

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & PLG. WING)

Draft minutes of Technical Committee meeting held on 31.7.92 at 4.00 P.M. in the Conference Hall of Vikas Sadan, B-Block, 1st floor, Delhi Development Authority, New Delhi.

The following were present:

1. Mr. S.P. Jakhanwal, Vice-Chairman(In chair)
2. Mr. H.D. Sharma, E.M.
3. Mr. J.C. Gambhir, Commr.(Plg.)
4. Mr. Santosh Auluck, Chief Architect.
5. Mr. S.C.Gupta, Dir.(DC&P)
6. Mr. R.G. Gupta, Dir(TYA)
7. Mr. P.C. Jain, Dir.(AP&B)

TOWN AND COUNTRY PLANNING OFFICE.

8. Mr. S. Maurya, T.P.

M.C.D.

9. Mr. V.K. Bugga, Addl. T.P.
10. Mr. J.K. Mamta, EE(Br.IV)
11. Mr. D.D. Nayyar, SE XIII
12. Mr. P.K.KHanna, S.E.(X)

POLICE DEPARTMENT (TRAFFIC)

13. Mr. Ram Narain Kadian, A.C.P.
14. Mr. Rupehand Sharma, A.C.P.

D.E.S.U.

15. Mr. B.R. Sawhney, Addl. C.E.
16. Mr. D.K. Suri, S.E.(Plg.)
17. Mr. B. Lal, A.G.R.O.

L & D O

18. Mr. I.D. Gupta, Bldg. Officer,

Special Invitee

NORTHERN RAILWAY

19. Mr. B.K. Makhija, Dy.C.E.(Constn.) for item no.82/92

C.C.I.

20. Mr. A.K. Sinha, G.M.
21. Mr. N.C. Jain, Ex.Director
22. Mr. R.B.Singh

-do-

-do-

-do-

Item No.80/92

Sub : Route alignment for 66 KV Tower Line to connect 220 KV existing sub-station at Okhla upto the proposed 66 KV sub-station at Sangam Vihar (South Delhi).

F.6(9)90-MP

Desai presented the case to the Committee.

After detailed discussion the following points were emerged:

- was, at present,*
- i) There ~~is~~ *was, at present,* no comprehensive plan prepared for regularisation of Sangam Vihar unauthorised colony. The representative of MCD informed that such ~~a plan cannot be prepared~~ *an exercise cannot be undertaken* till the Govt. of India takes a policy decision for regularisation of unauthorised colonies. *Planners felt that an integrated plan incorporating various infrastructural requirements is necessary.*
 - ii) The proposed 66-KV tower line passes through 7 to 10 metres wide roads and was ^{not} found technically feasible. Similarly, the approach to the proposed 66-KV sub-station is not there through a proper approach road of 30-metre wide for transportation of equipment and erection of towers.
 - iii) In the meeting taken by UDM, Ministry of Urban Development in Feb.'92, it was decided that no electrical/water connection to any unauthorised colony be provided and no building plan be cleared by Local Body. Sangam Vihar is an unauthorised colony.

It was, ~~therefore~~, decided that a reference be made to the Ministry of Urban Development indicating the above points for a policy decision whether in such cases the permission for electrification be considered.

contd..

2. Item No.81/92

Sub : Change of land use of an area, measuring ^{28.75 ha.} (71 ~~acres~~) from 'Public and semi-public facilities' to 'Commercial', Residential and 'Recreational' use in Pinjrapole area, New Delhi.

F.3(33)89-MP

The Technical Committee recommended to the Authority for approving the change of land use and to refer to the Ministry of Urban Development to issue the notification under Section-11 of Delhi Development Act 1957 for change of land use of an area measuring ^{28.75} Ha. from 'Public and Semi-Public Facilities' (Convention Centre) to community centre (Commercial use) ^(6.88 ha.) Residential use 14.17 Ha. and recreational use 7.70 Ha.

3. Item No.82/92

Sub : Railway siding for the Cement Grinding Unit in Tughlakabad Area.

F.3(41)89-MP

The proposal for railway siding for Cement Grinding Unit was explained by Commr.(Plg.) ~~who~~

The representatives of the Cement Grinding Unit ^{were also present.} After detailed discussion, it was decided that V.C./DDA will inspect the site alongwith other officers before deciding this case.

4. Item No.19/92

Sub : Development control norms in MPD-2001 in respect of Industrial Instt./Commercial various presentations in this regard.

F15(1)91-MP

The development control use listed in the agenda were discussed and the following decision was taken:-

Decision

Reproductive Case Studies by
The study is to be conducted by
NDMC/L&DO with regard to
coverage, FAR achieved
on individual plot/sub-
ground floor and residential
on above floor extending the
division in comparison
benefit of MPD-2001 for resi- to the provision given
in MPD-2001.

1. Market built by L&DO and

other bodies in New Delhi

area with commercial on

ground floor and residential

on above floor extending the

division in comparison

benefit of MPD-2001 for resi-

to the provision given

in MPD-2001.

2. Industrial Plots: Basement,

Mezzanine floor & height

is not constructed by

the party, FAR within

stipulated height may

be achieved.

(ii) For building plan

approved prior to enforcement

of MPD-2001 additional

FAR could be achieved

within the stipulated

height.

(iii) Mezzanine floor is to

be counted into permissible

FAR.

3. Institutional Plots: Basement,

Height & Parking.

of basement in MPD-2001 is

silent and not specifically

mentioned in individual

plot, the basement, if

so desired, could be constru-

cted and the same is to

be counted in the permissible

FAR and can be used for

the permissible activities

subject to clearance of

fire safety and technical

feasibility of service

required.

Height: In case of Nurs

School bldgs. the height

of the building could

be restricted to 8 metres

(2 storey). However, basement

after count

into FAR may be allowed.

Parking: ^{For} Norms of parking in educational bldgs. (school), Technical Committee desired that a group may be formed by Commr. (Plg.) to specify norms after studying the ^{requirements in a few} various public and Govt. ^{Med} schools.

Development control norms for school plots as stipulated in the allotment letter based on MPD-2001 provisions be followed for school plots above 4 Ha. and upto 8 Ha.

5. Central Market Deferred.
Lajpat Nagar.

5. Item No.83/92

Sub: Alignment plan of proposed 45 mtr. r/w road over palam drain connecting Dwarka project with the Pankha Road.

Deferred.

6. Item No.70/92

Sub : Introduction of cluster court housing concept in Master Plan for Delhi Perspective-2001..

Deferred.

7. Item No.79/92

Sub : Consideration of permission of cinema owners for allowing cinema bldg. partly for commercial offices/shops in Union Territory of Delhi.

Deferred.

8. Item No. 61/92

Sub : Allotment of additional land to Sri Ahobila Lakshmi Nriosisimha Sabha for religious purposes.

Deferred.

8. Item No.84/92

Sub: Request for permission to use plot no.48 Hanuman Road for commercial use.

Deferred.

10. LAID ON TABLE

10. Item No.85/92

Sub : Allotment of 220-KV sub-station site for Walled city area.

ii) Route approval for 220-KV Tower Line from Wazirabad road to proposed sub-station site.

File No.F.6(7)89-MP

File No.F.6(1)85-MP

Deferred.

i) The proposed 220-KV sub-station site located in the vicinity of ISBT fly over shown on the plan (Laid on table) was approved.

ii) The proposed route alignment of 220KV Tower Line shown on the plan (Laid on table) from Wazirabad to the proposed sub-station site was approved.



Deferred

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the Meeting of Technical Committee to be held on 31.7.92 at 4.00 P.M. in the Conference Hall of Vikas Sadan, B-Block 1st floor, Delhi Development Authority, INA New Delhi.

S.No.	Item No.	Subject	Page No.
1.	80/92	Route alignment for 66 KV Tower line to connect 220 KV existing sub-station at Okhla upto the proposed 66 KV sub-station at Sangam Vihar (South Delhi) F.6(9)90-MP/Pt.	1-2
2.	81/92	Change of land use of an area measuring (71 ha) from 'public and semi public facilities' to 'commercial', residential' and 'recreational' use in Pinjrapole Area, New Delhi. F.3(33)89-MP	3
3.	82/92	Railway siding for the Cement Grinding Unit in Tughlakabad Area. F.3(41)89-MP	4-5
4.	19/92	Development control norms in MPD-2001 in respect 3 Industrial Instt./Commercial various presentations in this regards. F.15(1)91-MP	6
5.	83/92	Alignment plan of proposed 45 mtr. r/w road over palam drain connecting Dwarka project with the Pankha Road. F.10(42)DD-Plg. II/92/DWK.	7-8
6.	70/92	Introduction of cluster court housing concept in Master Plan for Delhi perspective-2001. PA/DD(ZP)92/DDA/310.	9-11
7.	79/92	Consideration of permission of cinema owners for allowing cinema bldg. partly for commercial offices/shops in Union Territory of Delhi. F.11(1)91-MP.	12-13
8.	61/92	Allotment of additional land to Sri Ahobila Lakshmi Nrisimha Sabha for religious purposes FS.6(7)79/OSB/Instt.	14
9.	84/92	Request for permission to use plot No. 48 Hanuman Road for commercial use. F.16(5)92-MP.	15-16
10.	85/92	<p><u>Laid on Table:</u></p> <p>i). Allotment of 220 KV sub. stn. site for Wazirabad Area.</p> <p>ii). Route approval for 220 KV Tower line from Wazirabad Road to proposed sub/stn. site.</p> <p style="text-align: center;">F6(7)189-MP F6(1)185-MP</p>	

IL-80/92
Sub: Route alignment for 66 KV Towerline to connect
220 KV existing sub-station at Okhla upto the
proposed 66 KV substation at Sangam Vihar (South Delhi).
File No. F.6(9)90/MP/Pt.

Based on the PUC from Executive Engr. (Planning-IV),
DESU dated 13.11.90, the subject has been discussed in
the Technical Committee meeting held on 4.3.91. The
decision of the Technical Committee as follows:

"The scheme was not justified as the Govt. of India
had not taken any decision to regularise Sangam-Vihar
colony or any other fresh unauthorised colonies
of the similar vantage for that matter. The proposal
was therefore, not taken up for consideration.

2. The matter was again brought up before the Technical
committee in its meeting held on 2.2.92, in which "the item
was deferred and DESU was to submit a copy of notification
vide which colony, under reference had been irregularised."

3. Now again a reference has been received from the
Chief Secy. , Delhi dated 24.3.92 alongwith copy of
G.M. DESU letter. The colony are as below:

- i) Additional Town Planner, MCD has verified that area
of 274 acre out of a total area of about 300 acre of
Sangam Vihar complex is eligible for electrification
within the policy of Delhi Admn.
- ii) DESU has worked out the load requirement and it is
insisted that a 66KV sub-station is required within
Sangam Vihar Complex. The land for the same has been
agreed to be provided by the residents Welfare
Association.
- iii) DDA is required to provide the proposed 66KV tower -
line to connect 220KV existing sub-station at Okhla
upto the proposed 66KV sub-station at Sangam Vihar.
- iv) Sangam Vihar complex will cater to the require-
ment of over 1 lakh people and it may be diff-
icult for DESU to restrain representation of the
residents in case positive action is not taken
for actual electrification of the complex.

OBSERVATIONS:

- i) As requested earlier in the meetings of the
Technical Committee still not informations/
intimation from (a) Town Planner, MCD about the
status of colony in general and extent/boundary
of the area stated in the letter of G.M. DESU
considered eligible for electrification, received.

contd... 2/-

Urban Improvement deptt. of Delhi Admn. about the policy in respect of electrification of the unauthorised colonies and their extension in rural/urban villages.

- ii) The plan submitted by DESU as discussed in the Technical committee does not indicate the existing/proposed tower line in the area and the existing physical features. The entire corridor for the proposed tower line together with proposed sub-station site is to be identified on a physical survey map as highlighted in the Technical Committee meeting on 4.3.91.
- iii) Regarding the corridor for the tower line it is indicated in the PUC received from Executive Engr. DESU dated 13.11.90 that "The approach road shown for sub-station is hardly 7 to 10 mtr. wide, which is not suitable for the transportation of the heavy equipment to the sub-station. Also the corridor for the 66KV tower line is to be provided along the road. This corridor should not be less than 15 mtr. It is, therefore, necessary that minimum width of the approach road should be about 30 mtr. to enable transportation of equipment and correction of the tower line. "In fact, as in case of other unauthorised regularised colonies at the time of regularisation, a regularisation plan is prepared with provision for (a) road widening (b) identification for pockets for infrastructure facilities and (c) other improvements as per the guidelines prescribed by the Govt. Since the colonies has not been regularised and falls in the area which is not a development area of DDA, it is beyond the purview of DDA to attend to the request of DESU.
- iv) The reference is also invited to the meeting taken by UDM in Feb. 92 where it was decided that no electricity connection or water connection to any unauthorised colonies be provided and no building plans be cleared by the local body."
- v) *Sangam Vihar is still unauthorised colony.*
While examining the route alignment as pointed out earlier in the meetings of Technical Committee; (a) the line passes through regional park/ridge. As per MPD - 2001 ridge is to be protected and proposed to be a forested with indigenous species. (b) the line also touches the Tughlakabad monumental area. As in other case, the line in this area has to be taken underground.
- vi) There is already proposal under consideration of the DDA/Govt. of India, for taking up development of urban extension areas in the area adjoining the existing urban limits in phases.
- 5 The case is placed before the Technical Committee for its consideration the proposals with above observations.

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Item No. 81/92

Sub: Change of land use of an area measuring (71 ha).
from 'Public and semi-public facilities' to
'commercial', 'residential' and 'recreational use'
in Pinjrapole Area, New Delhi. F. 3(33)/89-MP.

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The Secretary to the Govt. of India, Ministry of Urban Development vide order No. K. 24413/23/1-92 dated 16.3.92 (appendix. I.....) has conveyed the approval of the Central Govt. under Section 11-A of Delhi Development Act. 1957 to issue a public notice for inviting objection/ suggestion from the public by exercising the powers conferred on the Central Govt. under section 41 of the Delhi Development Act. 1957 and accordingly directed DDA to restore the land use of the proposed area as existed in 1962.

2. Accordingly, a public notice was issued on 23.5.92 for inviting public objections/suggestions. In response to that public notice, only one suggestion has been received. This is from the Joint Director (ZP), DDA. He has made the suggestions as under:

- i. The R/W of Marshal Jaship Broz Tito Marg, is 60 m. (200 ft.).
- ii. There is no such land use as 'Zonal green' in MPD-2001. (Appendix. D-----)

Observations:

45
The R/W is 60 mtrs. in MPD-2001 and be mentioned the same.
The land use be shown as 'recreational' instead of 'Zonal green'.

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

Government of India
Ministry of Urban Development
(Delhi Division).

NO: K-20013/27/91-DDIB

New Delhi dated 16.3.92

O R D E R

In the Delhi Master Plan, 1962, in Pinjrapole area (Andrews Ganj), the land use of a plot of Nazul land measuring about 35 acres was earmarked for housing, 18 acres zonal green and 17 acres for Community Centre.

2. To meet the urgent need for accommodation for participants of Afro-Asian Games, the work of land utilisation as per 1962 Master Plan was partially entrusted by Government to CPWD and partially to HUDCO. CPWD were asked to construct Type-IV quarters on 10 acres of land and HUDCO were asked by the Government to develop and dispose of Community Centre on 17 acres of land and out of the surplus proceeds, construct general pool quarters in 25 acres of land. The utilisation of this land is in conformity with the provisions of the Delhi Master Plan, 1962.

3. When, the lay-out plans for Community Centre and residential portion to be constructed by HUDCO were submitted to MCD, it was observed by the local body that in the revised Master Plan, the land use has been changed and is not in conformity with the land use as assigned to the area in Master Plan Delhi, 1962.

4. The entire issue has been examined and it is observed that when the Master Plan Delhi 2001 was notified by the Government on 1.8.1990, there has been a bonafide error in committing to specify the utilisation of the above area in respect of Pinjrapole, as per Delhi Master Plan, 1962, which resulted in inadvertent change of land use of the area in question.

5. It has, therefore, been decided in public interest to correct the bonafide mistake and restore the original land use as was assigned to the plot in Pinjrapole (Andrews Ganj) to that as mentioned in Delhi Master Plan, 1962, i.e 35 acres for housing, 19 acres zonal green and 17 acres for Community-Centre.

contdd. 2/-

6. Therefore, in exercise of the powers conferred on the Central Government under Section 41 of the Delhi Development Act, 1957, Central Government hereby directs the DDA to restore the land use of this area as existed for this land in the Master Plan Delhi 1962 and process the change of land use by restoring to the following:

- i) Action u/s 11-A(2) for modification to the Master-Plan Delhi-2001,, restoring with effect from 10.8.1990 the land use of the said area to that which existed in respect of this land in the Delhi Master Plan, 1962:
- ii) Publish a Notice in such form and manner as prescribed by Delhi Development (Master Plan & Zonal Development Plan) Rules, 1959 inviting objections and suggestions from any person with respect to proposed modification; and
- iii) Follow such other procedure as is necessary to bring about the restoration of identified land use.

Sd/-
(R.K. Bhargava)
Secretary to the Govt. of India.

To

The Vice-Chairman,
(Shri C. Noronha)
Delhi Development Authority,
Vikas Sadan, INA
New Delhi- 110023.

APPENDIX II

NO: F.1(9)92-ZP

Dated: 9.6.92

From: Sh. A.K. Jain,
Offtg. Director (DCP)

To

The Secretary,
D.D.A.
Vikas Sadan,
'B' Block, INA
New Delhi.

Sub: Publication of public Notice.

Sir,

Please refer to Public Notice No. F.3(33)/89-M.P.
dated 23.5.92. In this reference, the following suggestions
may be considered :

i) The r/w of Marshal J.B tite Marg is mentioned as
45 mtrs(200 ft.) This needs to be reconciled as 45 mtrs.
does not correspond to 200.

ii) As per MPD-2001, there is no land use like zonal
green. It is suggested that in all the public notices
which become legal documents in place of terms like
Zonal green only the MPD use zones may be adopted.

Yours faithfully,

Sd/-
(A.K. Jain)
Offtg. Dir.(DCP)/JD(zP).

Item No 82/92

Sub:- Railway siding for the Cement Grinding Unit in Tughlakabad Area.

(File NO.F.3(41)/89-MP)

BACKGROUND:

1. Delhi Development Authority in file No.F.20(5)/90/Instl. considered the allotment of about 11.12 acres of land in Tughlakabad area for the proposed CCI siding. When the case was referred in the Planning Wing of the DDA before the allotment of land, the Planning Wing proposed an integrated circulation plan for the area with Inland Container Depot (ICD). Meanwhile, the CCI have also deposited the cost of land to DDA.

Technical Committee in the series of the meetings finally approved the proposal for ICD Tughlakabad in 18.2.92 in conformity with the decisions taken in the meeting held in the Ministry of UD and the Cabinet Secretariat. Later to accommodate the CCI railway siding meetings and joint inspection was undertaken by Commissioner(plg.) with officers from MCD, CCI, CONCOR, RITES, and Railways etc. on 8.4.92 The issue was also reviewed in the meeting of Secy.(Co-ordination) on 18.3.92 and it was decided to demarcate the land for siding within 7 days.

PROPOSAL:

2. Based on meetings and the site inspection the proposal submitted to DDA for allotment of land for railway siding did not find favour on account of the following:-

- (i) the land proposed for siding conflicts with the proposed right of Mehrauli - Badarpur Road.
- (ii) A large number of trees were affected due to the proposed alignment of the siding.
- (iii) A minimum 30m.strip of land was asked with incidental space left between the existing properties and the proposed siding.

In view of the above, an alternative alignment for siding was finalised by DDA based on the site visit and a detailed physical Survey. The same was circulated to all the concerned agencies for examination on 21.4.92 and taking a final view in the Technical Committee.

ISSUES UNDER CONSIDERATION:

3. The proposed siding as proposed by DDA was discussed in a meeting taken by Commissioner(plg.) on 16.4.92 with representatives of Railways, CCI, MCD etc. Some of the issues raised are as given below:-

- i) The proposed siding is principally agreeable to all the agencies i.e. MCD, CCI, Railways etc. However, as it is likely to affect the proposed extension of existing ballast siding of Railways (which was never an issue earlier) certain reservations were expressed.

- (ii) The proposal provided just adequate land required for the siding, and the alignment has to be so provided as to affect minimum number of trees etc.
 - (iii) There is a green buffer possible between the proposed siding and the road. Also leaving sope for the approach to ICD to be properly designed.
4. In view of above, the case is put up for considering the allotment of 2.2 ha. of land as per the plan laid on table for the CCI Railway siding to Railways.
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Item No. 19/92

Sub: - Development controls norms as provided in MPD-2001 in respect of Industrial /Insttl/commercial - various representations in this regard. F.15(1)91-MP.

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The Master plan for Delhi-2001 came into force on 1.8.90. The development code as a part of the Master Plan provided comprehensive set of zoning regulations including use permissibility at two levels and the development control norms for selected use premises. After the enforcement of the plan, a number of representations from govt. prevate organisation/association and individuals have been received regarding certain clarification/interpretations modifications in respect of various provisions for different use premises.

The item was taken before the TC which desired that a smallgroup consisting of Dir.(B) DDA, SE(B) MCD CA, NDMC under the chairmanship of the Dir.(DC&P) DDA may discuss various issues and then bring the same before the TC. The development control norms for residential plots w.r.t. to zoning Regulations of MPD-2001 was discussion in TC meeting dated 3.3.92.

In the two meetings, held on 16.3.92 and 25.3.92 the issues relating to Industrial/Insttl/commer ial plots were discussed in detail. The following were the oncesus opinion/views of the group in respectof various issues as given in the annexure.

3 The case is placed before the Technical committee for its consideration.

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Handwritten notes and stamps on the right margin, including a circular official stamp with text in Hindi and English, and various initials and dates.

ISSUES RAISED IN VARIOUS REPRESENTATIONS RECEIVED IN RESPONSE TO GAZETTE NOTIFICATION MPD-2001.

REVIEW OF DEVELOPMENT CONTROL NORMS AS PROVIDED IN MPD-2001. ANNEXURE.
PROVISION OF BUILDING BYE LAWS-1983.

PROVISION OF CONSENSUS OPINION/ INTERPRETATION/ MASTER PLAN DELHI VILAS OF THE SUBJ GROUP CONSTITUTED CLARIFICATION AND BY TECHNICAL COMMITTEE IS REQUIRED WHERE IN CASE AMENDMENT IT WILL BE CARRIED OUT IN MPD- 2001.

DATED 27.8.91.

1. Market Built by L&DO and other bodies in New Delhi area with commercial on Ground Floor and Residential on above floor extending the Benefit of MPD-2001 for Residential portion.

(1) BASEMENT.

Basement was permitted for various types of buildings and was permitted equivalent to Ground floor coverage without counting into FAR to be used for servicing storage. Clause VII (a) Page 97.

(1) BASEMENT.

The Layout plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code -clause 3(4) Development code page 149 Gazette of India.

An exercise be conducted by NDMC for each Market for permissible coverage of each floor and compare it with permissible limits of FAR for different sizes of plots as per MPD-2001.

This study of standard plans to be worked out by NDMC and be referred to DDA for consideration on the proposals.

(1) BASEMENT.

It shall be allowed below the Ground floor and to the maximum coverage of ground coverage and shall be counted in the FAR.

In case of both Light & service and extensive industries.

ii) MAXIMUM HEIGHT

IN Case of Light & service industry plot the maximum height shall be 9 mts. and in case of extensive industry plot maximum height shall be 6 mts.

In case party is not constructing basement in such case, FAR with in stipulated height could be achieved.

ii) In building plans approved prior to enforcement of MPD-2001 addition could be made as below:

In case of existing industrial buildings, having more than prescribed heights in MPD-2001 in such cases additional FAR within stipulated norms can be achieved within the height of the existing buildings, approved prior to enforcement MPD-2001.

Institutional Plots.
Gardening Basement, Parking
The basic issues raised
that the basement up to the
back lines may be permitted
to accommodate the prescribed
parking norms as well as other
services.

(i) In various types of
buildings it was per-
mitted equivalent to
Ground floor coverage
without counting into
FAR to be used for ser-
vices, utilities of
the building and
parking etc.

Bye-law No. 14.12

page 36

(ii) Height restric-
tion of 24.4 mt. (80ft)
where lifts and other
necessary services are
provided and 13.72 mts.
(45 ft.) if such services
are not adequately pro-
vided.

Clause VII Institutional-
nal uses. Page 99.

(iii) Parking:

One car space per 92.93
sq.mt. of the covered area.

Parking lock-up garages
shall be included in the
calculation for floor
space for FAR calculations
unless they are provided in
the basement of a building
constructed on stilts with no
external wall.

Bye-law No 13.2&13.6 Page 31.

Basement below
ground floor and
to the maximum
extent of ground
coverage shall be
allowed and if used
for parking and
services should not
be counted in FAR.

In some use pre-
mises under this
category the MPD-
2001 is silent
on the issue of
Basement.

Use premises on
page 163 & 164 Gazette
of India.

Basement

Wherever in the
Institutional Bldg.
basement in silent
or not prescribed in
MPD-2001, Individual
can construct a base-
ment after counting
it into permissible
FAR, in such cases it
can be used for the
purpose for which the
plot is allotted and if
any amendment in the
definition of basement
in building Bye-laws
is required, same be
done.

If necessary
suitable pro-
vision shall
have to made
made in the
building
Bye-laws re-
garding wire.

Parking:
In case Institutional

plots to be used for educa-
tional purpose and parking
area is not specified, in such
cases, parking to be provided @ of
1.00 car per 100 sq.mt. built-up
space. Such parking to be provided
in open space within the plot on
which construction is permitted.

HEIGHT: In case of Nursery school
total height stipulated is 11 mts.
Keeping in view the small age group
students and activity of kids
Garden. Therefore, N.S. should
confine of two storey building
However basement if provided to be
counted in FAR.

MPD-2001 does
not provide for
schools more
than 4 hacts.

For such plots Development
control norms to be specified
in allotment letter. Keeping in
view the activity for which
plot is allotted.

4
School plots above 4 hect.
and 1/4 tp 8 hect.

5. Central Market Ladipat-
Nagar.

2

3

This complex would have
existing ground coverage
with two storeyed constr-
uction No basement shall
be permitted.

Non-hierarchy Commr. centres
para (a) on page 161 Gazetted
of India.

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4

This will be studied
by S.E., Building, MCD
and then will be discussed.

5

ILM No-83/92

Subject: Alignment plan of proposed 45 mtr. r/w road over Palam Drain connecting Dwarka Project with the Pankha Road. F.10(42)DD-Plg.-II/92/DWK.
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1. LOCATION :

The proposed road is a major road connecting Dwarka Project with the Pankha Road. The road is proposed over the existing Palam Drain as there are unauthorised/unauthorised regularised colonies on either side of the Drain.

2. STRUCTURE PLAN PROPOSALS:

The Structure Plan for Dwarka Project, approved by the DUAC, proposes 4 major intra-city connections of which the said proposal is one of the connections to be constructed over the Palam Drain. This connection links Dwarka Project with north and central part of the Delhi area.

3. BACKGROUND:

The site of Dwarka sub-city has number of physical constraints with regard to provision of transportation linkages. The problem for making provisions for inter-city movement is more acute as compared to the intra-city movement. This is mainly because of the fact that the entire north and north eastern part of the sub-city is already built up comparing of unauthorised/unauthorised regularised colonies. In order to facilitate proper linkages of the project with north central Delhi, the structure Plan for Dwarka envisage a 45 mtr. r/w road to be constructed over the Palam Drain and connecting the Pankha Road.

4. A meeting in this regard was held with Chief Engineer (Irrigation and Flood Controls), Delhi Admn, on 15.5.92

In this meeting, detailed discussions with respect to the construction of the said road were held. The Chief Engineer(I&F) agreed to the proposal of constructing the road subject to the condition that the proposed road shall be constructed 2 mtr. elevated from

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the Palam Drain for maintenance/cleaning of the drain.

The Chief Engr. (I&R) was also requested to make the necessary provision for construction of this road in the budget for the 8th Five Year Plan.

5. EXISTING CONDITIONS:

The proposed road is having a length of 2.9 Km. approximately out of which 400 mtr. length is already functioning as existing road having a r/w of 24mtr. In this stretch of the road, there are six existing unauthorised structures affected to make the r/w of the road as 45 mtr. Rest of the stretch is not affecting any structure as the existing r/w of the Palam Drain is itself about 45mtrs. r/w.

PROPOSAL:

The proposed alignment of 45 mtr. r/w road has been prepared on the survey map based on the survey done by the Aerial photography by the National Remote Sensing Agency, Hyderabad. As the proposed road is to be made 2mtr. above the Palam Drain, the road section already approved by the Technical Committee has been modified accordingly. Detailed modified cross sections of the road is given on the map. The road will originate from Pankha Road near Dabri Police Station at ground level till the point it meets with the Palam Drain and after that by giving a gentle slope, main carriage way of the road is elevated leaving service roads running at the ground level. The elevated carriage way is of 24 mtr. (10.5 mtr. lanes each side with 1 mtr. central verge and 1 mtr. and 1 mtr. footpath of each side). This portion of the road will be used for through traffic. However, Bus stops at appropriate places have also been proposed for pedestrian movement. 5.5 mtr. service roads along both the side is proposed at the ground level which will provide access to the built up area on either side of the road. The proposed alignment has four major inter-sections.

Detailed designing of these inter-sections will be undertaken subsequently.

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

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Subject: INTRODUCTION OF CLUSTER COURT HOUSING CONCEPT
IN THE MASTER PLAN FOR DELHI PERSPECTIVE -2001.
PA/DD(ZP)92/DDA/310

.....

The Master Plan for Delhi Perspective-2001 presently envisages Housing Development as (i) plotted development and (ii) Group Housing Development. It is proposed to introduce the 3rd type of Housing Development i.e. cluster court Housing Development. Basically such a housing is a single family (incremental or otherwise) on plots around a cluster (square or elongated) with full coverage of site subject to light and ventilation conditions.

To introduce the above concept following modifications are required in the Master Plan for Delhi Perspective-2001.

Present

The residential area can have both plotted and group housing developments.

In case of Group Housing the minimum size of plot shall be 4000 sq.m.

Proposed

The residential area can have plotted, group housing and cluster court housing developments.

In case of Group Housing and cluster court housing minimum size of plot shall be 4000 sq.m. The cluster court housing plot can be further sub-divided into single family (incremental or otherwise) housing plots with minimum size of 20 sq.m. and maximum of 56 sq.m.

Page No. 151(6).

The low income group plotted developments with less 50 sq.m. plots shall be governed by the following norms.

The plotted development with less than 50 sq.m. plots and cluster court housing development with sub-divided plots of not less than 20 sq.m. and more than 56 sq.m. shall be governed by the following norms.

(i) Area under recreation shall be at the rate of 4.0 sq.m. per person (minimum).

(i) The residential plot/ cluster court housing sub-divided plot shall face an open space including pedestrian movement with minimum width of 6 mtr. in case of two storey development and 9 mtr. in case of 3 storey development.

ii) The plot shall face an open space including pedestrian movement with a minimum width 8.0 mtr.

ii) Such residential plots/ cluster court sub-divided plots facing an open space shall be accessible by 1 mtr. wide walk way with exist from the open space to be of minimum 4 mtr. width.

iii) The residential plots facing the open space shall be accessible by 1.0 mtr. wide walk way and an entry to and exist from the open space shall be of 4.0 mtr. width.

contd...2/-

Page No. 155

Residential plot Group Housing
(002)

Residential flat.....

Page No 159

Residential plot Group
Housing (002)

Residential flat, cluster
court housing subdivided plot.....

(Another clause to be added on
page 159 left hand side.

Below (v).

vi) In case of cluster court
housing sub-divided housing plots
set back for different plot size
would be as applicable to plots
of smaller size two categories
below.

(Following to be added in parking
standards)

p(v) Cluster Court housing. 1+00.

(Following to be added on
page 160)

Residential plot cluster court
housing (002).

Minimum size of plot 4000 sq.m.
Ground coverage flexible in case
of sub-divided plots permitted
coverage would be 100% subject to
height and ventilation conditions.
Maximum Floor Area Ratio 100
Maximum height.

For sub-divided plot upto 40 sqm.
8 mtr. (Two storey)

For sub-divided plot upto 40 sqm.
8 mtr. (two storey).

For sub-divided upto 56 sq.mtr.
11 mtr. (three storey).

Other controls:

The net housing density permi-
ssible shall be 140 DUs per hect.
with 15% variation on either side
which could be an average for more
than one pocket.

Minimum street in front- 20 mtr.
No basement to be allowed.

There will be no projection out
side building envelop in case
cluster court subdivided plots.

Each cluster court subdivided plot
would accommodate one DU for
a single family (6 persons).

contd...3/-

From prepage

Page No.170

002 residential plot-
Group housing.

A premises of size not less than 4000 sq.m.
Comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc.

002 residential plot-Group Housing/
cluster court housing plot.

A premises of size not less than 4000 sq.m comprising of residential flats/cluster court housing sub-divided single family plots with basic amenities like parking, park, convenience shop, public utility etc.

.....

Item no 19/92

Sub: Consideration of permission of Cinema owners for allowing cinema building partly for commercial offices/shops in Union Territory of Delhi.
F.11(1)91-MP

A number of cinema owners of Delhi have represented to the Ministry of Urban Development Govt. of India, Delhi Adm., and DDA for partly conversion of their cinema buildings for commercial offices/shops. It has been pleaded that because of the introduction of VCR/VCP's and TV's the cinemas has become a lessing business and therefore part of the premises be allowed to be used for commercial offices/shops. However also people of lower income group are still the beneficiaries of the cinema halls and therefore total conversion of cinemea into commercial spaces is not desirable. Earlier partly shopping are have been constructed in the cinema plots such as in Archana theatre and others. As per MPD-2001 cinema halls are permitted in use zone i. (C-1) Retail shopping General Business and Commercial, (C-2) Whole sale and ware housing, Cold storage and oil& depot (ii) M-1 (Light and Service Centre) and (iii) M-2 (Extensive Industries). The uses and use activities permitted in cinema plots are: Cinema, watch and ward residence: (20 sqm.), administrative office, soft drinks and snacks, retail shops and commercial office (upto 20% of the total floor area) However, no maximum or minimum limit of cinema seat have been prescribed.

2. DDA has auctioned about 26 cinema site and most of these cinemas form part of the comprehensive development of commercial centres like District Centres, Community Centres or Local Shopping Centres. In all these centres both coverage and FAR was independent of the size of the plot for auction. The average coverage of these cinemas was about 1800 sqm. with a total floor space of about 3600 sqm. At the time of auction it was also stipulated that a part varying from 20% to 35% can be used for commercial purposes. This includes shops, banks and offices. In most of the cases parking was not the direct responsibility of the auction purchaser. He was asked to share the parking with rest of the community centre uses.

S* DDA has auctioned about 26 cinema sites and most of
2. these cinemas form part of the comprehensive development of commercial centres like District Centres, Community Centres or Local Shopping Centres. In all these centres both coverage and FAR was independent of the size of the plot for auction. The average coverage of these cinemas was about 1800 sqm. with a total floor space of about 3600 sqm. At the time of auction it was also stipulated that a part varying from 20% to 35% can be used for commercial purposes. This includes shops, banks and offices. In most of the cases parking was not the direct responsibility of the auction purchaser. He was asked to share the parking with rest of the community centre uses.

3. Keeping the above basic parameter, the following alternatives are available:

- i. The percentage of commercial component in a cinema be increased to 50%. The remaining 50% can be used for running the cinema, keeping existing ground coverage & FAR.
- ii. Give an option to the owners to have cinema halls of the smaller capacity varying from 250-500 persons. Thus a complex may have 3-4 cinema halls of various sizes offering different types of films at one place. The customer will then have a wider choice for alternative entertainment. This has been done in other countries also.
- iii. Part of the cinema halls be converted into a theatre, musical hall for a OPERA.
- iv. The commercial component of the cinema hall can be used for convention centre, exhibition hall, cultural centre, departmental store, shopping centre, restaurant or similar other uses for entertainment.

4. The proposal of alternative use of cinema plot was also discussed in the Screening Committee in its meeting held on 10.2.92 and it was generally agreed that in view of the fact that the cinema was still cheapest source of mass entertainment outside the home DDA should continue to earmark cinema plots in its community centres and district centres. However in order to ensure the marketability of such plots, the relevant controls be relaxed so as to reduce the seating capacity of the cinema hall and increase the rest of commercial component within the permissible FAR for the cinema plot.

5. The following aspects need decision:

- i. Whether conversion of part of cinema hall is to be permitted and if yes, to what extent?
- ii. The terms and conditions on which conversion is to be allowed.
- iii. The additional parking requirement to be met with in the plot or outside?
- iv. Revision in lease conditions and modification or condition of lease.
- v. In case of free hold site, conversion charges to be fixed

6. The case is now placed before the Tech. committee for consideration. The issues revised in para 5 to be deliberated and general directions to be given by the Tech. committee based on which further work could be done by the Planning Deptt. and the Lands Deptt.

ITEM NO.61/92

SUBJECT:-Allotment of additional land to

Sri Ahobila Lakshmi Nrisimha

Sabha for religious purposes.

(File No. S-6(7)79/OSB/Instl.)

1. The Sabha is allotted/handed over land measuring 418.0 Sq.mts. for the construction of a Temple on 3.4.84. in the Institutional Area east of East Patel Nagar (Plan laid on the table).
2. Earlier a request of the Sabha for allotment of additional land measuring about 250 sq.yds. was not agreed to and the Society was informed of the decision vide letter dt.6.4-88.
3. Now again the Society has requested for allotment of the balance land which was shown as a park in the sub division plan of the plot initially meant for a dispensary in the lay-out plan of East of East Patel Nagar Institutional Area (Plan laid on the table) to them with a break up of about 250 sq.yds. for the construction purposes (on long term lease basis and usual term) and balance 250 sq.yds. on normal lease to be kept as open by them. It has been further stated that open land will be available for the use to the general public as well.
4. The request of the Sabha has been forwarded by Addl. Secy., Min. of Urban Development/wherein Honourable Lt.Governor, Delhi has observed as under:-
"May kindly have it expeditiously examined and advise."
5. Comments are as under:-
 - i) The Sub-division plan was further modified to accommodate the request of allotment of land of P.N.T. Department for the construction of a Post Office. (Plan laid on the table).
 - ii) The area is encroached upon by jhuggies and during the period of time DDA could not develop it for the uses identified in the sub-division plan.
 - iii) As per MPD-2001 land measuring 400 sq.mts. are to be considered for allotment for religious purposes.
6. The matter is placed before the Technical Committee for its consideration.

Item No. 84/92

- Sub: Request for permission to use plot No. 48,
Hanuman Road for commercial use.

File No: F.16(5)92-MP

1. The Deputy Managing Director of Industrial credit and Investment Corporation of India Ltd.(ICICI), in his letter dated 23.3.92 has stated that they have purchased property No.48, Hanuman Road(Sub-zone D-4), measuring 2549.61 sq.mt. (3049.20 sq.yds). According to the ICICI, this is the only plot which is being used as a residential building and in view of other commercial buildings adjacent to it requested that the same be allowed for commercial use for ICICI, its allied and other affiliated companies.
2. The request has been examined from planning point of view and following are the observations:
 - i) The plot under reference is residential as per the approved zonal plan of Zone D-4 as well as modified zonal plan forming part of the redevelopment proposal for Zone D-4 which was approved by DDi vide its resolution No.58 dated 14.7.80 for inviting public objections/suggestions.
 - ii) The plot under reference is one of the plots in the pocket, earmarked for residential use as per the layout plan(Drawing No. 4)forming part of the above mentioned redevelopment proposal. In addition, other residential plots and other uses like Temple, Barot Ghar/Welfare Centre etc. are also shown as part of the residential area.
 - iii) The pocket comprising of plot No. 48 (plot under reference) 50,52,56&58 are all earmarked for residential use and surrounded by public uses like Temple. Barot Ghar, and on the other sides by streets by commercial buildings like Mohan Singh Place, Regal Building and Allhabad Bank. Some of the plots of this pocket are misused under commercial activities.
3. The Master Plan indicates various land use zones which are further detailed out by zonal plan/Redevelopment schemes/approved layout plan etc. Also, it is observed that in the

of this pocket are misused under commercial activities.

3. Land use of this pocket is residential and the plot under reference forms an integral part of Hanuman Road residential scheme which falls in zone D-4.

4. In this regard a reference is also received from the Ministry of Urban Development on 8.7.92.

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

ILm No.85/92

Sub: i) Allotment of 220 KV Sub-Stn. site for Walled City Area.

ii) Route approval for 220 KV Tower Line from Wazirabad Road to proposed sub-stn.site.

F.6(7)89-MP.

F.6(1)85-MP.

1. The above said case was discussed in the Technical Committee meeting held on 3.2.92 (agenda placed as Annexure-I) in which the following decision was taken:

"The Technical Committee observed, at the outset, that the original site of the proposed 220 KV S/Stn. had been approved by the Authority. However, later on, at the instance of the Lt. Governor, of Delhi, the location of ESS had been changed to the present site. It was, therefore, for DESU to take up the matter with the L.G. and obtain his formal concurrence to the proposed reversion to the original site, before placing the matter before the Technical Committee. It was also noted that while agreeing to the original location of this 220 KV s/Stn. the understanding was that the line would be laid underground. Technical Committee desired that this fact should be brought to the notice of L.G. while requesting that he consider his decision to shift the said site. Meanwhile, it was agreed that site inspection be conducted by the Chief Architect, DDA, CE(E) and representatives of DESU in order to facilitate a satisfactory solution when the subject comes up for consideration again in the Technical Committee".

2. In pursuance of the Technical Committee decision, a joint site inspection of DDA and DESU officers was held on 3.5.92 for locating the site for 220 KV sub-stn. The sub-stn. site was identified on the southern side of ISBT flyover between river Yamuna and the left turning ramp from the bridge.

Thereafter a detailed Plane Table Survey of the area was conducted by the Survey Unit of PPW. The proposed 220 KV sub-stn. site measuring 45 mtr. x 75 mtr. has been marked on the Plane Table Survey. A triangular pocket of about-Hect.

is left in the corner between the bridge & the sub-stn.site. The approach to the sub-stn.site is proposed from Ring Road by a 10 mtr. wide road. This road shall also pass below the left turning ramp from the flyover. The road has been adjusted in a corner so that a clear height of 4.50 to 5.50 mtr. is available below the ramp.

A copy of the P.T.Survey showing the sub-stn. site was sent to Commr.(Lands) on 4.6.92 to send the land ownership status, the same is awaited.

3. In the mean time EE(Plg.)IV, DESU vide letter dated 25.5.92 has submitted the revised route alignment proposal as per the new 220 KV sub-stn. site.

Route details:- The route starts from the existing Mandola-Narela H.T.line near Wazirabad Road. The tower line shall be taken parallel to the existing 220 KV H.T.line in a minimum safe distance in the Yamuna River bed upto ISBT bridge. From here it crosses the bridge diagonally and is taken parallel on the southern side of the bridge upto the proposed 220 KV sub-stn. site as shown in Drg.No.P.L.IV - 766 sent alongwith letter dated 25.5.92. The total length of the route is 5.90 km.

As the H.T.route passes through proposed MRTS corridor between ISBT flyover and old road cum Railway Bridge, NOC from Commr.(Tpt.) may be obtained.

The H.T.line route and foundations for the towers in Yamuna river bed shall be laid after obtaining clearance from Chief Engineer, Yamuna Bridge Project, PWD(DA) and Chief Engineer(I&F)DA. However it may be ensured that the H.T.line is taken in a manner that minimum area on the surface is wasted.

4. The case is put up to the TC for consideration of:

i) Approval of 220 KV sub-stn. site out of Distt.park and its approach road(plan to be laid on the table).

ii) Route alignment as explained under para 3(Plan to be laid on the table).

Minutes of the Technical Committee meeting held on 3.2.92.

Item No.17/92

Sub(i) Site for the 220 KV sub-station for Walled City Area.

(ii) Route approval for 220 KV Tower Line from Mandola to Kashmere Gate.

No.F.6(7)89-MP.

The site for 200 KV Sub-Station at Kashmere Gate was approved by Authority vide Resolution No.102 dated 20.8.1987. However, due to some public objections received by L.G., Delhi, the site was inspected by L.G., Delhi, alongwith the officers of DESU and DDA. G.M., DESU agreed that further action shall be taken up after the alternative site near Metcalf House is allotted to DESU.

The Ex-Engineer(Plg.)-IV, DESU vide letter No.XEN (Plg.IV)/161/432 dated 31.10.1991 addressed to Chief Engg. (Elect.), DDA requested that way-leave permission for 220 KV Tower Line from Mandola to Kashmere Gate may be accorded by DDA.

1. BACKGROUND

(a) Technical Committee decision dt. 15.1.1990 (Item No.254)

"The route alignment of 220 KV line from Metcalf House to Kashmere Gate is to go underground and rest of the portion of the alignment may be over-ground".

(b) L.G.Inspection.

Due to some Technical requirement and public objections, L.G., inspected the site already handed over to DESU for 200 KV S/Stn. In a note submitted by G.M., DESU, to Secy., to L.G. requested that an alternative site near Metcalf house be allotted to DESU.

(c) Selection of alternative site.

A site inspection was arranged under the Chairmanship of Commr.(Plg.) on 19.7.90 with the officers of DDA and DESU. During this site inspection following 4 sites were considered:

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- : 2 :-
- (i) Existing 33 KV S/Stn. (North City Well).
 - (ii) Site opposite Metcalf House in Yamuna Bed.
 - (iii) The existing 33 KV Sub-Station at Khabbar Pass.
 - (iv) Near Gurdwara on Ring Road (near Wazirabad Bridge).
 - (d) TECHNICAL COMMITTEE DECISION

With the above background the case was discussed in Technical Committee vide item No.72/91 dt.15.4.91. The decision of the Technical Committee is given below:-

- (i) DESU should work out the total load which is likely to be generated with the proposed development of Khabbar Pass Distt. Centre and the extension of Delhi Admn. Offices so as to ensure that the same is fully cater to in terms of Sub-Stn. capacities.
- (ii) DESU should take a firm view with regards to location of a new 220 KV s/stn. site at Kashmere Gate, finalise the route alignment which would have to be mainly underground and submit the same for consideration of the Technical Committee.
- (iii) Alternatively the feasibility of up grading the existing 33 KV S/Stn. near Khabbar Pass Distt. Centre to 220 KV and the land requirements thereon should be examined and reported.

(e) DESU CLARIFICATIONS ON TECHNICAL COMMITTEE'S DECISION
Ex-Engg.(Plg.)-IV, DESU vide letter No.XEN(Plg.IV)/

92/233 dated 8.7.1991 addressed to D.D.(MP) informed that:-

- (i) 220 KV S/Stn. at Kashmere Gate is required to meet the demand of Walled City Area.
- (ii) The upgradation of 33 KV S/Stn. at Khabbar Pass is not in lieu of Kashmere Gate 220 KV S/Stn. but is required for Distt. Centre etc.
- (iii) L.G. in the meeting held on 21.8.90 has permitted DESU to continue the work of construction of 220 KV S/Stn. at Kashmere Gate.
- (f) MEETING HELD UNDER THE CHAIRMANSHIP OF COMM. (PLG.) ON 5.12.91.

All the issues mentioned above were discussed in the meeting held under the Chairmanship of Commr.(Plg.) on 5.12.1991. The views expressed in brief are as under:-

- (i) The Addl.Chief Engg.(DESU) explained that at present

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walled city has no. of power break-down and creates lot of inconvenience to the residents. At present Walled City Power requirements are met by no. of surrounding smaller sub-station and these sub-stations have reached their saturation capacity. Thus, it is not possible to meet the growing demand mainly due to unauthorised conversion of residential units to commercial establishments. From the distribution point of view a 220 KV S/Stn. is required at nearest point of the demand area.

- (ii) Commr.(Plg.), DDA was of the opinion that the location of 220 KV electric S/Stn. near the City wall and also the proposed city museum is not desirable. DESU may consider the options decided during the site inspection of 19.7.90 or the options of upgrading the existing smaller sub-stations which are at present feeding the walled city requirement to meet the minimum authorised sanctioned power loads.

II. In the absence of the final decision regarding the location of 220 KV S/Stn. for which the feeder lines are proposed, it may be pre-mature to process the case of feeder lines. However, the DESU in the revised proposal submitted vide letter No.XEN(Plg.)IV/161/432 dated 31.10.91^{has} proposed the overhead tower lines from Mandola to proposed 220 KV S/Stn. at Kashmere Gate. In the proposed route about 6 towers will be provided in the Gaudesia and Tilak Park. This route alignment had been discussed in the T/C in this meeting held on 15.1.90 & 15.4.91 and in both the meetings, T/C has resolved that route alignment from Metcalf House to Kashmere Gate Sub-Station should be underground.

III. Item is placed before T/C for taking the final view on the location of 220 KV Sub-Station for the Walled City and also for the underground versus overhead 220 KV cable lines from Metcalf House to Kashmere Gate Sub-Station.

Decision of the Technical Committee meeting held on 3.2.92.

" The Technical Committee observed, at the outset, that the original site of the proposed 220 KV S/Stn. had been approved by the Authority. However, later on, at the instance of the Lt.Governor, of Delhi, the location of ESS had been changed

to the present site. It was, therefore, for DESU to take up the matter with the L.G. and obtain his formal concurrence to the proposed reversion to the original site, before placing the matter before the Technical Committee. It was also noted that while agreeing to the Original location of this 220 KV S/Stn. the understanding was that the line would be laid underground. Technical Committee desired that this fact should be brought to the notice of L.G. while requesting that he consider his decision to shift above said site. Meanwhile, it was agreed that site inspection be conducted by the Chief Architect, DDA, CE(E) and representatives of DESU in order to facilitate a satisfactory solution when the subject comes up for consideration again in the Technical Committee.

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