for Horticulture purposes, in case the scheme of this area is finalised with the understanding that this Irrigation channel system is adjusted in the preparation of the plan of this area.

We may have no objection to accede the request of the Irrigation Department.

Proposal contained above is placed before the Technical Committee for its consideration.

Item No. 86/91

Sub: Development Control norms for plot size ranging between 76.92 to 83.61 sqm. in Mayapuri Industrial area, phase-II. F20(7)/70/LSB(1)/pt.
.....

BACKGROUND:

The plots in Mayapuri industrial area, Phase-II were allotted to various units of old Motor parts functioning at Motia Khan (Faharganj) in the year 1976. The plots were of the following sizes:

- | | | |
|----|-----------|----------------|
| a. | 15' x 55' | = 92 sq.yds. |
| b. | 15' x 60' | = 100 sq.yds. |
| c. | 20' x 60' | = 134 sq.yds. |
| d. | 20' x 75' | = 166 sq. yds. |

The development control norms were to be followed as given in MPD-62 for light and service industry for ground coverage, FAR etc. However, the minimum size of the industrial plots in this category was prescribed as 400 sq. yds. in the Master Plan.

SUBJECT MATTER

A representation from the association of the plot owners ~~was discussed~~ by Technical Committee on 11-12-16 and the following norms were recommended to be adopted:

- i) Plot size 45 sq.yds. 100% ground coverage with maximum 120 FAR with the condition that the space be provided for manhole within the plot.
- ii) Plot size 92 sq.yds. and 100 yds. ground coverage max. 75% ensuring the minimum 15=0" front setback and FAR 120 maximum
- iii) Plot size -134, 165 and 200 sq.yds. front setback minimum 15' max. 60% FAR - maximum 120.
- iv) No basement or mezzanine floor in any of the category and if part of the basement is to be constructed, be counted as part of the maximum permissible FAR.

The association again represented specifically with regards to plot size of 92 to 100 sq.yds., 134 to 165 sq.yds. and request for 100% ground coverage. The case was

Contd...

reexamined in the Plg. Deptt. and was considered by Technical Committee in its meeting held on 27-11-89 and the following recommendation was made.

DECISION

"This case was ~~discussed~~ in detail. The Technical Committee decided that in case of the plots measuring 135 sq. yds. and 165 sq.yds. the front setback to the extent of 15 ft. should be maintained. Rest of the plot area may be covered on the ground floor with a maximum FAR of 120. In case of plot sizes 92 and 100 sq.yds., a sub-committee consisting of Director(DC&P) DDA, Sh. Nanda Chief Engineer, MCD and Sh. Chima, ACP Delhi Police, may visit the site and give their recommendation for the medium setback, if any, to be adhered to."

In March 1990, the association again submitted a representation for relaxation of coverage etc. specially in case of plot sizes ranging from 92 to 100 sq.yds. (76.92 to 83.61 sq.m.). The case has been examined in relation to MPD-2001 and the following observations have been made.

The MPD-2001 provides development control norms for industry workshop with a size of 30 to 50 sq.m. and development control norms for light & service industry for plots above 100 sq.m. and upto 400 sq.m. The industrial plots under reference in Mayapuri, phase-II are of the size ranging between 76.92 to 83-61 sqm. This category of plots is in between the two categories referred above for which development control norms are given in the Master Plan. It would be advisable to average out the ground coverage and FAR of the two categories mentioned earlier for determining norms for plots under reference. The average of the ground coverage and FAR works out to 80% ground coverage and 162.50 FAR.

POINTS FOR CONSIDERATION:

The case is to be put up to Technical Committee for consideration of allowing 80% ground coverage with 160 FAR of plot size measuring between 76.92 to 83-61 sqm. with rest of the controls as given in MPD-2001 for light and service industry.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Supplementary Agenda for the Meeting of Technical Committee to be held on 3.6.91 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority, I.P. Estate, New Delhi.

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
13	87/91	Change of land use of 25.3 hect of land from transportation (Truck Terminal) to 21.3 hect to Public & semi public (Education, health, Security, Culture etc) and 4 hect commercial (Community shopping centres)	33-34 -A
		2. Approval of layout plan of public & semi public buildings complex including educational schools. F.Jt.Dir.III/S-I/Mandawli.Fe/TYA/90 To be presented by Jt. Dir. (TYA)	
14.	88/91	Approval of layout plan of small facility centre near Jail (North of Wazirabad road) as well as declaration of the Development Area PA/JD/TYA/90 To be presented by J.D. (TYA)	35-36
15.	89/91	Layout plan of Education cum facility complex in a total area of 2.92 hect in the North of GT Shahdara Road. PA/AD/TYA/91-92 To be presented by J.D. (TYA)	37-39
16.	90/91	Acquisition of land in killa no. 5/1 of rectangle no. 101 measuring 02 bigha 07 biswas situated in Revenue estate of Burari village Alipur block, Delhi. F14(12)90/CRC/DDA To be presented by JD (WC&SA)	40
17.	91/91	Construction of circular shopping complex at Laxmi Nagar District centre-Alternative allotment of land to Manakamna sidh Durga Mata Mandir for religious purposes and to other two religious institutions. FE(CE)13(20)89 To be presented by JD (TYA)	41-42
18.	92/91	Buildings plans of DAP lines in West at Vikas Puri (Bodella) Delhi. F13(73)89-Bldg. To be presented by JD (B)	43

Item No. 87/91

Agenda for the Technical Committee

Change of land use of 25.3 hect. of land from transportation (Truck Terminal) to 21.3 hect. to public and semi public (Education, health, security, culture etc.) and 4 hect. commercial (Community Shopping Centres).

(2) Approval of lay-out plan of public and semi public buildings complex including educational schools.

F.Jt.Dir.III / S-I

(1) LOCATION

An area 25.3 hect. is bounded by Gazipur Drain / Road No.56 in the east National Highway No.24 on the south, 45 mtr. wide proposed road in the west and Co-operative Group Housing Societies in Mandwali Fazalpur Extension in the North. Land use of the pocket as per new Master Plan is transportation (Truck Terminal / Integrated Freight Complex).

(2) NECESSITY OF CHANGE OF LAND USE

There is a necessity of change of land use from transport to public and semi-public and commercial due to the following reasons:-

(i) In 80's., DDA allotted land to 114 Co-operative Group Housing Societies and provided sites of social infrastructure. Out of these, sites of 4 higher, secondary schools, 6 primary schools, 1 health centre, 1 small hospital, 1 telephone exchange, 1 police post, 1 religious have been encroached upon since 4 to 5 years.

Since last 10 years, DDA tried to remove encroachments not only from these sites of social infrastructure but also from the important roads which are necessary for circulation system of 114 Co-operative Group Housing Societies. Many meetings took place but never successful. So, it may be a correct step if alternate plots of social infrastructure are provided in the vicinity otherwise a population of more than 1 lakh will deprive from these facilities.

(ii) An integrated Freight Complex cum whole-sale market in 180 hect. is being planned and would be developed in the North and South of National Highway No.24 near Village Gazipur

about $\frac{1}{2}$ km. from this site in question for the purpose of Truck Terminal and different types of whole-sale markets. It would be the biggest complex of this nature and the another complex of the same use should not be developed at such a short distance of $\frac{1}{2}$ km.

(iii) DDA planned and developed Karkarduma institutional area in which plots were allotted to DSIDC, P&T, Police etc. but later on, allotments were withdrawn as those pockets were used for the provision of MRTS. As such, there is a commitment of allotment of plots to Government and semi-government organisations for different public and semi-public buildings.

(3) EARLIER DISCUSSIONS

(i) Based on this, the case was discussed in the meeting of the Technical Committee held on 13.10.89 with following recommendations:-

The proposed facility needs to be reexamined in more detail in relation to surrounding development and pockets earlier shown for such facilities.

(ii) The case was again discussed on 20th July, 1990 under the chairmanship of EM, DDA attended by Commr.(Plg.), CE(East), Chief Architect, Director (TYA) and Joint Dir.(TYA) wherein it was decided that this should be used for the purpose of Facilities Centre cum Commercial Complex; of course, with a change of land use.

(4) PROPOSALS

Plan of the complex has been prepared with following area Statement:-

Total area	= 25.08 hect.
Education instn.	= 6.09 hect.
Community Shopping Centre including Cultural Centre	= 4.8 hect.
Other public and semi-public buildings	= 5.05 hect.
Green areas	= 4.71 hect.
Circulation	= 4.24 hect.

: - 344A :

In this complex, 3 plots of senior secondary schools, 6 plots of primary schools 1 police station, 1 fire station, 1 post and telegraph, 2 intermediate hospital, category 'B' and 1 plot to be allotted to DSIDC / Delhi Admn., Cultural complex and a Community Shopping Centre have been provided.

(5) The Item is placed before the Technical Committee of the DDA for:-

- (i) Change of land use of 25.8 hect. of land from transportation (Truck Terminal) to 21.8 hect. to public and semi public (Education, health security, culture etc.) and 4 hect. commercial (Community Shopping Centres).
- (ii) Approval of lay-out plan to the extent of public and semi-public facilities including schools; and
of
- (iii) To work out details/urban design of commercial cum cultural complex.

दिल्ली विकास प्राधिकरण

क्रम संख्या

दिनांक.....198...

35

Slm No-88/91

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Approval of layout plan of small facility centre near Jail (North of Wazirabad Road) as well as declaration of the Development Area.

Change of landuse from 'Rural' to Urban (facility centre).

Location & Background

There is a piece of vacant land of about 5.0 hect. bounded by Mandoli Village in the North; Jail in the East; Wazirabad Road in the South and unauthorised construction in the West. The pocket is already acquired and which, if not used for some purposes, would be encroached upon. The entire peripheral area on the west of this pocket has been encroached by unauthorised colonies. As per MPD-2001, this pocket is beyond urban limits with landuse as 'Rural'.

2. Proposal

2.1 It is proposed to change the landuse of this particular 5.0 hect. of land from 'Rural' to 'Facility Centre' due to following reasons:-

- i) The area is in between built up unauthorised colonies and if not used for some purposes, likely to be encroached upon by unauthorised construction as reported by site engineers.
- ii) This is an acquired pocket. There is a need of social infrastructure for the population of nearby areas because no facilities exist in the area.
- iii) Part of the encroached land (Jhuggies) has been proposed for police batallion/post/line as agreed by the police to take over the land with encroachment.

दिल्ली विकास प्राधिकरण

क्रम संख्या

दिनांक.....198...

- 36 -

- iv) Request for provision of land for these facilities by the various Govt. Organisations like DTC and Telephone Deptt. are pending since long.

2.2 Salient features

- The plan has been prepared on the basis of physical survey report and the latest feasibility report by Ex. Engineer, E.D.3.
- The irregular size of the plot is due to existing jail boundary in its eastern side. It has been checked from the concerned file of jail (F2(70)/71 Inst.) that the land was handed over as per the Shajra Plan,
- One 24 mtr. road has been proposed to provide access to this centre by widening the existing 9 mtr. road. This will provide the existing access to the village and surrounding settlements apart from the access to DTC terminal and other facilities proposed in the plan.

2.3 Area Statement

- Total area of the site	5.00 hect.
- Police Batalion/line/post	2.76 hect.
- Telephone Exchange	0.80 hect.
- DTC Terminal	0.27 hect.
- Dispensary	0.17 hect.
- Road (24 mtr. R/W)	1.00 hect.

- 2.4 A copy of the layout plan is placed below.

3. The proposal is placed before the Technical Committee for

- i) Approval of the layout plan.
- ii) Approval of the change of landuse from 'Rural' to urban (Facility Centre)
- iii) Declaration of Development Area.

Item No. 88/89

AGENDA FOR THE TECHNICAL COMMITTEE

LAY-OUT PLAN OF EDUCATIONAL CUM FACILITY COMPLEX IN A
TOTAL AREA OF 2.92 HECT. IN THE NORTH OF G.T. SHANDRA, ROAD.

File No. PA/AD(TTA)91-12

Connected file No. L1(16)89/Land Section - Request of
conversion of short lease into perpetual lease of land
measuring 22 bigha in Chirag Samali leased out to Shri
Chintamani Sharma.

There are two vacant pockets of land with a total area of 2.92 hect, one of the 2.5 hect. near petrol Pump and the second of .42 hect. near Shanlal College. Land use of pocket 'A' is partly residential and partly recreational. Land use of pocket 'B' is public and semi public buildings .

(2) Ownership of land; out of 2.92 hect. of land, the entire land belongs to Government of which 22 bigha was leased to Shri Chintamani Sharma on temporary lease for cultivation and the balance is with the DDA or MCD. Lands Deptt., DDA vide his note dated 13.12.90 has given the position is under:-

These pieces of land were under occupation of Sh. Chintamani Sharma, who was granted a temporary lease for 10 years under an agreement mutually settled between DDA and Chintamani Sharma following a litigation. This land was given on temporary lease. Term of this temporary lease was expired in Jan., 1990 and on the request of Sh. Chintamani Sharma, this lease was further extended upto Jan., 1995 with the approval of the Commr.(Lands). However, the finance department has objected that the approval of the Competent Authority has not been objected and the same may be put up before the Authority for approval. In the meantime, Shri Chintamani Sharma has requested for grant of perpetual lease as to the DLF Universal Ltd. It has been pointed out by them that the Authority had converted the temporary lease to perpetual lease hold.

Area which at present is with Shri Chintamani Sharma is for residential use and in the approved lay-out plan of Seelam Fur JJ Colony has been shown for a Senior Secondary School. Land use of balance land in pocket 'A' is recreational and as such, has been proposed to be used for the purpose of play-grounds. The pocket is situated in Zone E-3 where area is 362 hect. and proposed population as per zonal plan is 83,100. Population has been increased much more than this, due to thousands of Jhuggies near Zafrabad and another unauthorised constructions in the zone. So, total population of the zone would be much more than predicted in zonal plan of the area. Taking this situation in view, the lay-out plan of 2.92 hect. has been prepared proposing following educational and other facilities:-

- 3 Primary schools;
- 1 Senior Secondary school;
- One Community Hall/ Library;
- One Dispensary;
- One electric sub-station;
- One pocket for other community facilities;
- A large common playground of about 1.5 hect. for 3 primary schools and one senior secondary school.

3 - Salient features of the Scheme:-

- (a) In view of shortage of schools in this area, pocket 'A' has been utilised for school complex comprising of one Hr. Secondary school and three primary schools. For optimum utilisation of land, building areas for the schools have been reduced but coverage has been increased to 40%. However, details of building form, open court yard, pathway system and parking provisions have been worked out in a compact manner to have an integrated School Complex of 4 schools of MCD & D. Admn.
- (b) The rest of the area is proposed to be utilised for active sports and play like football, hockey, badminton, lawn tennis, basket ball, volley-ball and Annual Sports meet. This play area will serve the need of all these schools in a staggering time schedule.
- (c) A strip of adjoining land is proposed to be included in the play area which is presently being used as part of a park. As these school plots will be allotted to Directorate of Education, MCD, there will not be any problem of taking this land for utilisation as an active recreation for the children of the surrounding localities.
- (d) Considering that the strip of pocket 'B' is too narrow in width, it is proposed to include a strip of adjoining land and for better utilisation of this land for facility like community hall, dispensary, electric-sub-station etc. which will serve the surrounding locality. A 30 mt. proposed road as per MPD-2001 has also been shown on the plan (additional land shown in hatch line on the plan). Status of land and these two strips in pkt. 'A' and pkt. 'B' is to be given by the Lands Deptt.

4 - Area break-up of the Scheme:-

a)	Area of pocket 'A'	2.50 hect.
a-1)	Area under PS(3 N.)	0.4850 Hact.
	Area under 1 Ps	0.1620 "

	Built Area	0.662 hact.
	Open Space	0.958 "
	(Parking path) open court	
a-2)	Area under HS(1 Nos)	0.3240 hact.
	Built up area	0.1324 "
	Open Space	0.1016 "
	(Parking park open court etc.)	
a-3)	Area under play field	1.6767 "
	Foot Ball & Hockey filed	0.7350 "
	Lowm Tennis (1) court	0.0648 "
	Volley ball (1)	0.0648 "
	Basket ball (1)	0.0540 "
	Viewing gallery etc.	0.7581 "
	Pathway, green	
a-4)	Area under Road (18 mt. road)	0.0133 "
(b)	Area of Pocket 'B'	0.42 "
	Area under CH/L	0.20 "
	Area under Dispensary	0.10 "
	Area under ESS	0.055 "
	Area under O.C.F.	0.065 "

5. The item is placed before the Technical Committee of the DDA for the approval of the Lay-out Plan of educational complex.

Item No. 90/91

SUBJECT:- Acquisition of land in Killa No.5/1 of rectangle No.101 measuring 02 bigha 07 Biswas situated in the revenue estate of Burari Village Alipur Block-Delhi.

1. Chief Engineer (I&F) vide his letter No. CEF/ SW/ T-7/MID /88-89/14273 dt. 13.7.90 has requested to
- acquire the land in Revenue Estate of Village Burari in Killa No.5/1 of rectangle No.101, measuring 2 bigha 07 Biswas.
- ii) It has been further stated that the land has already been utilised by the department of balancing reservoir and pump house while executing the scheme of extension and improvement of Effluent Irrigation system of Coronation Treatment Plant.
- iii) It has also been certified that
- The land utilised was the minimum required for the construction/Execution of the Scheme.
 - The funds are available during the current financial year and can be placed at the disposal of the land acquisition authorities as and when required.
2. The case is examined by the Planning Cell and it is noted that the land is in close vicinity of the existing abadi village Burari and not likely to affect the planning of this area.
3. We may have no objection for acquisition of this land for flood control and irrigation department of Delhi Administration.
4. The matter is placed before the Technical Committee for its consideration.

सिद्धि विहार मंदिर

दिनांक: 19/10/91

AGENDA FOR TECHNICAL COMMITTEE

गाम नं. 91/91

Sub: Construction of Circular Shopping Complex at Laxmi Nagar, District Centre - Alternative allotment of land to Manokamna Sidh Durga Mata Mandir for religious purposes and to other two religious institutions.

File No. FE(CE)13(20)89
Dy. No. 101/JD(TVA) dt. 30.4.91.

BACKGROUND

1. Manokamna Sidh Durga Mata Mandir Cum Piao has come up on public land, which is still under dispute and as per statement by the concerned officials of the office of the Dy. Commissioner, Delhi, recorded by Commr.(Lands) on 13.2.91, 'Compensation for this Khassra No. was not paid and is shown as disputed in the records; In view of the above, Vice-Chairman desired that the case may be negotiated by CE(EZ) and D.L.M. and seen if the problem could be amicably resolved by allotting a suitable alternative site in any neighbouring locality to facilitate the immediate shifting of the temple. Chief Engineer (EZ) and D.L.M. have now informed that temple representatives can be made to shift the temple if offered a religious site of about 400 sq.yds. In the vicinity of the District Centre Complex, since this kind of compromise will help DDA to get the important commercial site cleared.

2. Proposal

2.1 In view of the above, alternative site in the vicinity have been explored. No religious site is available/vacant in the vicinity. However, there is a primary school site in the Nilman Vihar Co-op. House Building Society layout plan, which has been reduced to 1600 sq.mts. approximately, due to continued existence of Patparganj Road in this portion, which is now not suitable for primary school purposes as per MPD-2001. Further there is a need for (1) Pumping station to pump out the water from under bridge to be built on Patparganj Road below Nizamuddin-Ghaziabad Railway Line and (11) Two other religious sites

one for Jain Temple and other for Santan Dharam Temple, Nirman Vihar.

2.2 Therefore, a part plan of this reduced primary school site has been prepared, showing three religious sites and a site for pumping station. Two types of part plans have been prepared showing in

(1) Three religious sites - two each of 400 sq.mts. approx. as per MPD-2001 and one site of approx. 320 sq.mts. i.e. 400 sq.yds. approx. proposing allotment to this Manokamna Sidh Durga Mata Mandir and site for pumping station along with approx. 3 mts. passage for taking the pipe line for the pumping station and

(11) Three religious sites of approximately 400 sq.mts. each as per MPD-2001, because the representatives of Manokamna Sidh Durga Mata Mandir may object to the partially allegedly being done against them by allotting smaller site and the site for pumping station. But in this case, it will not be possible to provide approx 3 mtr. passage for the pipe line and the pipe line may have to be taken by other route if possible.

3. The case is submitted to the Technical Committee for consideration of both the plans and for decision as to whether the Manokamna Sidh Durga Mata Mandir representatives are to be allotted land of 320 sq.mts. approx. or 400 sq.mts. approx. and to other religious institutions i.e. (1) Jain Sabha and (11) Sanatan Dharam Sabha.

Sub: Building plans of DAP lines in West District at Vikaspuri (Bodella) Delhi F.13(73)/89/Bldg.

St. Architect, CPWD has submitted the building plans in DDA for construction of DAP lines at Vikaspuri. An area of 20 acres located between Mangloi drain and Bodella Residential Scheme was allotted by the DDA to Dy. Commr. of Police, New Delhi in Sept. 82 for construction of Police Lines and the NOC for the same was issued by LAB (Insttl.) DDA on 22.9.89.

2. The norms prescribed for the police lines in Vikaspuri were discussed in the Tech. Committee meeting held on 2nd March, 1990 and the same were approved for adoption. In the Tech. Committee meeting a reference was also made regarding the land use of the pocket under reference which is given below:-

1. As per Master Plan, Delhi 1962 - Residential
2. As per Zonal Development Plan (Zone G-16) Recreational
3. As per MPD-2001 - Recreational

Since at the time of Tech. Committee meeting held on 2.3.90 the MPD-2001 had not been approved and also the Zonal Development Plan for Zone G-16 was not notified by the Central Govt. the land use of the pocket under reference was stated as Residential and the norms were approved by the Tech. Committee. Based on these norms the proposal was forwarded to DUAC and has also been cleared by the DUAC vide its letter dated 5.2.91 subject to Master Plan, Zonal Plan, Building bye-laws regulations etc.

Since in this case the allotment was made by DDA for the police lines and the norms prescribed by the Tech. Committee have also been followed, it may not be justified at this point to continue with the 'recreational' land use as specified in MPD-2001 for this area. Accordingly, it is proposed that the proposal as already approved by the DUAC may be approved and thereafter a reference be made to Dev. Control and Plg. Wing for taking an appropriate action for making modifications in the MPD-2001.

The case is placed before the Tech. Committee for its consideration.