

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft Minutes of the Meeting of Technical Committee held on 3.2.92 at 9.30 A.M. in the Conference Room of Vikas Minar, Delhi Development Authority, I.P. ESTATE, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY

1. Mr. C. N. Orenha, Vice-Chairman, (in the chair)
2. Mr. H. D. Sharma, E.M.
3. Mr. J. C. Ghambir, Commr. (plg.)
4. Mr. Santosh Auluck, C.A.
5. Mr. B. L. Khurana, C.E. (Elect)
6. Mr. S. C. Gupta, Dir. (DC&P)
7. Mr. R. G. Gupta, Dir. (TYA)
8. Mr. P. C. Jain, Dir. (AP&B)
9. Mr. U. S. Jelly, Dir. (LM)
10. Mr. M. N. Khullar, Addl. C.A.
11. Mr. K. K. Bandupadhyayem J.D. (R)
12. Mr. P. N. Dongre, J.D. (TYA)
13. Mr. Chander Ballabh, J.D. (AP)
14. Mr. V. N. Sharma, J.D. (J&D)
15. Mr. Brakash Narain, J.D. (T)
16. Mr. Vijay Risbud, J.D. (Narela)
17. Mr. A. K. Gupta, J.D. (Bldg.)
18. Mr. Jhington, S.A. (Landscape)
19. Mr. Pradeep Behari, Sr. Architect (east)
20. Mr. Surinder Srivastava, Dy. Dir. (ZP)
21. Mr. J. S. Sedy, Dy. Dir. (AP)
22. Mr. S. P. Bansal, Dy. Dir. (NCR&UE)
23. Mr. Anil Barai, Dy. Dir. (MP) (convenor)

L & D.O.

24. Mr. I. D. Gupta, E.O.
- POLICE DEPARTMENT (TRAFFIC)
25. Mr. Balbir Singh, A.C.P.

M.C.D.

26. Mr. S. K. Malik, Asstt. Arch.

D.E.S.U.

27. Mr. B. Lal, Addl. G.M. (T)
28. Mr. Y. P. Singh, C.E. (plg. & Coord.)
29. Mr. B. R. Sawhney, Addl. C.E. (plg.)
30. Mr. D. K. Suri, Ex. Engineer (plg. IV)

N.C.R.P.B.

31. Mr. R. P. Rastogi, Regional Manager Planner.

SPECIAL INVITIES:

DWS & S.D.U.

32. Mr. R. N. Aggarwal, EE(P) dr.

For item No. 10/92

MINISTRY OF RAILWAYS

33. Mr. Shanti Narain, Ex. Director (Traffic)

For Item No. 206/91

CONTAINOR CORPORATION OF India (CCI)

34. Mr. A. K. Sinha, G.M.

For item No. 206/91

35. Mr. P. K. Malik, Director
36. Mr. A. K. Kheli, G.G.M. (Engg.)
37. Mr. S. G. V. Rao, Director (OP)
38. Mr. N. C. Jain, Ex (proj)

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Item No. 217/91 (4/92)

Sub:L Construction of dispensary at Kh.No. 28/2/2 land,
18 biswas in village Madanpur Dabas, Khanjhwala.
F 13(4)/88/M.P.
Deferred.

Item No. 219/91 (6/92)

Sub: Hire purchase Transit Camp sites : disposal off.
F.20(7)/91/M.P.P./P.T. I
Deferred.

Item No. 10/92

Sub: Revision in the sites already approved by the Technical
Committee for locations of Sewage Treatment Plant
in Narela and Rohini.
DD/PP/UE/91/F.9(Pt)

It was explained that the proposed sites for the location
of sewage treatment plant at Narela and Rohini were discussed
in the meeting of the Technical Committee held on 21.2.92.
MCD officers had no objection to the site proposed for Narela
Project which was accordingly approved by the Technical Comm-
ittee in the earlier meeting. Accordingly, the Committee took
up the proposals relating to Rohini for discussion. After due
consideration, the same (laid on table) were approved.

Item No.211/91

Sub: Grant of NOC for store of petroleum class 'A' &
'B' products in Union Territory of Delhi.
F7(7)/91-M.P.
Deferred.

Item No.11/92

Sub: Issue of NOC to M/s Dewan & Sons for construction
of a commercial complex on property No. 7391 (Pt),
Ram Nagar, on Qutab Road.

The request of M/s Dewan & Sons for issue of NOC
for construction of a commercial complex on property No. 7391(Pt)
Ram Nagar, on the main Qutab Road, was discussed in detail.
At the outset, it was observed from the record that the Slum
Deptt. had noted on the file that this plot did not fall within
the notified slum area, but was located in the 'development
area' of the Authority. It was also noted that the plot did not
form part of the approved layout plan but had been earmarked
as part of the local shopping centre in the Zonal Plan earlier

approved by Govt. of India, Ministry of Urban Development.

Therefore, the Technical Committee, keeping in view the earlier resolution of the Authority, ^{as per the previous} ~~considering~~ the Zonal Development

Plan for Zone A-6, ~~and the provision for MPD-2001~~, decided

that the layout plan of the area shown as local shopping centre,

be prepared by the Area Planner ^{as per the provisions} with the norms of MPD-2001, and

^{placed before the Tech. Committee for approval in the first instance}

Item No. 180/91:

Sub: Alignment Plan for Mehrauli Mahipalpur Road on Mehrauli Gurgaon Road, NH-8

F5(8)/72-M.P.

Deferred

Item No. 150/91

Sub: Preparation of Zonal Plan for trans-Yamuna Area.

F I (30)/91-Dir.(TYA)

Deferred.

Item No. 188/91

Sub: Pending action on the decisions of the Technical Committee for the period Jan. 1990 to Dec.1990 and Jan. 1991 to June 1991.

F.1(51)/91/M.P.

Deferred.

Item No. 13/92.

Sub: Standard cross section for Road 28 mtr. R/W

F 5(24)/91/M.P.

Deferred.

Item No. 14/92.

Sub: Notification of the Archaeological Survey of India for declaration of the area as prohibited and regulated for the purpose of construction ground monument.

F.Commr.(Plg)/91/1692/BR-520.

Deferred.

Item No.15/92

Sub: Electrification of Sub District Centre at Hari Nagar and Community Centre at Block 'J' Rajouri Garden.

PA/JD(Plg)/11/90/20

The Technical Committee observed that the site for the electric Sub-Station at Hari Nagar Community Centre had already been planned. However, it was felt that the route alignment of the line required to connect this elect. on

needed to be re-examined in detail, so as to ensure that it did not interfere with the existing structures and could be accommodated within the road r/w and on the periphery of the green area. After going through the details of the case, the Technical Committee decided that a 3 mt. wide corridor be provided for the route alignment towards the southern side of the road r/w and thereafter, skirting the boundary wall of the existing school and the existing nala while crossing the green area. It was also noted that two existing trees would be affected in the proposed route alignment and, that, as such, the trees may need to be trimmed according to requirements. Subject to these observations and changes, the Technical Committee approved the proposed route alignment and the site for the ESS.

Item No. 16/92

Sub: 66 KV tower line between Nazafgarh 220 KV sub-station and 66 kv Sub-station at Rawta Morh.

Item No. F.6(4)/91/M.P.

The Addl. General Manager, DESU who was present in the meeting explained that the existing 11 KV ESS was being upgraded to a 66 KV sub-stn. near Rawta Morch to provide electricity to the nearby Delhi Admn. hospital in the first instance. He mentioned that the additional power requirements of the Mitron Village growth centre to be developed in due course, as per the provisions of MP-2001, would also have to be met by this 66 KV sub-station.

After a detailed discussion, the Technical Committee approved the proposed upgradation of 11 K.V. to 66 KV sub-station, subject to the condition that no other 11 KV sub-station other than that immediately required for the hospital, would be sanctioned by DESU without the prior clearance of the Technical Committee, in order to safeguard the prescribed land use provisions of MPD-2001 in that area.

The route alignment for 66 KV tower line to be drawn from 220 kv s/stn. (Nazafgarh) to the proposed 66 kv at Rawta Morh was also discussed. It was noted that the proposed alignment was not indicated on the plan at a proper scale of 1:10,000. As such, the Technical Committee, while agreeing in principle to the proposed route alignment, desired that the same should be shown on a plan which is on a scale of 1:10,000 and indicating the location of the towers for the formal clearance from the Technical Committee. It was also observed that, as a matter of policy, the route alignment should be shown on a plan of that scale wherever the requisite layout/zonal plans are not

available. In all cases where the zonal plans/layout plans were available, however, the route alignment should be indicated/ marked on such plans.

Technical Committee desired that the proposal be resubmitted accordingly for its consideration.

It was also noted that in case the proposed route alignment was passing through a notified forest area, separate clearance under the Forest Protection Act, would have to be obtained by DESU.

Item No.17:

Sub: i) Site for the 22 kv s/stn. for walled city area,
ii) Route approval for 22 kv Tower Line from Mandola to Kashmere Gate.

F6(7)/89/M.P.

The Technical Committee observed, at the outset, that the original site of the proposed 220 kv s/stn had ~~15~~ ¹⁵ approved by the Authority. However, later on, at the instance of the Lt.Governor, 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 ~~reversal~~ ^{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. * 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.

while requesting that he reconsider his decision to shift the said site.

Item No. 18/92:

Sub: Route alignment for 66 kv tower line to connect 220 KV existing sub-station at Okhla to 66 kv s/stn.
F.6(9)/90/M.P.

The item was deferred. In the meantime, DESU was to submit a copy of the notification vide which the colony, under reference, had been regularised.

Item No. 19/92:

Sub: Dev.Control norms as provided in MPD 2001 in r/o residential plots and group housing various representatives in this regard.

Deferred.

Item No.206/91 (Addl. Item laid on table)

Sub: Inland Container Depot at Tughlakabad.

F 3(4)/89/M.P.

The Technical Committee was informed by the representatives of both CONCOR and the Min.of Railways that they had appointed NATPAC as their consultant for working out the details of the circulation system and the requisite improvement in the transport network in and around the ICD, Tughlakabad.

The representative of NATPAC explained the circulation plan prepared by them keeping in view the following transportation aspects :

- a) The proposed intersection of the CCI siding with the approach road of the ICD as per present estimates would call for installation of a level crossing. Due to a train entering the CCI siding once a day, the traffic both entering and leaving ICD would suffer a maximum consequential delay of 20 minutes,
- b) The most critical bottleneck for the ICD traffic would be on the RUB which was to the extent of about 1.2 km on Mehrauli Badarpur road joining Mathura Road, having 3 intersections i.e. T-junction for Surajkund road, T-junction for entry to ICD and the intersection at MB road with Anandmai Marg.
- c) There were limitations to the extent MB road could be widened from the existing 3 lanes to the proposed 8 lanes in certain sections, due to encroachments.
- f) Based on traffic projections of ICD and considering the scale of activities, ~~it was presented by NATPAC that~~ the additional PCUs generated per hour because of ICD would be 185 in 1992, 278 in 1995 and 411 in 2001.
- e) The Technical Committee discussed the various issues involved and made the following observations:
 - i) NATPAC to provide all the relevant details relating to the approach road and the railway siding, location of trees, and the stretch of road between RUB on Mathura Road and the intersection of MB Road with Anandmai Marg. The possibility of providing alternative entry routes to ICD as discussed in the meeting, may also be examined by the NATPAC.
 - ii) The possibility of increasing the proposed utilisation of 15% of the daily output of flyash (150-200 tonnes) from the Rajghat Thermal Power Stn. shall be explored,

iii) The proposed siding would enable CCI to bring in 85% of its input of clinker by train instead of in trucks. This would substantially reduce the existing road traffic which was estimated to about 250 trucks per day, on account of movement of clinker. Thus, the proposed CCI siding would have a beneficial impact on the overall traffic situation in the area, by ~~offsetting~~ ~~offsetting~~ the additional traffic to be generated by the ICD.

Based on the above observations, the following decisions were taken:

- i) A sub-group would go into details of NATPAC plan for overall transportation improvement in and around ICD. The sub-group shall comprise ~~of~~ Mr. Kohli from Railways/CONCOR, ACP (Traffic) from Delhi Police, Shri Prakash Narayan, from DDA and a representative from CCI, NCR Planning Board and NATPAC. Sh. Prakash Narain, Jt.Dir.(T) DDA would be the convenor.
- ii) The detailed drawings along with report of the sub-group would be presented for consideration of Technical Committee in its next meeting.

ITEM NO. 217/91(4/92)

Sub: Construction of dispensary at Kh. No. 28/2/2 land,
18 biswas in village Madanpur Dabas, Khanjhwala.
F 13(4)/88/M.P.

Deferred

ITEM NO. 219/91(6/92)

Sub: ~~Higher~~ ^{hire} Purchase Transit Camp sites : disposal off:
F 20(7)/91/MP.P./P.T. I

Deferred.

ITEM NO. 10/92

Sub: Revision in the sites already approved by the
Technical Committee for locations of Sewage Treatment
Plant in Narela and Rohini.
DD/PP/UE/91/F.9(Pt.)

It was explained that the proposed
~~the sites for the location of Sewage Treatment plant~~
at ~~for~~ Narela and Rohini were ~~discussed~~ ^{discussed} in the ~~earlier~~ ^{earlier} meeting
of the Technical Committee. ~~However, the MCD officers have~~ ^{held on 21/2/92} ~~no objection for the sites suggested for Narela Project~~ ^{had had} ~~as~~ ^{which was}
Accordingly ~~approved by the Tech. Committee in its meeting held on~~ ^{the earlier}
~~21.1.92. In regard to the site at Rohini Project, the~~ ^{Accordingly, the Committee took up the}
~~proposal were discussed in detail and the sites proposed~~ ^{relating to Rohini for discussion}
After due consideration, the same ~~(laid on table) for this purpose were approved.~~

ITEM NO. 211/91

Sub: Grant of NOC for storage of petroleum class 'A' &
products in Union Territory of Delhi. F7(7)/91-M.P.

Deferred.

ITEM NO. 11/92

Sub: Issue of NOC ^a for construction of Commercial Complex
on property no. 7361 (Pt.) Ram Nagar, on ~~main~~ ^a Outab
Road to M/s Dewan & Sons.

request of M/s Dewan & Sons for issue of
~~The issue with regard to issue of~~ ^a NOC for construction
of commercial complex on property no. 7361 (Pt), Ram Nagar
~~on main Outab Road was discussed in detail.~~ ^{At the outset} ~~It was observed~~
from the record that the Slum Deptt. ~~had~~ ^{did} noted on the file
that this plot ~~does~~ ^{did} not fall ^{within} in the notified slum area, ~~however,~~
but was ~~it is located on the 'development area' of the Authority. It~~ ⁱⁿ
was also noted that the plot ~~does~~ ^{did} not form part of the
~~approved layout plan and is earmarked as part of the Local~~ ^{but had been}

ITEM NO. 217/91(4/92)

Subj: Construction of dispensary at Kh. No. 28/2/2 lane,
18 miles in village Masanpur Dabas, Kharajwala.
213(4)/88/M.F.

referred

ITEM NO. 219/91(6/92)

Subj: Right of purchase Treat Camp sites : disposal of:
220(7)/91/M.F. & P.L. 1

referred.

ITEM NO. 10/92

Subj: Revision in the sites already approved by the
Technical Committee for locations of sewage treatment
plant in Nariela and Rohini.
214(2)/91/M.F.

The sites for the location of sewage treatment plant
at Nariela and Rohini were discussed in the earlier meeting
of the Technical Committee. However, the M.O. officers have
not objected to the sites suggested for Nariela project as
approved by the Tech. Committee in its meeting held on
21.1.92. In regard to the site at Rohini project, the
proposals were discussed in detail and the sites proposed
(1-10 on scale) for this purpose were approved.

ITEM NO. 211/91

Subj: Grant of 400 sq. ft. or petroleum class 'A' &
petrols in Union territory of Jharkhand. 217(7)/91-M.F.

referred.

ITEM NO. 1/92

Subj: Issue of 400 sq. ft. for construction of commercial complex
on property no. 7351 (Pt.) near Nariela on main road
between 2 roads.

The issue with regard to issue of 400 sq. ft. for construction

of commercial complex on property no. 7351 (Pt.) near Nariela
on main road was discussed in detail. It was observed
from the record that the same plot, has been on the file
that this plot does not fall in the notified slum area, however,
it is located on the development area of the authority. It
was also noted that the plot does not form part of the
approved layout plan and is earmarked as part of the local

Shopping Centre in the Zonal Plan earlier approved by the Govt. of India, Ministry of Urban Development. Therefore, the Technical Committee, ~~keeping in view,~~ ^{regulation} the earlier ~~regulation~~ ^{considering the} of the Authority, approved the Zonal Development Plan for Zone A-6 and the provision for MPD-2001, decided that the layout plan of the area shown as Local Shopping Centre, be prepared by the Area Planner with the norms of MPD-2001.

ITEM NO. 180/91:

Sub: Alignment Plan of Mehrauli Mahipalpur Road on Mehrauli Gurgaon Road, NH-8 F5(8)/72-M.P.

✓ Deferred.

ITEM NO. 150/91:

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

✓ Deferred.

ITEM 188/91
NO.

Sub: Pending action on the decisions of the Tech. Committee for the period Jan.1990 to Dec. 1990 and Jan.1991-to June 1991.
F 1(51)/91/M.P.

✓ Deferred.

ITEM NO. 13/92

Sub: Standard cross section for Road 28 mtr. R/W
F 5(24)/91/MP.

✓ Deferred.

ITEM NO. 14/92

Sub: Notification of the Archaeological Survey of India for declaration of the areas as prohibited and regulated for the purpose of construction ground the monument.
F Commr.(Plg.)/91/1692/BR-520

✓ Deferred.

ITEM NO. 15/92

Sub: Electrification of Sub District Centre at Hari Nagar and Community centre at Block 'J' Rajouri Garden.
PA/J.D.(Plg.)/11/90/20

The Tech. Committee observed that the site for the Electric Sub Stn. at Hari Nagar Community Centre had already been ^{planned} ~~fixed~~. However, ^{it was felt that} the route alignment ^{of the} ~~line required~~ to connect this electric sub stn. ^{needed} ~~was~~ to be re-examined in detail, keeping in view, that it ~~passes~~ ^{should} in such a manner that it ~~does~~ ^{so as to ensure that it did} not interfere with the existing structures and ^{feasible} ~~is feasible~~ within the road r/w and ~~at~~ on the periphery of the green area. After going through the details of the ^{case, the} ~~proposals~~ the Tech. Committee ^{decided} ~~approved~~ that a 3 mt. wide corridor towards the southern side of the road r/w and ^{hereafter crossing the green area skirting the} ~~in the green area~~ after taking care of the boundary wall of the existing schools and ~~towards the~~ existing nala. ^{while crossing the green area} It was also noted that two existing trees ^{would be} ~~are~~ affected in the ^{proposed} route alignment and, ^{that, as such,} ~~therefore,~~ if ~~need be~~ the trees may ^{need to} be trimmed according to the requirements, ^{subject to these} ~~with this observations~~ the Technical Committee approved the proposed route alignment and the site for the ESS.

ITEM NO. 16/92

Sub: 66 KV tower line between Nazafgarh 220 KV sub-stn. and 66 kv sub stn. at Rawta Morh.
Item No. F 6(4)/91/M.P.

The Addl. General Manager, DESU who was present in the meeting explained that the existing 11 KV ESS ^{was} ~~is~~ being ^{upgraded} ~~augmented~~ to a 66 KV s/stn. near Rawta Morh to provide electricity to ^{the nearby} Delhi Admn. hospital, ^{as in} ~~and to~~ other areas ^{the first instance} when the need arises. He ~~also~~ mentioned that the ^{additional power requirements of the} ~~scheme of electrification required for development~~ of Mitron ^{village} growth centre [⊕] will also ^{have to} be met for this ^{66 KV sub} ~~centre.~~ ^{station}

⊕ to be developed in due course, as per the provision 7th-2001 would

Item No. 12/92

Subject: Electrification of the District Centre at Hari Nagar and Community Centre at Block 'B', Rajpura. (12/92/100/20)

The Tech. Committee observed that the site for the electric sub-stn. at Hari Nagar Community Centre has already been fixed. However, the route alignment to connect this electric sub-stn. was to be re-examined in detail, keeping in view, that it passes in such a manner that it does not interfere with the existing structures and is feasible within the road R/W and at the periphery of the green area. After going through the details of the proposals, the Tech. Committee approves a 110 KV line to connect the sub-stn. on the northern side of the road R/W and in the green area, after taking care of the boundary wall of the existing schools and towers and existing wells. It was also noted that two existing lines are situated in the route alignment and, therefore, it needs to be checked that no clearance according to the requirement, with this observation, the technical committee approved the proposed route alignment and the site for the sub-stn.

Item No. 13/92

Subject: 66 KV tower line between Bhatnagar 210 KV sub-stn. and 66 KV sub-stn. at Hari Nagar. (13/92/100/20)

The Asst. Engineer, Bhatnagar, Hari Nagar who was present in the meeting explained that the existing 11 KV line is being replaced by a 66 KV line, near Hari Nagar. To provide electricity to Delhi Asha Hospital and to other areas when the need arises. He also mentioned that the scheme of electrification is for the development of Hari Nagar Centre will also be met for this centre.

The ~~Technical Committee~~ ^{the} after detailed discussion, the ~~Technical Committee~~ ^{proposed} approved the up-gradation of 11 K.V. to 66 KV s/stn.

^{The condition that no} subject to that in case other 11 K.V. s/stn. are to be located by making supply from this stn. ^{for} other than that immediately

^{required for the} hospital, the matter ~~will be referred to the DDA for its clearance,~~ ^{would be sanctioned by DESU without the}

^{prima clearance of the T.C. in order to safeguard the} The route alignment for 66 KV tower line ~~from~~ ^{prescribed} ^{land use} ^{provisions} ^{of MPD-} ^{2001 in} ^{that} ^{area} ^x ~~220 kv. s/stn. (Najafgarh) to the proposed 66 KV at~~ ^{to be drawn for}

Rawta Morh was also discussed. It was noted that the ~~route alignment has not been indicated on a proper scale~~ ^{proposed} ^{was} ^{the plan at} of 1:10,000. ~~Therefore,~~ ^{so much} the Technical Committee while

agreeing in principle ^{to} the proposed route alignment desired that the same should be shown ^{on} ^{as a} ^{which is on a} from the plans on the scale of 1:10,000 ^{and} indicating the location of the towers for the

clearance from the Technical Committee. ~~Infact as a policy~~ ^{It was also observed that} ^{a plan of that}

^{matter of policy} the route alignment should be shown on this scale wherever ^{the} ^{request} layout/zonal plans are not available. ~~And in case the site~~ ^{all} ^{area where zonal plans/layout plans are available,} ^{the} ^{route alignment} same should be indicated/ marked on such plans. ^{It was}

also noted that in case the proposed route alignment ^{is} ^{near} passing through ^{a notified} ^{area,} ^{separate} the protective forest, the necessary clearance ^{under} ^{the Forest Act,} ^{will have} be obtained ^{by DESU}

Technical Committee desired that after receiving ^{the proposal} ^{be resubmitted accordingly for its} the proposal from DESU, the technical feasibility be examined ^{Consideration} and the matter be resubmitted for clearance from the Tech. Committee.



ITEM NO. 17:

- Sub: (i) Site for the 22 kv s/stn. for walled city area
(ii) Route approval for 22 kv Tower Line from Mandola to Kashmere Gate.
F 6(7)/89/M.P.

The Tech. Committee ~~discussed in detail the proposals~~ ^{at the outset that the original} ~~and observed that earlier the site of 220 KV s/stn. was had been~~ ^{the proposed} approved by the Authority. However, later on ^{at the instance of the} ~~the Hon'ble~~ Lt. Governor, Delhi has made certain observation for the ^{the} location of ESS at the present site. ^{had been changed to} ~~It was therefore for DESU to~~ Addl. Genl. Manager, DESU ^{was therefore to} decided that he will take up the matter with the ^{hand obtain his final concurrence to the proposal to} L.G. for its clearance and then submit the matter to the ^{revert to the original site, before placing the matter before the TC} Tech. Committee. It was also noted that while agreeing to ^{the original} ~~this location of 220kv s/stn.~~ ^{it was agreed} ~~it was agreed with the~~ understanding that the ^{may} ~~route alignment~~ ^{line would be laid} ~~will be undergone~~ ^{ground} and, therefore, the Tech. Committee desired that this fact should also be brought to the notice of L.G. ~~It was decided~~ ^{it was agreed} ~~that in the meanwhile, a site inspection will be conducted~~ ^{by the Chief Architect, D.D.A.; Chief Engineer (E) and} ~~along with DESU officers, in order to facilitate a satisfactory~~ ^{representatives of} ~~final decision by the Tech. Committee~~ ^{when the subject comes up for consideration} ~~again in the Tech. Committee~~

ITEM NO. 18/92:

- Sub: Route alignment for 66 KV tower line to connect 220 KV existing sub station at Khla to 66 kv s/stn.
No. F 6(9)/90/M.P.

The item was deferred ^{as DESU was to} ~~as DESU has to submit the copy~~ of the notification vide which the colony, under reference, had been regularised.

ITEM NO. 19/92:

- Sub: Dev. Control norms as provided in MPD 2001 in r/o residential plots and group housing various representations in this regard.

Deferred.

while requesting that he reconsider his decision to shift the said site

ITEM NO. 206/91 (Addl. Item laid on table)

Sub: Inland Container Depot at Tughlakabad
F 3(41)/89/M.P.

The Tech. Committee was informed by the representatives of ^{both} CONCOR and the Min. of Railways that they ^{had} appointed NATPAC as their consultant for working out the details of the circulation system and the requisite improvement in the transport network in and around the ICD, Tughlakabad.

The representative of NATPAC explained the circulation plan prepared by them keeping in view the following transportation aspects :

- a) The ^{proposed intersection of the} ~~level crossing of~~ CCI siding with the ^{road of the} ~~approach to ICD~~. Based on the present estimates ^{on the} ~~would call for installation of a level crossing~~ it was given to understand that due to the ^{Due to the} ~~train entering CCI~~ ^{the siding} ~~once a day~~, ^{and} ~~maximum delay of~~ 20 minutes ~~would be caused to~~ the traffic both entering ^{and} leaving ICD. ^{consequential delay of 20 minutes} ~~would suffer a maximum~~
- b) ~~Bottlenecks due to the ICD traffic~~ - The most critical ~~bottlenecks due to~~ ^{for} the ICD traffic would be on the RUB which ^{is} ~~is~~ about 1.2 km on Mehrauli Badarpur road joining ^{the} ~~the~~ Athura Road, having 3 intersections i.e. T-junction for Surajkund road, T-junction for entry to ICD and ^{the} ~~intersection~~ at MB road with Anandmai Marg.
- c) ~~Limitations to widening of MB Road~~ - There ^{were} ~~are~~ ^{to the extent} ~~limitations of~~ MB road ^{could be widened} from the existing 3 lanes to the proposed 8 lanes in certain sections, due to encroachment, etc.

contd....p7/.....

2) Traffic Projection - Based on traffic projection of ICD and considering the scale of activities, it was presented by NATPAC that the additional PCUs ^{generated} per hour because of ICD would be 185 in 1992, 278 in 1995 and 411 in 2001. ~~(It is outside the existing traffic of 700-800 PCUs on MB Road.)~~

e) The Technical Committee discussed the various issues ^{involved} and ^{made} the following observations ~~were made~~

i) NATPAC ~~has to~~ ^{to} provide all the ^{relevant} details ^{relating to} the approach road and the railway siding, location of trees, ^{and the} ~~indicating the~~ stretch of road between RUB on Mathura Road and the intersection of MB Road with Anandmai Marg. ^{possibility of providing} the ^{an} alternative entry routes to ICD as discussed ~~during~~ ⁱⁿ the meeting, of ~~Technical Committee~~ may also be examined by the NATPAC.

ii) ^{The possibility of increasing the proposed} ~~The representative of CCI indicated that they have~~ ^{daily output of flyash} a plan to utilise 15% of the ~~fly-ash~~ (150-200 tonnes) ^{per day} from the Rajghat Thermal Power Stn. ^{should} ~~Tech. Committee desired that substantial improvement~~ is possible if the fly-ash could be arranged from the existing ~~Wadarpur Thermal Power Stn.~~ ^{(iii) The proposed} ~~siding would enable CCI to bring in 85% of its~~ ^{input of clinker} of the ~~clinker used in CCI plant is to be brought~~ by the train. ^{substantially reduce the existing road} ~~The manufactured cement is proposed to be transported by trucks (about 100 trucks per day).~~ ^{traffic which was estimated to about 250 trucks per day, on account of} ~~clinker movement of~~ Based on the above observations, the following

decisions were taken :

i) A sub-group would go into details ^{of NATPAC} ~~about the plan~~ ^{for overall} transportation improvement ~~likely to be made~~ in and around ICD. The sub-group shall comprise of Mr. Kohli from Railways/CONCOR, ACP (Traffic) from Delhi Police, Sh. Prakash

Thus the proposed ~~CCI siding~~ ^{would have a} beneficial impact on the overall traffic situation ~~in the area~~ ^{by offsetting the} additional traffic ~~to be generated by the ICD~~

Narayan from DDA and a representative from CCI, NCR Planning Board and NATPAC. Shri Prakash Narain, Jt. Dir. (T) DDA would be the convener

- ii) The detailed drawings along with report of the sub-group would be presented for consideration of Technical Committee in its next meeting.

depu

MOST IMMEDIATE
TECHNICAL COMMITTEE MEET.

DELHI DEVELOPMENT AUTHORITY
VIKAS MINAR
INDERPRASTHA ESTATE
NEW DELHI!

NO:F.1(6)91-MP/

Dt:28.1.92

From:ASSTT.DIRECTOR(MP)

3910
31/1/92

To

Vice-chairman.
Delhi Development Authority
Vikas Soodan, I.P.A
New Delhi.

Sir,

I am directed to inform you that the meeting of the Technical Committee of Delhi Development Authority will be held on 3.2.92 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th Floor, Delhi Development Authority, I.P.Estate, New Delhi. Item No:217/91(4/92) 219/91(6/92), 10/92, 211/91, 11/92 have earlier been circulated vide Technical Committee meeting dt:21.1.92 and for Item No:180/91 & 150/91 have been circulated vide T.C. meeting dt:26.11.91 & 7.1.92 respectively which may please be brought. The agenda for item No.188/91, and 13/92 to 19/92 is enclosed.

You are requested to attend the meeting.

Yours faithfully,

ASSTT.DIRECTOR(MP)

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the Meeting of Technical Committee to be held on 3.2.92 at 9.30 A.M. in the Conference Room of Vikas Minar, I.P.Estate, New Delhi.

<u>Sl.No.</u>	<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	217/91(4/92)	Construction of dispensary at Kh. No.28/2/2/land, 18 Biswas in Village Madanpur Dabas, Khanjhwala. F.13(4)/88-MP/ To be presented by DD(NCR&UE).	
2.	219/91(6/92)	Higher purchase Transit Camp sites: disposal off; F.20(7)/91-MP/pt.I To be presented by JD(AP)	
3.	10/92	Revision in the sites already approved by the Tech.Committee for locations of Sewage treatment plant in Narela and Rohini. DD/PP/UE/91/F.9(part.) To be presented by DD(NCR&UE).	
4.	211/91	Grant of NOC for storage of petroleum class 'A' & 'B' products in Union Territory of Delhi. F.7(7)91-MP To be presented by JD(WC&SA)	
5.	11/92	Issue of NOC for construction of Commercial complex on property No.7361(part) Ram Nagar on Main Qutab Road to M/s. Dewan & Sons. F.3(204)/91-MP/ To be presented by JD(WC&SA)	
6.	180/91	Alignment plan of Mehrauli Mahipalpur Road on Mehrauli Guragach Road, NH-8. F.5(8)72-MP/ To be presented by JD(T)	
7.	150/91	Preparation of Zonal plan of Trans Yamuna Area. F.R.1(30)/91-Dir.(TYA). To be presented by Dir.(TYA)	
8.	188/91	Pending action on the decisions of the Tech.Committee for the period 1-10 Jan.1990 to Dec.1991 and Jan.1991- to June 1991. F.1(51)/91-MP/ To be presented by DD(MP)	
9.	13/92	Standard cross section for Road 28 mtr.R.W. F.5(24)/91-MP/ To be presented by PP(Rohini)	11
10.	14/92	Notification of the Archaeological survey of India for declaration of the areas as prohibited and regulated for the purpose of construction ground the monument. F.Commr.(plg.)/91/1692/BR-520 To be presented by Commr.(plg.)	12

<u>Sl.No.</u>	<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
11.	15/92	Electrification of Sub-District Centre at Hari Nagar and Community centre at Block 'J' Rajouri Garden. PA/JD(plg.)II/90/20 To be presented by JD(AP)	13-14
12.	16/92	66 KV towerline between Nazafgarh 220 KV Sub-Station and 66 KV Sub-station at Rawta Morh. F.6(4)/91-MP/ To be presented by DD(NCR&UE).	15-16
12.	17/92	(i) Site for the 220 KV Sub-Station for walked city area. (ii) Route approval for 220 KV Tower Line from Mandola to Kashmere Gate. F.6(7)/89-MP/ To be presented by JD(T).	17-19
14.	18/92	Route alignment for 66 KV towerline to connect 220 KV existing sub-station at Okhla to 66 KV sub-station. F.6(9)/90-MP/ To be presented by DD(NCR&UE)	20+21
15.	19/92	Development Control norms as provided in MPD-2001 in respect of residential plots and group housing-Various representations in this regards. F.15(1)01/MP To be presented by DD(ZP).	22

16.

Laid on Table.:

Inland Container Depot at Tagh Lakabad.

F3(41)189-MP.

To be presented
by DD(NCR & UE)

Ilamp#(217/91)4/292

Sub: Construction of a dispensary at Khasra No.28/2/2,
land 18 Biswas in village Madanpur Dabas;
Khanjawala block.

F.No.: F.13(4)88-MP.

1. Addl. Director, Health Service vide his letter No.F.12/77/84/
DHS/P&S 28367 dt. 29.8.68 had requested the issue of NCC
for construction of a dispensary building at village
Madanpur Dabas (Khanjawala block) the gaon sabha has made
available the plot of land measuring 18 Biswas approximately
at Khasra No.28/2/2. The case has been examined in the
R/O of DDA for this 1395 sq.mt. of proposed land in village
Madanpur Dhabas and the observations made are as follows :
 - i) Village Madanpur Dabas in North West Delhi is part of
the Urban Extension proposed in the Draft MPD Perspective-
2001.
 - ii) From the site plan submitted by the Director of Health
Services, Delhi Admn. it appears that the proposed
dispensary falls in the residential use of the
structural plan approved by the Authority. Further, it
is noted that it is part of phase IV of Urban Extension.
 - iii) According to Draft MPD-2001 one dispensary site is
proposed for every 15,000 population with an area of
800 to 1200 sq.mt.(average 1000 sq.mt.). In the draft
MPD-2001 certain villages have been identified as
growth centres depending on their growth rate and road
link as for location of health facilities, markets,
schools and rural industries. Village Madanpur Dabas
does not form part of the list of proposed growth centres.
 - iv) As per the existing practices of land acquisition,
development and disposal followed in Delhi clearance for
locating dispensary site in the village Madanpur Dabas
does not seek favour. In fact, village 'Jaunti' which
is a better location in terms of road linkages may be
considered as an alternative for locating of the
dispensary site. It is also observed that the dispensary
should found part of the village development plan.

2. The Technical committee discussed the proposal on 27th Feb., 89 and keeping in view that the proposed dispensary is in village Madanpur Dabas, Khanjawala block approved the site and desired that the site should be integrated as a part of the village development plan.

Further the Technical committee desired that a reference be made to MCD, requesting that they should prepare the development plan for rural villages as a number of reports are put up by Delhi Admn. to provide facilities on the available land in the vicinity of then villages.

3. In reply to this, vide letter No.F.12/1/91/DHS/P&S/11423 dated 4.4.1991 from Dy.Dir.(STAT), Directorate of Health Services Delhi Admn. and letter No.TF/G/7063/90 dated 1.1.91 from Architect(O.P) of M.C.D. Town Planning Deptt. It has been mentioned that Madanpur Dabas is not an urban villages and as such no development plan for the same could be formulated.
4. Further, in this context, we may observe that village Madanpur Dabas comes within proposed urban extension-IV phase and the land use proposed as per the approved structure plan of UE is residential.

Also, there is no mention/reference about the "Preparation of Development plan for rural villages" by MCD, as desired by Technical committee of DDA, as a number of requests are being put up by Delhi Admn. to provide facilities on the available land in the vicinity of these villages.

5. The case was then put up to Internal Planning committee for further discussions on 4.7.1991.
6. The Internal Planning committee discussed the issue in details and took decision that -
 - i) Site inspection of the site u/r be got conducted;
 - ii) The site location for the dispensary should be near the village;
 - iii) As per the decision taken by L.G., it is to be taken into consideration that in future trees are to be planted on the gaon sabha land and
 - iv) The approval of site allotment, after re-examination, may be given with the condition that for any readjustment of site required for urban extension(UE) proposals, the same will have to be surrendered by the Health deptt. of Delhi Admn. as and when required.

7. Now, the site inspection has been got done and it was noted that the proposed site is on gaon sabha land and the location under consideration is near the village abadi. The site is stated to be approachable by road.
8. In view of the facts, above, it is now proposed that the site for dispensary on the proposed location at village Madanpur Dabad may be approved subject to the above stated conditions decided in the internal planning committee meeting held on 4.7.1991 (ref para-6).
9. The case is now put up for the consideration (of the para 8) of the Technical committee.

Item No. (219/91) 4/92

SUB: Higher Purchase of Transit Camp sites ! Disposal of.
F.2007/91-MF Pt.I

Reference may please be made to the Circular issued by Engineer Member No. EM-I(5)84/19/69-78 dated 2.11.1989 to grant ownership right to the allottees of Transit Camps on Higher Purchase basis as per the decision conveyed my Secretary, L.G. to V.C. This decision has been taken on the request received from the owners of these plots in the Transit Camps. E.M. had desired of the Chief Engineers for complying and taking up the matter and with Commissioner(H) so as to cost of finalised the electrification and services/maintenance.

2. The matter has been examined and it is reported that six Transit Camps are existing, having a total of 5934 units. The details direct of the units given below:-

Area	Name of the T. Camps	Total No. of Units	Total No. of units allottees	Total No. of unallotted Units	Remarks
	Raghubir Nagar	1558	1552	6	Under Secty.
South:	Govindpuri	2094	2091	3	Under unauthorised occupation.
	Pandav Nagar	332	188	134	Vasant Kunj for allotment.
East:	Trilokpuri	480	471	9	Under stay & unauthorised occupation.
	Khichripur	440	439	1	Under stay
West:	Hastsal	1049	1037	3	Used by staff.
TOTAL:		5934	5778	156	

3. Accordingly all the Chief Engineers were requested to send the layout plan of the received schemes of the Area Planning Unit with a view to process its further processing including the agenda of land use if required

Contd.....2

4. In response, however the layout plan of only two localities namely Raghbir Nagar and Hasthsal have been received from Chief Engineer(West Zone). The matter has been examined and it is found out that the change of land use for 3.38 hect. in case of Hasthsal will be required from "Rural use of Residential" Raghbir Nagar Transit Camps names is located in the residential area as per MPD-2001. The detailed examination of remaining four schemes would be taken up after receiving the layout plan other details from Chief Engineer(East) for Trilokpuri and Khichari Pur, Chief Engineer(West), Pandav Nagar and Chief Engineer (South East Zone) for Govindpuri. It is reported that the DDA is to recover about Rs.12 crores from these camping sheds.

5. The matter is submitted to the Technical Committee for change of land use of 3.38 Hect. in case of Hasthsal Transit Camps in West Delhi.

Item No. 10/92

Sub: Revision in the sites already approved by the Technical committee for locations of Sewage treatment plant in Narela and Rohini.

File No. DD/PP/UE/91/F.9(Part)

BACKGROUND

A comprehensive proposal on integrated planning for sewerage system in Urban Extension 2001 was placed before the Technical committee of DDA on 1.4.91 vide agenda item No.4 where following land requirement for the proposed sewage treatment plant in urban extension were approved, which are as follows :

- 1) A new sewage treatment plant near Budhpur village east of G.T. Road.

Capacity 90 Mgd.

Area 50 Hact.

This plant will serve the need of population in Narela Project.

- 2) A new treatment plant along the Nangloi drain near village Sahibabad Daulatpur in North West Delhi.

Capacity 70

Area 40 hact.

This plant will serve the need of population of Rohini Phase III, IV and V.

- 3) A new sewage treatment plant near Amberhai in South west Delhi.

Capacity 65 Mgd.

Area 40 hact.

Specific location to be finalised by the Project Planner(Dwarka) this plant will serve the need of population in Dwarka Phase I and II.

- 4) A new treatment plant near village Nangloi syed in West Delhi (to be initiated during 9th five year plan)

Capacity 35 Mgd.

Area 20 Hact.

However, now it is felt by project planner Rohini/Narela that there needs to be slight revision in the sites already approved by the Technical committee, DDA.

- I. Project Planner(Narela) has expressed vide his letter ~~xxxx~~ No. PP/NP/89/142/1560 dated 20.9.91 that during the meeting with the MCD on 13.9.91 regarding the sewa e scheme of Narela the Chief Engineer(DR) MCD pointed out that the MCD had earlier requested for two treatment plants one with the capacity of 20 Mgd an area of 10 hectare near village Khampur and other site near Budhpur village with an area of 50 hectare and 70 Mgd. capacity.

It is noted that the site near Budhpur with an area of 50 hact. is already been cleared by the Technical committee DDA on 1.4.91.

Hence an approval of 10 hectare of land for 20 Mgd. capacity sewage treatment plant near Khampur is required, as stated this treatment plant will cater the need of existing Narela town and the area being developed by the DDA. A plan showing the exact location of the site is laid on the table.

- II. Project Planner Rohini vide letter No. PP/R/2006/Services/90/1114 dated 5.8.91 expressed that the location of Sewage treatment plant near Sahibabad Daulatpur in Rohini phase-III as approved by Technical committee needs slight modification. The exact location of the site as indicated by Project Planner (Rohini) is transferred on the part survey of India sheet laid on the table.

With the facts given above the case is put up to Technical committee for consideration.

Item No. 211/91

SUBJECT:- Grant of NOC for storage of petroleum class 'A' & 'B' products in Union Territory of Delhi. F2(7)/91-MP

1. DDA has been receiving request for issue of NOC for storage of A,B,& C class petroleum products from DCP (Licensing) from the land use point of view in Urban area as well as rural areas.
2. Most of the request are for the lands in possession of the applicants located in village abadi area/ unauthorised areas.
3. The case is examined and the comments are as under:-
 - i)Defination of petroleum class a,b & c are annexed.
 - ii)These products are either required for running a particular type of industry or for sale purposes.
4. The subject matter was considered in a meeting held on 15.5.89 wherein following decision was taken:-
 - i) Wherever, the petroleum products are required for the use in industrial unit located in approved industrial areas, we may issue the NOC subject to clearance from Fire/Explosive Departments as the case may be.
 - ii) Industrial units located in village abadies and unauthorised areas as permitted in MPD-62/PDP-2001 generally do not require the petroleum products to be used as a raw material or subsidiary material in such units. Therefore, in such cases, NOC could not be issued.
 - iii) For marketing the products, these units could be located in approved commercial schemes/warehousing schemes and the NOC could be issued subject to clearance by Delhi Fire Service/Explosive Departments as the case may be.
5. Keeping in view the provisions of MPD-2001 the decision taken in the meeting held on 15.5.89 (refer para 4 above) are in order.
- 6 The item is placed before the Technical Committee for retification of the decision already taken in the matter.

Petroleum Act 1934 and Petroleum Rules 1976

Definitions

- i) "Petroleum Class 'A' means petroleum having a flash point below twenty-three degrees Centigrade.
- ii) "Petroleum Class 'B' means petroleum having a flashpoint of twenty -three degrees Centigrade and above but below sixty-five degrees Centigrade;
- iii) "Petroleum Class 'C' means petroleum having a flashpoint of sixty -five degrees Centigrade and above but below ninety-three degrees centigrade;

No licence needed for transport or storage of Class-quantities of petroleum class-B or Petroleum Class-C. No licence needed for Import, Transport or storage of small quantities of Petroleum Class-A.

Containers exceeding one litre in capacity for petroleum class-A and 5 litres in capacity for Petroleum Class-B or Petroleum Class-C shall be of a type approved by Chief Controller.

Licence necessary for the transport or storage in bulk of Petroleum class A&B.

depth or 50 ft. which ever is applicable.

v) In the approved Zonal Development plan of Zone A-6, the R/W of Outab road is to be widened to 30 meter and the use of remaining land is shown as retail business and commercial upto 1 plot.

ship of the land.

of the case in the Delhi High Court about the dispute of the owner-

(iv) The recommendations of Screening Board were approved by the Authority vide its Resolution No.172 dt:30.8.71. Subject to the condition that no building plans be sanctioned pending disposal of the same.

for providing other facilities required in that area. While considering the individual objections/suggestions the Screening Board of the Authority recommended that the land use of the plot being adjacent to the built up property, be shown in accordance with the use of the adjacent plot as Commercial with 309 FAR.

objections/suggestions. According to this the said property was shown with the adjacent plot as Neighbourhood Centre with a view to accommodate the shops affected in the R/W of Outab Road and

111) The Draft Zonal Plan A-6 (Gadam sharif area) in which Jurisdiction of the lands falls was published for inviting public

Commercial complex long back.

11) M/s. Goodwill Indias Ltd. claimed to be the owner of the plot of land measuring about 5000 sq.yds. (referred in para 1(i) above) had submitted a proposal for the construction of a cinema-cum--

(f) The property under reference is located on Main Qutab road near Hotel Tourist in sub zone A-6 abutting an existing road of about 10 meter width.

2.
BACK GROUND:

DDA Resolution No. 172 of 30th August, 1971.

(4) The land use of the said land is commercial as per the

Deven & Sons, Pvt. Ltd. vide sale deed dt. 13th Feb., 90.

(11) The said land now stands registered in the name of M/s.

Delhi High Court decision dt. 6th June, 1974.

7) The land belongs to M/s. Goodwill India Ltd. as per the

has been further informed in the said letter that

plans for a commercial complex on the said plot by MCD, It

8 19.11.90 has requested to issue NOC to MCD for processing.

1. M/s. Dewan & Sons Pvt.Ltd. vide its letter dt:7.3.90

Issue of N.O.C. for construction of Commercial Complex on property No.7361 (part), Ram Nagar on Main Ghatap Road to M/s.Dewan & Sons Investments Pvt.Ltd. F31204/161-HP To be P

ILCM No. 11/92

Leopold

3. OBSERVATIONS:

The case is examined and comments areas under:-

- i) It has been reported by the Lhads Section that DDA has lost the case in High Court and M/s. Good will India Ltd. is declared the owner of the land. It has further been clarified that all appeal/revision and SLP filed in High Court-Supreme Court have been dismissed.
- ii) A site inspection has revealed that the part of the property is being utilised as Motor-car repair workshop and part as parking for the adjacent building of Hotel Tourist.
- iii) The road R/W of Qutab road as per MPD-62, as per approved Zonal Development Plan(a-6), as per MPD-2001 is 30 meter. The alignment plan for the same has not yet been prepared/finalised but certain portion of the premises will certainly be affected in the road widening, which could only be assessed after finalisation of the alignment plan.
- iv) As per MPD-62 the land use of the property is residential (density 200-250 P.P.A.), as per approved Zonal Plan(A-6) Retail and commercial, as per MPD-2001 Urban renewal conservative sugery with a density 800-1000 persons per Acre.
- v) The Urban renewal plan of the area is yet to be prepared finalised.

4. PROPOSAL:-Keeping in view the background & observations contained in the para 2 & 3 above is the request of NOC is placed before the Technical Committee for its consideration.

Item No. 180/91

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

.....
LOCATION:

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

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

BACKGROUND:

- i) The alignment plan which was prepared by the City Planning Wing of DDA was sent to MCD for feasibility check up. MCD vide letter No. D/1467/EE(P)/II/AE(P) S-D(43) dated 28.8.87 has submitted the LOSC decision indicating the affected properties on the proposed alignment. In the LOSC comments it was also observed that the existing metalled width of this road is 6.60 mts. The proposed r/w is 75 mts. Thus busy and congested thorough fare falls in the South Zone of MCD. It was also observed that if the road is widened as per the proposed alignment plan a number of land and properties are affected in the r/w of this road. The affected land and properties have also been indicated on the plan. Thus, the alignment plan proposed by DDA is approved from the planning point of view. The Engg. Deptt. may take further appropriate action and sent comments to DDA.
- ii) The alignment plan was placed before T/C meeting held on 9.7.87 vide Item No. 9 in the said T/C meeting it was observed that the curve proposed.

contd...2/-

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

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

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

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

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

3. JOINT SITE INSPECTION:

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

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

4. ACTION TAKEN BY PLANNING WING OF DDA:

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

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

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

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

in view of passage of the Bill.

also constraints advantages and disadvantages.

Suptd. Engg. (I), DDA vide letter No. S.E. (I)/6/(72)/
91/3503-8 dated 25.6.91 addressed to S.E. (Plg.)

MCD, Town Hall has brought into notice that appropriate
action from construction of this road failing which
action from construction of this road failing which
the entire land is bound to get encroached and then
it will be very difficult to remove the encroachment
and construction of the road.

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

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

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

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

दिल्ली विकास प्राधिकरण

७म संख्या

५८

दिनांक...18.7.91...

AGENDA ITEM FOR TECHNICAL COMMITTEE

21.150/91

Sub: Preparation of Zonal Plan of Trans Yamuna Area.

PR 1130/91-Div (TJA).

To be presented

to Div (TJA).

A comprehensive note has been enclosed giving the background of preparation of Zonal Plan, of 15 Zones in Delhi, outlines and details of Section 8 of Delhi Development Act 1957, inadequacies and incompleteness of zonal plans prepared so far, names of divisions and their areas in hect., broad facilities to be shown in the zonal plan, important factors on which zonal plan are based.

Details have also been given of physical dimensions of Trans Yamuna Area, decisions taken so far and details of 23 sectors of planning of trans yamuna area. Names of these 23 sectors have been given under:-

1. Residential Plotted Development.
2. Plotted Co-operative House Building Societies.
3. Resettlement Colonies.
4. Group Housing by Delhi Development Authority.
5. Rehabilitation Colonies.
6. Residential units by other Organisations/Departments than DDA.
7. Large residential complexes in Trans Yamuna Area.
8. Group Housing Co-operative Societies.
9. Unauthorised Regularised Colonies.
10. Unauthorised Colonies.
11. Urban & Rural Villages.
12. Plotted Industrial Schemes.
13. Non-conforming Industrial Units.
14. Institutional Complexes.
15. Service Centres.
16. Facility Centres.

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17. Wholesale Markets.
18. Commercial Complexes.
19. Social Infrastructure.
20. Recreational Complexes.
21. Physical Infrastructure.
 - i) Water.
 - ii) Sewage Disposal.
 - iii) Power.
 - iv) Storm Water Drainage.
 - v) Gas Supply.
 - vi) Passenger Trips.
 - vii) Telephone System.
 - viii) Scavenging & Sanitation.
 - ix) Fire Services.
22. Traffic & Transportation.
23. Projects concerning to Slum Wing, DDA.

The item is placed before the Technical Committee of the DDA giving outlines of system and inputs of preparation of zonal plan of trans yamuna area. All above details will be transferred on the base map of the area after getting the same, from National Remote Sensing Agency, Hyderabad.

PREPARATION OF LARGE AREA (ZONAL) PLANS CASE EXAMPLE OF TRANS-YAMUNA AREA

BACKGROUND;

0.1 Delhi is divided into 15 planning zones and many sub-zones whose plans are prepared under Section-8 of Delhi Development Act, 1957; Details are given in Appendix No. .1 and extracts given as under:-

A Zonal Plan will show locations and extents of land uses, public and semi-public buildings, utilities and services, roads, housing, recreation, industries, business, markets, schools, hospitals, public and private open spaces, standard of population, density, alignment of buildings, system of maintenance of various components of development etc.

Preparation of zonal plans (now called sub-zonal plans) was started in early sixties. Initially, the entire job was done by Town & Country Planning Organisation, Govt. of India and then in late seventies, it was transferred to Delhi Development Authority. Upto March, 1991 i.e. last 30 years, plans of various sub-zones were prepared and processed under various stages. Position was on 31st March, 1991 was that plans of 56 sub zones were approved by Central Govt., 23 submitted to Govt./referred back, 11 approved by the Authority/Screening Board/being processed for submission to the Govt., 36 belongs to special area, 10 of railways/defence area and 4 have not been taken up due to major changes in landuse. Zonewise details have been given in Appendix No. .2.

0.2 Inadequacy and incompleteness of zonal plans prepared so far:

i) None of the zonal plans prepared, finalised and approved has provisions of physical infrastructure i.e. water lines, sewer lines, storm water drains, power lines etc. Though, computer based software are available yet so far no expertise has been developed. The result being that none of the zonal plan is complete in this respect.

ii) Some of the zonal plans are in the scale of 1:6000 or 1"=500'. These plans are readable and correct, inferences can be drawn.

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Many zonal plans are in the scale of 1:10,000 and are not good for any purpose, as these are not readable, non-conclusive and specific properties cannot be identified in the plan.

It is strongly recommended that zonal plans should not be in the scale less than 1:5000.

iii) All zonal plans prepared so far are on base maps prepared based on aerial surveys, but in sixtees or seventees. In this dynamic situation, site conditions, landuse pattern are substantially changed after every five years, as such, zonal plans should be based on 1990s base maps.

All example, in Trans-Yamuna Area none of the draft zonal plan tallies with the site even to 10% of the existing physical features.

0.3 Provisions as given in MPD-2001:

Zonal (Divisional) Plan:

The Union Territory of Delhi is divided into 15 zones (divisions). The approximate area in each zone (division) is given as under and shown in the map.

Name of the Zone	Area in Hect.
A. Old City	1159
B. City Extension (Karol Bagh)	2304
C. Civil Lines	6855
E. Trans Yamuna	8797
F. South Delhi I	11958
G. West Delhi I	11865
H. North West Delhi I	5677
J. South Delhi II	15178
K. West Delhi II	12056
L. West Delhi III	22979
M. North West Delhi II	8213
N. North West Delhi III	15851
O. River Yamuna	6081
P. North Delhi	15707

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0.4 Broad facilities to be shown in the Zonal Plan:

Neighbourhood play area, intermediate hospital A, intermediate hospital B, Poly Clinic, nursing home, integrated school with hostel facilities, integrated school without hostel facilities, school for handicapped, college, police station, LPG godown, SKO/LDO Station, electric sub-station, community centre with service centre, organised informal sector eating places, district sport centre, petrol pump, bus terminal, green park, general hospital, telephone exchange, telegraph office, head post office and administrative office, fire station, electric sub-station, 220 KV petrol pump with service facilities, district centre, bus terminal, bus depot, technical education centre-A, technical education centre-B, police battalion and district office, district jail, home-guard district level, socio-cultural, local wholesale market, divisional sport centre, etc.

0.5 Important factors on which zonal plans are based:

- i) Base maps in the scale of
 - a) 1:10000 and
 - b) 1:5000
- ii) Land ownership map and land policy
 - a) Existing
 - b) Proposed
- iii) Landuse at meso level and location of economic activities
 - a) Existing
 - b) Proposed
- iv) Plans of physical infrastructure
 - a) Existing
 - b) Proposed
- v) Plans to stop and control water, air and noise pollution
- vi) Plans of traffic & transportation, inter-zonal and intra-zonal
 - a) Existing
 - b) Proposed
- vii) Plans of social infrastructure
 - a) Existing
 - b) Proposed

viii) Broad economics on development and construction of urban spaces

So far, nowhere in the country, zonal plans on this system have been prepared, as such, they are not complete, comprehensive document and do not serve the purpose of preparation of detailed plans of urban spaces, their development and construction. Zonal plans in Delhi Development Authority are being prepared since three decades, but so far, there is not a single zonal plan showing total development of physical infrastructure, social infrastructure, economic infrastructure, circulation and environmental infrastructure.

In the next part of the chapter, a case study of trans-yamuna area of preparation of zonal plan has been given, with details of 8 points to the extent available. Once base maps in the scale of 1:5000 with the help of aerial surveys are available, then these various points/data can be plotted on the base map and can be presented.

0.6 Zonal Plan of Trans-Yamuna Area:

i) Physical Dimensions:

Union Territory of Delhi is divided into two distinct divisions, one in the east of river Yamuna and the second in the west. Area of the portion in the east of river Yamuna called Trans-Yamuna Area is in 8797 hect., surrounded by U.P. State on three sides with Loni in the north, extensions of Ghaziabad in the east, and Noida in the south. This large complex, mostly have substandard areas, except new developments in 20% of the area, residential complexes of cooperative house building societies plus colonies developed by DDA. Sooner or later, this entire Complex of 88 sq.km. has to be planned, coordinated, integrated, evaluated and monitored by one single authority; of course, development & construction of urban spaces can be by many authorities, organisations and departments.

Population of Trans-Yamuna Area was 43,8000 in 1971, 96,4000 in 1981, 1.93 million in 1990, expected to be 2.13 million in 1995, 2.2 million in 2001 and 2.4 million in 2010 A.D.

As per Master Plan-62, the entire area was divided into 16 Planning Zones (Sub Zones), leaving out areas in the north of Wazirabad Road, in the south of National Highway No.24. In MPD-2001, these areas were added up and three more Planning Zones (Sub Zones) were created, making total number of 19 sub-zones namely - E-1, E-2, E-3.....E-19.

ii) Decisions about comprehensive planning:

The area is very important and has many complicated problems in terms of inadequate physical, social and economic infrastructure. The Ministry of Urban Development in January, 1978 decided "to set up a Planning Group" for Comprehensive Planning & Development of Trans-Yamuna Area, but so far no success has been achieved. If this had been done, then lot of progress in Trans-Yamuna Area would have taken place. Following were the terms of references:-

- To study the present status of development in the area.
- To suggest proposed lines of development in the various sectors in accordance with the Master Plan recommendations and other Govt. Orders and also the existing development that has already taken place.
- To recommend priority actions for development in phases.
- To indicate capital budget estimates for the purpose of implementation of the development plans.
- To suggest suitable organisational machinery for implementation of the development plan.
- To consider all matters ancillary to the above terms of references.

iii) Creation of a separate Board for TYA with suitable structure and functions:

A separate Board may be created based on decisions taken by the Ministry of Urban Development in its Order dated 7.1.78 with total functions of physical, financial and legal planning of entire Trans-Yamuna Area in 88 sq.km., for all the subjects namely - water supply, sewage disposal, storm water drainage, power, tele-communication, roads, urban rail, gas supply, residential colonies, industrial colonies, convenient shopping centres, local shopping centres, community shopping centres, district centres, sub-central business district, environmental improvement in slum areas, environmental improvement in shanties/jhuggi clusters, sites & services, night shelters, community hall/libraries, buildings of education, health, social security, social justice, residential flats, commercial buildings, cooperative group housing societies, large gardens, sports complex, location of social infrastructure, i.e. of all the levels namely - trunk, peripheral and internal. Once all the plans are there, then development and construction of urban spaces would be directly or indirectly by this Board with proper coordination, integration, evaluation and monitoring.

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iv) Plans of various components namely - a) Land use at meso level; b) plans of physical infrastructure; c) Plans to stop & control pollution; d) Plans of traffic & transportation and e) Plans of social infrastructure would be prepared based on details in 23 sectors of planning of Trans-Yamuna Area given from paragraph 33.1 to 33.23. Names are given under:-

1. Residential Plotted Development
2. Plotted Co-operative House Building Societies
3. Resettlement Colonies
4. Group Housing by Delhi Development Authority
5. Rehabilitation Colonies
6. Residential units by other Organisations/Departments than DDA
7. Large residential complexes in Trans-Yamuna Area
8. Group Housing Co-operative Societies
9. Unauthorised Regularised Colonies
10. Unauthorised Colonies
11. Urban & Rural Villages
12. Plotted Industrial Schemes
13. Non-conforming industrial Units
14. Institutional Complexes
15. Service Centres
16. Facility Centres
17. Wholesale Markets
18. Commercial Complexes
19. Social Infrastructure
20. Recreational Complexes
21. Physical Infrastructure -
 - Water
 - Sewage disposal
 - Power

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- Storm Water Drainage
- Gas Supply
- Passenger Trips
- Telephone System
- Scavenging & Sanitation
- Fire Services

22. Traffic & Transportation

23. Projects concerning to Slum Wing, DDA.

1. Residential Plotted Development:

- i) Plotted development done by Delhi Improvement Trust.
- ii) Plotted development done by Ministry of Rehabilitation.
- iii) Colonies developed by private colonisers, namely - DLF, etc.
- iv) Plotted development done by Delhi Development Authority.
- v) 45 plotted co-operative house building societies.
- vi) 7 large resettlement colonies

DDA developed in late '60s one colony namely - Vivek Vihar in an area of 105 hect. and in '70s, Yamuna Vihar in 80 hect. These two colonies have been developed and there is no further scope of any additions or subtraction, except minor modifications.

2. Plotted Co-operative House Building Societies:

In early '70s, Delhi Administration/DDA allotted 434 hect. of land to 43 C.H.B.S. Internal development of all these colonies was done by the societies themselves and peripheral development was to be done by Delhi Development Authority, who has done part of the job.

Action on following points should be taken:-

- i) Peripheral infrastructure should be completed by DDA, and for this cost of actual expenditure should be charged from the beneficiaries.
- ii) Many sites of social infrastructure are lying vacant and are being encroached upon. Concerned departments of MCD and Delhi Admn. should construct buildings over there. If funds are not available for the construction of permanent buildings, then concerned departments should start functioning in tents.

- iii) There is a provision of many community shopping centres, local shopping centres and convenient shopping centres. Hardly 20% have been built upon by DDA. It is stressed that all the centres should be taken up for proper planning, development, construction and disposal. While planning the centres, due care should be taken to provide adequate parking.

3. Resettlement Colonies:

There are 7 large resettlement colonies namely - i) Nandi Nagari-i & ii including Sunder Nagari in 50.58 hect.; ii) Gokapuri in 14.86 hect.; iii) Old and new Seemapuri in 36.94 hect.; iv) Marginal Bundh Shahdara in 34.2 hect.; v) Seelampur old & new in 83.6 hect.; vi) Trilokpuri, Kalyanpuri, Khichripur and Himmatpuri in 168 hect. and vii) Kondli-Gharoli Complex.

In 1975-76, in these colonies, physical infrastructure was laid at the rate of one hand pump for 31 families, one water hydrant for 70 families or an average of one water point for 22 families, one W.C. seat for 7 families. Later on, number of water points and W.C. seats was increased. Plots for social infrastructure were provided at the rate of one college for 1.5 lakh population, one hospital for 1.5 lakh population, one cinema hall with 1,000 seating capacity for one lakh population, one fire station for one lakh population, one police station for one lakh population; one senior secondary school for 10,000 population; one primary school for 5,000 population, one nursery school for 5,000 population; one dispensary for 14,000 population; one community hall/library for 20,000 population; one religious site for 3,000 population; one police post for 25,000 population, one shop for 15 persons, etc. Some of the sites have been built upon and some have been encroached upon and some are lying vacant.

Action should be taken on the following points:

- i) Laying of peripheral physical infrastructure i.e. water lines, sewer lines and electric lines should be completed by Municipal Corporation of Delhi at the earliest. Every year, plan funds are given by Delhi Admn.
- ii) Sites of social infrastructure which are encroached upon or lying vacant should be got vacated and used for the facilities purposes.

4. **Group Housing by Delhi Development Authority:**

During the last 18 years, DDA constructed/is constructing 52,834 dwelling units in 21 colonies. Besides these, there are only few pockets where construction of group housing pockets is being taken up. These should be completed in time.

5. **Rehabilitation Colonies:**

In Trans-Yamuna Area, there are some rehabilitation colonies like Geeta Colony, Krishna Nagar, Navin Shahdara, etc.

In Geeta Colony, many plots were transferred by the Ministry of Rehabilitation to DDA as a part of package-deal of payment of Rs.300 million for all left out pockets of rehabilitation colonies for the purpose of planning, development and disposal. Action is being taken to plan, develop and/or construct urban spaces. This should be done in time.

6. **Residential units by other Organisations/Departments than DDA:**

Residential units have been constructed from time to time by other organisations/departments than DDA. These organisations are - i) Police Deptt.; ii) educational institutions; iii) NDMC staff housing; iv) PWD staff housing; v) MCD staff housing; vi) housing for scavengers (Safai Karamharis). Colonies like Dilshad Garden, Jyoti Nagar and Vishwas Nagar have been developed by colonisers.

Requirements of various departments for housing needs should be prepared after discussing the matter with them, housing pockets should be earmarked to the extent possible. It is clarified that there is little scope of allotment of residential land to any of the govt. department, or cooperative society, due to non-availability of land in part of Delhi.

7. **Large residential complexes in Trans-Yamuna Area:**

i) **Area in the north of Wazirabad Road:**

A report and plan on development of a large residential complex of 1515 hect. was prepared in 1985, but no further action was taken, the result being that most of the areas now have been encroached upon and filled up by unauthorised colonies. In the Complex, there are 10 villages, 11 unauthorised colonies, one 100 mgd. treatment plant and one resettlement colony.

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Proposed land use of the Complex is as under:-

	Area in hect.	%age
- Residential including villages, resettlement colony, plotted development and group housing	679.5	44.9
- Work spaces	57.45	3.8
- Govt. Offices	65.39	4.3
- Public & semi-public facilities	123.03	8.1
- Recreational	463.19	30.6
- Circulation	71.64	4.7

ii) 658 hect. in the south of Hindon Cut:

The Complex has been planned, largely developed and constructed upon. There are three villages, namely - Dallupura, Gharoli & Kondli, one Dairy Farm and one Sewage Treatment Plant.

The area has been proposed for -

	Area in Hect.	%age
- Residential	322.0	49.0
- Commercial	24.6	3.7
- Part of Integrated Freight Complex	80.0	12.2
- Public & semi-public facilities	122.5	18.6
- Recreational	50.6	7.7
- Circulation	58.5	8.9
- 126 hect. of land has been allotted to 50 group housing societies.		
- 12000 plots of 26 sq.mt. are being developed.		
- In 62 hect. of land, a sewage treatment plant has been constructed.		

This is a large Complex of development of various uses with the DDA. Though, lot of work has already been done, yet following action is to be undertaken:

- Construction of 36 mt. wide road parallel to Hindon Cut.
- Grade separator of 45 mt. wide road on the periphery of the scheme with NH-24.
- Planning, development and construction of convenient shopping centres, local shopping centres, community shopping centres and one Distt. Centre.
- Planning, development and construction of an integrated freight complex.
- Allotment of sites of social infrastructure to govt., semi-govt. and registered societies.

8. Group Housing Co-operative Societies:

Pockets of residential land were identified, planned and allotted to 217 group housing co-operative societies with a break-up of - 4 in Geeta Colony; 6 in CBD Shahdara; 118 in Mandawali Fazalpur; 16 in Mayur Vihar Phase-I; 22 in Mayur Vihar Phase-II and 51 in Dallupura. Plans of these Complexes were approved even from Urban Arts Commission and then pockets were handed over. In 80% of the cases, flats have also been built upon. Following further action has to be taken.

- i) Landscape plans of these six Complexes should be prepared and sent to DUAC for approval, as it was one of the conditions of approval of layout plans of Delhi Urban Art Commission.
- ii) Plans of sites of social infrastructure should be prepared, finalised and buildings constructed by concerned departments of Delhi Admn., MCD, registered societies, etc.
- iii) There are some sites earmarked for convenient shopping centres and local shopping centres. Plans of these centres should be prepared, executed and developed pockets should be disposed off.

9. Unauthorised Regularised Colonies:

In this part of Delhi, there are 87 unauthorised regularised colonies which were transferred to MCD in 1987. Location of these colonies are - i) 3 in east of Loni Road; ii) 6 in Bhajanpura Complex; iii) 3 in Mayur Vihar Compoex; iv) 11 in Brahampuri Complex; v) 6 in Zaffrabad Compoex; vi) 9 in Usmanpur Complex; vii) 11 in Shakarpur Complex; viii) 21 in Laxmi Nagar Complex; ix) 3 in Mauzpur Part-II Complex and x) 14 in Patparganj

Complex. Details have been given in Chapter No..... Following action is required:-

- i) Pockets earmarked for social infrastructure should be acquired by putting Section-4,6 & 17 simultaneously, taking possession and protecting it.
- ii) Collection of premium from the residents whose structures have been regularised on govt. land should be done as per formula worked out by Srinivasan Committee.
- iii) Collection of development charges from beneficiaries and for this, if necessary, modifications in D.D. Act as well as in Municipal Corporation Act should be brought out.
- iv) Development of all these colonies should be undertaken, but only with the funds to be collected from beneficiaries, with the help of cooperative societies.

33.10 Unauthorised Colonies:

In Trans-Yamuna Area, there are many unauthorised colonies which have so far not been regularised as they are not covered under latest govt. orders of Feb., 1977. Mostly, these colonies are in the north of Wazirabad Road and left out pockets either for social infrastructure or otherwise, in unauthorised regularised colonies.

So far, there is no quantification of the problem and further action for regularisation of these colonies have to be undertaken as per general policy yet to be formulated for all such colonies in Delhi. It is clarified that so far no policy decision has been announced by the Ministry of Urban Development, govt. of India.

11. Urban & Rural Villages:

There are 41 villages with a break-up of 14 in the north of Wazirabad Road, 10 between Wazirabad Road & G.T. Shahdara Road, 10 between G.T. Shahdara Road & National Highway No.24 and 7 in the south of NH-24. Out of 41 villages, earlier 17 were urban and 24 rural, but now all these villages have urban character, as such, 24 villages should also be notified under Section-517 of D.M.C. At, to make them urban, plans prepared and development should be undertaken.

have been given under:-

Some important points

- i) Physical surveys of all the 41 villages should be conducted showing all the physical features.
- ii) Physical and financial plans of all these villages should be prepared.

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- iii) Development works in these villages should be completed to the extent not done so far. Along with development, adequate number of community halls/libraries and Barat Ghars should be constructed.

12. Plotted Industrial Schemes:

In late '60s, Delhi Development Authority developed an industrial estate namely - Jhilmil, in an area of 109 hect. for light and service type of industries. The industrial estate is functioning since last 15-20 years. Another industrial estate of 100 hect. at Patparganj is being planned and developed by Directorate of Industries, Delhi Admn. The estate is under development and expected that in the 8th Five Year Plan, 50% of the industrial urban spaces would function. An another area of 80 hect. in Kondli Complex is reserved for industrial use. Now the view is to develop this area for a large truck terminal/integrated freight complex.

13. Non-conforming Industrial Units:

The problem of shifting of non-conforming industrial units in Trans-Yamuna Area is under consideration in Delhi Development Authority since early '60s. Last decision on the subject took place under the chairmanship of the then Minister of Works & Housing on 18.12.74 to shift all such non-conforming industrial units. Details of the subject are available in DDA's resolution Nos.434 dated 30.8.66; 471 dated 8.6.67; 2 dated 21.2.70; and 162 dated 26.7.71. After 1974, no substantial action was taken. Many of the non-conforming industrial units are large and their shifting within Trans-Yamuna Area is not feasible. These units have to be shifted to Noida or in industrial areas developed by Ghaziabad Development Authority.

A policy decision should be taken after considering all the resolutions of DDA and govt. decisions from time to time.

14. Institutional Complexes:

Trans-Yamuna Area is devoid of social and cultural facilities. Only 3 institutional areas have been planned so far and developments have yet to take place. For a projected population of 2.4 million, few more institutional areas have to be planned and developed. Names of these institutional complexes are as under:-

- i. Vishwas Nagar
- ii. Karkardooman
- iii. South of Vikas Marg Extension

15. Service Centres:

In MPD-2001, 11 service centres have been proposed. Their locations are - i) near Shastri Park Distt. Centre; ii) South of Road No.68 near Jyoti Nagar; iii) Tahirpur Village - 4 hect.; iv) Kardampuri - 8 hect.; v) near Yamuna Sports Complex - 1.5 hect.; vi) Karkardooman institutional area - 3 hect.; vii) Autoomobile Centre - 2.25 hect.; viii) Kondli industrial area - 2.5 hect.; ix) near Dallupura Distt. Centre - 3.5 hect.; x) Jhilmil industrial area - 3.2 hect.; xi) Patparganj Industrial Area - 3.15 hect.

Location of these service centres should be reconsidered, as most of the sites are not available and were encroached upon even at the time when these were proposed in the Master Plan.

16. Facility Centres:

19 Facility Centres, names given under were proposed in a total area of 183.4 hect. (458.4 acres), in MPD-2001. Few sites are encroached upon and cannot be used for the purpose of development till encroachments are removed or their alternate sites are found out.

	Area in Hect.
1. FC-8 - West of Loni Road	16
2. FC-9 - South of Wazirabad Road & east of Loni Road	2.2
3. FC-10 - Tahirpur	13.5
4. FC-11 - near Shastri Park Distt. Centre	14.5
5. FC-12 - Gandhi Nagar	16
6. FC-13 - CBD Shahdara	23.55
7. FC-14 - Vivek Vihar	2.10
8. FC-15 - Yojna Vihar	3.00
9. FC-16 - Anand Vihar	11.5
10. FC-17 - Vishwas Nagar	6.75
11. FC-18 - Karkardooman	20.00
12. FC-19 - Geeta Colony	12.5
13. FC-20 - Geeta Colony	1.6
14. FC-21 - Geeta Colony	1.00
15. FC-22 - Mandavali Fazalpur	5.25
16. FC-23 - near Mother Dairy	3.75
17. FC-24 - Kalyanpuri	8.5
18. FC-25 - Kondli	14.4
19. FC-26 - Dallupura	7.3

17. Wholesale Markets:

In 1980's, Delhi Agricultural Marketing Board prepared a comprehensive report including of Trans-Yamuna Area for the planning, development and construction of wholesale markets upto the end of the century and position is as under:-

	Area in Hect.	Rs. Crores
Fruit & Vegetable Markets		
*Loni Road	6	1.2
Gazipur	20	6.0
*CBD Shahdara	4	1.2
*Shastri Park	4	1.2
Grain Markets		
Gazipur	20	6.0
*North of Wazirabad Road	20	6.0
Fodder Market - Gazipur	4	1.2
Fish & Poultry Market - Gazipur	6	8.0

It was also proposed to shift - i) existing fruit & vegetable market from Bhola Nath Nagar; ii) existing fruit & vegetable market from Jheel Khuranja; and iii) Grain Market from Shahdara Town to developed wholesale markets.

Now the position is changed, as a large wholesale market would be developed in the north & south of National Highway No.24 near Gazipur. Sites earmarked as * are not available.

18. Commercial Complexes:

In Trans-Yamuna Area, there are only few organised commercial markets, otherwise majority of shops are unauthorised, unintended, in unorganised and unplanned markets; except in '80s, DDA planned and developed some new commercial centres like Preet Vihar Community Shopping Centre. Following is the position of various commercial centres:-

i. Sub Central Business District:- Planning of the same is going on since 1979, but so far no progress has been made.

ii. District Centres:-

- a) Laxmi Nagar
- b) Shastri Park
- c) Loni Road
- d) Dilshad Garden
- e) Mayur Vihar
- f) Dallupura

Out of six District Centres to be planned, developed and constructed in Trans-Yamuna Area, work is going on only for the development of Laxmi Nagar District Centre. On others, practically there is no progress. Land of Loni Road District Centre is already encroached upon and likewise, if timely action is not taken, other District Centres may also be encroached upon. Laxmi Nagar District Centre, planning of which is done by DDA is also not as per planning norms and parking provisions. This District Centre, if developed fully, will create traffic and transportation problems, so even at this stage, modifications in the plans should be done.

iii. Community Shopping Centres:

- a) Nand Nagari
- b) Dilshad Garden
- c) Yamunapuri
- d) Karkardooman
- e) Yojna Vihar
- f) Mayur Vihar Phase-I
- g) Preet Vihar
- h) Mandawali Fazalpu
- i) Kondli Gharoli
- j) Dallupura
- k) Loni Road
- l) Vihar Vihar (Societies area)
- m) Facilities-cum-Community Centre at Trilokpuri (Patparganj).

So far, only one Community Shopping Centre at Preet Vihar has been developed. Two others, one at Nand Nagari and the second at Trilokpuri are being planned by Slum Wing, DDA. These two Community Shopping Centres are planned based on parking provisions as per 1976 notification and govt. of India's guidelines of Feb., 1988. Planning of other C.S.C. has to be expedited and assured that these are as per latest parking norms.

iv) Local Shopping Centres and Convenient Shopping Centres:

As per planning norms, i.e. one local shopping centre for 15,000 population and one convenient shopping centre for 5,000 population; for a total population of 22 lakh, there should have been about 146 community shopping centres and 448 convenient shopping centres. 60% demand of the shopping activities at these two levels is fulfilled by existing markets, so plans for 40% should be prepared and implemented.

Planning of all commercial areas i.e. Sub-Central Business District, District Centres, Sub District Centres, Community Shopping Centres and other commercial centres should be expedited. Even today also, this entire job is being done with the help of outside Consultants, but due to lack of proper monitoring the progress is slow.

Project reports of each project should be prepared in a comprehensive way giving details of physical planning, financial planning and its coordination, integration, evaluation with the DDA and with other govt. departments.

19. Social Infrastructure:

- i. One general hospital for 2.5 lakh population.
- ii. One intermediate hospital (category-A) for one lakh population.
- iii. Intermediate hospital (category-B) for one lakh population.
- iv. Poly-clinic for one lakh population.
- v. Nursing Home, child welfare & maternity centre - one for 45,000 population.
- vi. Dispensary - one for 15,000 population.
- vii. Pre-primary/nursery school - one for 2.5 lakh population.
- viii. Primary school - one for 5,000 population.
- ix. Sr. Secondary School - one for 7,500 population.
- x. Integrated school without hostel facility - one for one lakh population.
- xi. Integrated school with hostel facility - one for one lakh population.

- xii. School for handicapped - one for 45,000 population.
- xiii. College - one for 1.25 lakh population.
- xiv. Technical Education Centre (A) - one for 10 lakh population.
- xv. Technical Education Centre (B) - one for 10 lakh population.
- xvi. Telephone lines - one for 10 persons.
- xvii. Departmental telegraph office (booking counter) - one for 5 lakh population.
- xix. Post office - one for 15,000 population.
- xx. Head Post Office with delivery office - one for 2.5 lakh population.
- xxi. Head Post Office and Administrative Office - one for 5 lakh population.
- xxii. Police Station - one for 90,000 population.
- xxiii. Police Post - one for 40-50,000 population.
- xxiv. District Office & Battalion - one for 10 lakh population.
- xxv. District Jail - one for 10 lakh population.
- xxvi. Civil Defence & Home-Guards - one for 10 lakh population.
- xxvii. Fire service - 2 units for one lakh population.
- xxviii. Areawise; 12-15% of the total gross area should be provided for public and semi-public facilities. On this basis, about 1200 hect. should be provided for this purpose, but actual availability is much less, so more attention should be paid and wherever vacant pockets are available should be used for social infrastructure subject to land use and consideration of physical infrastructure.

20. Recreational Complexes:

It is proposed to develop following Complexes:-

- i. Yamuna Sports Complex
- ii. Bidiwala Bagh on Loni Road
- iii. Near Shastri Park District Centre
- iv. Near Leprosy Hospital
- v. Navin Shahdara Lake
- vi. Sanjay Lake/Sir Sobha Singh Park
- vii. Tree plantation along Gazipur Drain
- viii. Green strip along Noida boundary
- ix. Green areas along National Highway No.24/Gazipur
- x. Development of river Yamuna bed
- xi. Children park at Vivek Vihar
- xii. Children park at Bahubali Society Area
- xiii. Children park at Sanjay Lake
- xiv. Group housing area sports complex
- xv. Four Yoga & Nature-cure Centres

21. Physical Infrastructure:

Requirements of services for ultimate population of 2.2 million by the end of the century, of Trans-Yamuna Area would be as under:-

- i. Water @ 80 gallons per day per capita - 176 mgd.
- ii. Sewage disposal @ 64 gallons per day per capita - 140 mgd.
- iii. Power @ 30 MW per lakh population - 660 MW
- iv. Storm water drainage - as per site conditions.

- v. Gas supply @ 5 kg. per head per month - 1.32 lakh ton per year.
- vi. Telephones @ one connection per 10 persons - 2.2 lakh lines.
- vii. Scavenging & sanitation (garbage disposal) @ 600 gms. per day per head - 4.775 lakh tons per year.
- viii. Fire services @ 2 units per lakh population - 44 units.

i. Water:- The entire Trans-Yamuna Area can be divided into following four parts with outline proposals as given under:-

- a. Area in the north of Wazirabad Road - no details have been formulated.
- b. Between Wazirabad Road & National Highway No.24 - 8 overhead tanks and 5 underground tanks have been constructed/being constructed.
- c. Between NH-24 & Hindon Cut - one overhead tank and 5 underground tanks are being constructed.
- d. Between Hindon Cut & Noida - details are being formulated.

ii. Sewage Disposal:- Ultimate sewage disposal would be 140 mgd. Ultimate capacity of Kondli Treatment Plant would be 100 mgd. and an additional sewage treatment plant of 40 mgd. in the north or south of Wazirabad Road has to be located.

iii. Power:- No separate details for Trans-Yamuna Area are available. For Delhi, as per projections made by the 13th Power Survey Committee of Central Electricity Authority, the maximum demand will reach to 2389 MW by the end of 8th Five Year Plan. Power requirements of Delhi are met from I.P. Station, Badarpur Thermal Power Station, Rajghat Power House, Barasuike Hydro-electric Project of NTPC, Singrauli Super Power Thermal Project of NTPC, ANTA & AURIYA Gas Turbines of NTPC and northern regional grid.

It is proposed to bridge the gap of power from the following sources:-

- a) 3X26.75 MW Waste Heat Recovery Units are proposed to be installed at the existing gas turbine site in the combined cycle mode.

b) A 400 KV ring is being established around Delhi which will bring bulk power to Delhi from the centrally sponsored schemes that are coming up in the northern region.

c) It is proposed to instal a 900 MW combined cycle project near Bawana at the 400 KV Sub-Station site. The project feasibility report for this work has been prepared by Central Electricity Authority who are acting as Consultants to DESU.

Important point is that a detailed comprehensive physical and financial plan of water supply, sewage disposal and power supply for TYA, giving details at macro, meso and micro level should be prepared, finalised and approved by the competent authority.

iv. Storm Water Drainage:- Master Plan of Storm Water Drainage as prepared by I&F, Delhi Admn., in 1973-75 is available showing details of the then existing and proposed drains. This plan was based on 1981 population projections and as such, does not perfectly hold good today. It has to be recast based on population project of TYA for 2001 i.e. 2.2 million. Following are the salient features of drainage system constructed in TYA.

a. There are following three main trunk drains constructed and maintained by I&F, Delhi Admn.

- Drain No.1 - starting from north of Wazirabad Road parallel to eastern Yamuna canal, Road No.65, 57 and then falling in Drain No.2.
- Drain No.2 - starts from G.T. Shahdara Road flows parallel to Road No.56 upto NH-24 and then it becomes Gazipur Drain.
- Shahdara Link Drain - starts from south of new rail lines and flows parallel to bund road.

b. Intermediate Drains - these drains should be marked on the plan and got implemented. It is necessary to prepare a comprehensive plan showing trunk drains, intermediate drains and internal drains of various colonies.

v. Gas Supply:- So far, no thought has been given on the subject.

vi. Telephone System:- Total required lines for this part of Delhi would be 220,000 against present availability of about 20,000. For laying 200,000 more telephone lines, at least 10 more telephone exchanges each of 20,000 lines are required. For this, adequate attention should be given.

vii. Scavenging & Sanitation:- Details as given in 8th Five Year Plan should be implemented.

viii. Fire Services:- For Trans-Yamuna Area, 44 units are required. Fire Department, MCD has asked 17 new units to be constructed in 8th Five Year Plan period (1990-95).

22. Traffic & Transportation:

Different types of problems have been listed and are as under:-

i. Widening of bridges over river Yamuna

- a. NH-24
- b. I.P. Barrage
- c. Wazirabad Barrage

ii. Proper linkages of TYA with -

- a. Noida
- b. Loni
- c. Ghaziabad

iii. Construction of new roads.

iv. Widening of existing roads.

v. Grade separators of roads over roads.

vi. Grade separators above or below railway lines.

vii. Improvements of intersection designs.

viii. Construction/improvement of ring road i.e. Wazirabad Road, Road No. 70, 62 & 56 (along U.R. Border), NH-24 & Road along river bund.

ix. Express and exclusive cycle tracks.

x. Pedestrian sub-ways.

xi. Pedestrian paths along roads.

-(23):-

- xii. Truck terminals specially to remove congestion from G.T. Shahdara Road near U.P. Border.
- xiii. Construction of third Inter State Bus Terminus.
- xiv. Tube railway below Drain No.1 & 2.
- xv. Development of general parking sites.
- xvi. Replacement of diesel buses by Electric Trolley Bus.
- xvii. Bus queue shelters, bus terminals and bus depots.
- xviii. Shifting of affected petrol pumps and construction of alternate ones.
- xix. Tree plantation along major roads.
- xx. Signages along roads and intersections.
- xxi. Construction of new railway terminal.
- xxii. Construction of service garrages for different modes of vehicles.

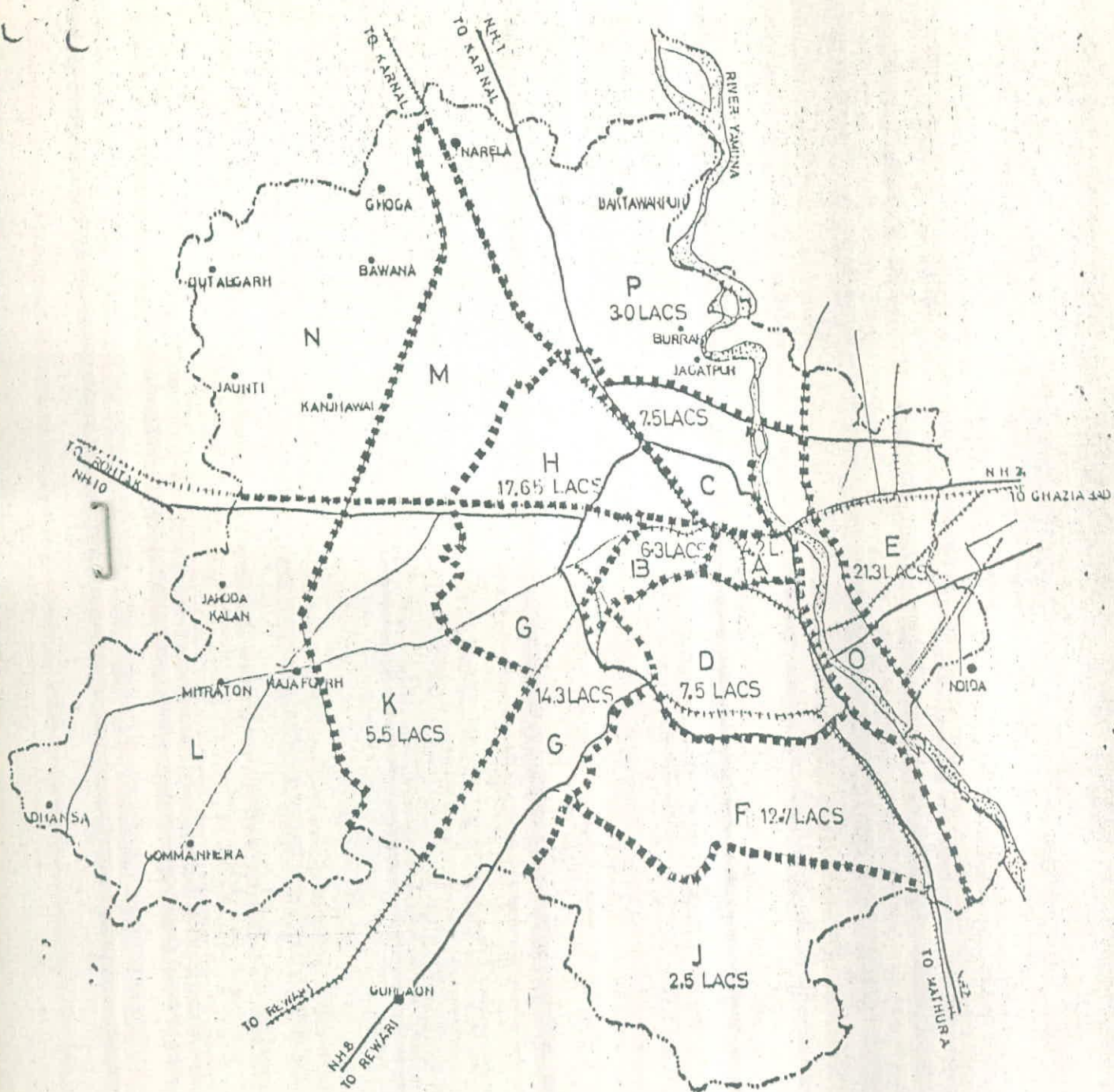
23. Projects concerning to Slum Wing, DDA:

- i. Environmental improvement in Slum Designated Areas including old Shahdara Area.
- ii. Environmental Improvement in J.J. Clusters.
- iii. Development of plots of sites & sites.
- iv. Insitu Development & Construction of urban spaces on shanties/jhuggi sites.
- v. Night Shelters.
- vi. Community Halls & Libraries
- vii. 5,000 small shops
- viii. Branch Office building of DDA.
- ix. Local Shopping Centres in resettlement colonies.
- x. Community Shopping Centres in resettlement colonies.

Section 8, Zonal Development Plans.

- 8.(1) Simultaneously with the preparation of the master plan or as soon as may be thereafter, the Authority shall proceed with the preparation of a Zonal Development Plan for each of the Zones into which Delhi may be divided.
- (2) A Zonal development Plan may -
- (a) contain a site-plan and use-plan for the development of the zone and show the approximate locations and extents of land use proposed in the zone for such things as public buildings and other public works and utilities, roads, housing, recreation, industry, business, markets, schools, hospitals and public and private open spaces and other categories of public and private uses;
 - (b) Specify the standards of population density and building density ;
 - (c) Show every area in the zone which may, in the opinion of the Authority, be required or declared for development or re-development; and
 - (d) in particular, contain provisions regarding all or any of the following matters, namely :
 - (i) the divisions of any site into plots for the erection of the buildings ;
 - (ii) the allotment or reservation of land for roads, open spaces, gardens, recreation grounds, schools, markets and other public purposes;
 - (iii) the development of any area into a township or colony and the restrictions and conditions subject to which such development may be

- undertaken or carried out ;
- iv) the erection of building on any site and the restrictions and conditions in regard to the open spaces to be maintained in or around buildings and height and character of buildings ;
 - v) the alignment of buildings on any site ;
 - vi) the architectural features of the elevation or frontage of any building to be erected on any site ;
 - vii) the number of residential buildings which may be erected on any plot or site ;
 - viii) the amenities to be provided in relation to any site or buildings on such site whether before or after the erection of buildings and the person or authority by whom or at whose expense such amenities are to be provided ;
 - ix) the prohibitions or restrictions regarding erection of shops, workshops, warehouses or factories or buildings of a specified architectural feature of buildings designed for particular purpose in the locality ;
 - x) the maintenance of walls, fences, hedges or any other structural or architectural construction and the height at which they shall be maintained ;
 - xi) restrictions regarding the use of any site for purposes other than erection of buildings ; and
 - xii) any other matter which is necessary for the proper development of the zone or any area thereof according to plan and for preventing buildings being erected haphazardly in such zone or area.



Name of zone	Area in ha	Name of zone	Area in ha
Old City	1159	J South Delhi.II	15178
City Extension(karol bagh)	2304	K West Delhi.II	12056
Civil lines	3959	L West Delhi.III	22979
New Delhi	6855	M North West Delhi.II	8213
Trans Yamuna	8797	N North West Delhi.III	15851
South Delhi.I	11958	O River Yamuna	6081
West Delhi.I	11865	P North Delhi	15057
North West Delhi.I	5677		

MAP no 1

Appendix no. 2

PROGRESS OF ZONAL PLAN

	1.	2.	3.	4.	5.	6.	7.
	Approved by Central Govt.	Submitted to Govt./referred back	Approved by Authority/ Screening Board/being processed for submission to Govt.	Draft Published	Special Area/TVA	Railway/ Defence Area	Plan not taken up for major change in land use
Zone (Division) A	6 Nos.	2 Nos.	-	-	17 Nos.	-	3 Nos.
Zone (Division) B	3 Nos.	-	-	-	4 Nos.	-	-
Zone (Division) C	12 Nos.	4 Nos.	2 Nos.	-	2 Nos.	-	-
Zone (Division) D	15 Nos.	6 Nos.	-	-	-	-	-
Zone (Division) E	1 No.	3 Nos.	-	-	12 Nos.	-	-
Zone (Division) F	9 Nos.	5 Nos.	2 Nos.	-	-	1 No.	2 Nos.
Zone (Division) G	3 Nos.	3 Nos.	5 Nos.	-	-	6 Nos.	-
Zone (Division) H	6 Nos.	-	-	-	-	-	2 Nos.
Zone (Division) I	1 No.	-	1 No.	-	1 No.	-	-
Grand Total	56 Nos.	23 Nos.	11 Nos.	-	36 Nos.	10 Nos.	4 Nos.



MAP No 2

Item No. 188/91

Subject: Pending actions on the decisions of the Technical
Committee for the period Jan.90 to Dec. 90 and
Jan.91 to June 91.
F.1(51)/91-MP

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Pending actions on the decisions of the Technical
Committee from the period 1.1.90 to 31.12.90 and 1.1.91 to
30.6.91 are enclosed for the information of the Technical
Committee.

SUBJECT

TECH. COMMITTEE
Dated

ACTION TO BE TAKEN BY
CONCERN OFFICER

CONCERN OFFICER

- | | | | | | |
|----|-------------|---|--------------------|--|------------|
| 1. | F5(19)89-MP | Construction of fly-over at the intersection of outer Ring Road on J.B. Tito Marg | 15.1.90 & 26.11.90 | Approval of DUAC received and the case being examined for placing it before the Authority. Agenda is under preparation. | JD(T) |
| 2. | F5(20)89-MP | Fly-over at the intersection of Aurbind Marg in Outer Ring Road crossing III | 15.1.90&26.11.90 | DUAC has approved the flyover with some observations. The Authority Agenda is under preparation. | JD (T) |
| 3. | F5(40)89-MP | Improvement scheme for outer Ring Road and G.K. II road intersection. | 15.1.90 & 26.11.90 | Revised scheme is yet to be received from MCD in respect to surface improvement as desired by T.C. held on 15.1.90. A letter has been sent to Chief Engineer, MCD alongwith the TC decision for further action. | Action MCD |
| 4. | F5(18)89-MP | Flyover proposal on Marshal Tito Marg lala Lajpat Rai Marg near Andru Ganj Central school | 15.1.90 & 26.11.90 | The option of providing the clover leaf has been submitted by DTDC. This has been submitted to Chief Architect, DDA to examine it with respect to the recommendations of Mr. Place circulation study coordinated by CA, DDA. | C.Arch. |

5. F5(14)89-MP
Proposed peripheral right of way road in urban extension.
2.3.90
Revised scheme is prepared and approved by VC on 14.10.91. CC (NCR&UL)
6. F5(7)87-MP
Grade separator at S. Puarjung hospital crossing.
2.3.90 &
26.11.90
10.12.90
DUC approval is yet to be received. Action PWD (DA)
7. FLS(3)83/Dir.(CP) Integrated faith complex in Gozipur Kandy Area
12.4.90
Approval of the project assignment committee has been received and Dir. (TVA) is taking n/s in this regard. Dir. (TVA)
8. F3(8)90-MP
picnic spot on Narula Bawana Road by MCD
29.3.90
Pending with MCD for sending a plan since 31.5.90.
9. F5(17)69-MP-pt. Widening of Shukar Road
29.3.90
It is understood that Commr. (tpt.) has assigned the study of east West corridor between Wellington Hospital crossing to Najafgarh Road/Patel Road intersection to GTTDC. The study shall also consider alternative proposals i.e.
(a) widening (b) flyover on Shukar Road.
Action GTTDC/ JD (T)
Presently action is pending with GTTDC for sending us the study as per Commr. (TPT)

10. F3(4)90-MP 16.7.90
Road link for packet 'A' Sidhatha extn. from Desu colony to Ring Road.
11. F3(143)82-MP 16.7.90 & 3.12.90
Modernisation of existing slaughter house at Jagah
12. DD/PP/UE/90/F-55 3.9.90
Implementation of new on incorporation of internal sector in the planned development (no. 1)
13. F3(15)90-MP 10.12.90
Proposed sites for MRTS depots, yards, interchange etc.

Discussed in IPC meeting held on 26.1.90 and file sent to DD (West.) on 26.1.90 DD (West.)

Discussed in TC on 3.12.91 & informed to MCD on 6.12.91 The TC recommended and identified for new slaughter house site in urban extn. and the case is being placed before the authority. JD (WC&SA)

LG has required certain additional information for conveying a meeting at Raj Nivas. DD(NCR&WE)

Clearance is yet to be received from railway board and other land owning agencies before placing it to authority. Reminder sent to concerned agency. Jt. Dir.(T)

PENDING ACTIONS ON THE TECHNICAL COMMITTEE DECISIONS FOR FIRST TWO QUARTERS OF YEAR 1991:

S.NO.	FILE NO.	SUBJECT	T.C. DT.	ACTION TO BE TAKEN BY CONCERNED OFFICER	CONCERNED OFFICER.
1.	F.PA/DD(P)Blog.	Guidelines for utilisation of community service personnel units in the G.H.S society scheme/CGHS/DDA'S scheme. plan housing schemes of various deptt. of G.vt. and semi-govt.	14.1.91	Decision alongwith file refer JD (Blog.) for implementation of decision and conveying the same to Commr.(L)CA HUPW, Commr.(H) JD (B) conveyed that file has been referred by him to Dir.(L) for framing norms. Norms are yet to be finalised.	Dir. (Lands)
2.	F5(117)7e-MP	Alignment plan of New Raktak Road from Rani Ghansi road to Anand Purbat integrated the functions/inter-section designs.	14.1.91	We have received a copy of the letter dt. 19.9.91 from Lt (plg.)II, addressed to Town planner, MCD for sending the information as desired by DDA vide letter dt. 25.7.91, MCD is to send the r/w details between Military Road and Sarai Rakhilla flyover as per the approved plan of the colonies on either sides of New Raktak Road. Reminder has been sent on 20.11.91.	Action Town planner (MCD)
3.	F3(97)69-MP	Shifting of stone crushers from Lal Kun, Baccarpur, New Delhi.	21.1.91	Decision conveyed to ADM/collected (Mines) Commr. of Inds. Delhi Admn. GM,DSMDC and Member Secy. NCR planning Board, Min. of UD NCR Board is yet to convey about the identification of sites in NCR. Reminder sent.	Chief planner NCR

12. F.32(11)90-Instt.

Allotment of land 2.5 acre for NCLR staff at Adchini.

Case referred to C.A. for preparation of plan and comprehensive scheme is being prepared.

13. FS(46)90-MP

Grade separator at the intersection of Ring Road and Africa Avenue.

Again the report by TC with the report by Water Supply & Sewerage Department and the report by Inspection and Maintenance Division along with

14. PA/3D(Plg.)

Revised Master Plan of Jamia Millia University

3.6.91. In view of the report of the Joint Committee of the University and the Government of India, the revised Master Plan is being prepared.

15. PA/3D/TYA/90

Approval of layout plan for small facility centre near Jail at Adchini.

17.6.91. The case referred to C.A. for preparation of plan and comprehensive scheme is being prepared.

16. PA/AD/TYA/90

Education cum facility complex (2.92 hect.) North of GT Shahedara Road, Adchini.

17.6.91. The case referred to C.A. for preparation of plan and comprehensive scheme is being prepared.

of allotting the common playground area among the various institutions to be accommodated within the layout as per decision of the TC.

17. PP/R/2006/Service	Electrification of Rohini Ph. III Reg. tower route and grid sub stn.	17.6.91	The case referred to commr. (Landus) for allotment of land to Desu.	Commr. (Landus)
18. F.5(14)90-MP	Reg. 40 mtr. wide road linking near Saket and passing to IGNOU.	11.2.91	The comprehensive scheme being worked out by Dir. (AP&B)	Dir. (AP&B)
19. DD/PP/UE/90	Review of policy on Tehbazari	11.2.91	The comprehensive scheme being worked out by Dir. (AP&B)	Dir. (AP&B)
20. F5(14)83-MP	Proposal for constn. of grade separator at Ring Road/Wajafgarh Road intersection/Raja Garden crossing.	18.2.91	PWD was requested to obtain approval of DUAC.	PWD.
21. F20(11)91-MU	Utilisation of land on the north of Wazirabad Road in between two existing bunds (River Yamuna) Def. itens 2 & 5	18.2.91	File with decision sent Arch. Planner to JD (TYA) after joint Slum. site inspection with officers to slum wing further details are being worked out by Slum Wing.	Arch. Planner
22.	Reg. approval of 139 DUs in respect of citizen CGHS at Rohini.		After the decision of the TC the case was ref. to JD(B) to take further n.a. as per decision. The JD (B) has again refer the case back to the TC for review of the decision, which was discussed in the TC meeting dt. 23.9.91 and it was decided that Dir. (B) will indicate the similar case in which section was given by DUAC/DDA. The case will again be placed before TC.	

23. D/II/JD(Bldg.) CCU-91/D-38

Interim delineation Lutyen's
Bungalow zone/norms for
development controls. 4.3.91

The matter was discussed
on 17.12.91 and again
placed before the next TC
dt. 14.1.92.

24. D/II/UE/91/F-9

Integrated planning for water
supply system in Urban Extension-2001. 18.3.91

File with decision sent to
Mr. (NCR&UE) The extract
file has further been for-
warded to Commr.(I) for
negotiation of sites with
water supply Deptt. MCD as per
TC decision, the change of
land use be processed through
the authority seperately.

DD(NCR&UE)

4. F5(22)89-MP Grade separator proposed at Dhaula Kuan inter-section. 28.1.91
ODA was requested to PWD for obtaining approval from DUAC before placing it to the authority. DUAC approval not yet received. Action PWD
5. PA/JO(plg.)II Modification in the layout plan of 98/5-DD(T)I Pritampura residential scheme. 4.2.91
As follow up action on the suggestions of the T/C the service road towards Pritam pura side has been deleted and the carriageway has been re-aligned in the r/w to save max. number of trees. The feasibility of this has been received from PWB, (DA) and Traffic. DWS&SDU
6. F5(12)89-MP Alignment plan of Road no. 37 extn. in continuation of road no. 37 from Ring road alongwith Southern side of Western Yamuna Canal. 17.6.91
As regards the development of an intersection of road no. 37 with the road from Rehini in Outer Ring Road the joint site inspection with DWS&SDU, PWD, DA and Traffic police was held on 31.7.91. The case was discussed in the meeting of Commr.(plg.) Copy of the plan showing the areas, required from DWS&SDU and the proposed areas to be given have already been sent to C.E, DWS&SDU PWD, DA is to mark the profile of the Janta flts in the survey plan which is awaited. After this plan is received, the case may be discussed in TC. PWD DA.
7. F5(12)90-MP Proposal of using footpaths for cyclist as well as for pedestrians. 11.2.91
The physical survey for the preparation of the cycle track alignment for Ma dangir to Shek Sarsi have been completed preparation of alignment will take about 8 to 12 weeks. JD(T)

8 F.DD/PP/UE/91/F9 Integrated planning for sewerage system in 1.4.91
Urban Extn. 2001.

Action to be taken by Lands Deptt. when handed over the sites and use to be changed processed by DD(MCR&UE)

9 PA/AP/1991/D-16 Police for the provision of community hall cum library in old scheme. 15.4.91

The action is being taken as per the decision of TC as well as the Authority's decision vide Res. no. 140 dt. 29.10.81. A modified policy note is being prepared for its further discussion in the TC/Authority. Individual requests forwarded by Lands Deptt. are being processed as per the existing policy.

10 FACE(P19.&SLDC) Proposal of 220 KV ESS site near Khyber Pass Distt. Centre. 15.4.91

Action by DESU (MD report sent to CE DESU far received.

11 F10(15A)DD/P19. Sewage Treatment Plant Sites in Dwaraka II/90/DWK 15.4.91

The location of the STP site earlier planned by the MCD/TC was forwarded to International Airport Authority of India (IAAI) for their clearance. However, the said site was not cleared by them due to bird minance, as the location of the STP was falling within the zone of flight path. The matter was perused vigorously with the IAAI. Now the IAAI has given their consent for the location of the sewage Treatment plant in Sec. 16-D near Nafafgarh Drain. Before taking any further action, the said site has been sent for consideration of the MCD and their clearance is awaited for processing the case further.

SUB:- STANDARD CROSS SECTION FOR ROAD 28 MTR. R.W.

Technical Committee in its meeting held on 25-7-91 approved standard road cross sections for various type of roads. It included road cross section for a 30 mtr. R.W. In Rohini Phase-III, width of some roads has been kept as 30 mtr. and C.E. (Rohini) had asked for the standard road cross sections. In the absence of approved road cross sections for 28 mtr. R.W., it is proposed that minor following modification be done in 30 mtr. standard cross section. The width of the footpath be reduced by 0.75 mtr. from 4.25 mtr. to 3.5 mtr. and width of the central verge be reduced by 0.5 mtr. from 1.5 mtr. to 1 mtr. The proposal is marked on a copy of standard cross section.

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

Sub:- Notification of the Archaeological survey of India for declaration of the areas as prohibited and regulated for the purpose of construction around the monument.
F.Commr.(plg.)/91/1642/OR-520

This case is regarding Notification of the Archaeological survey of India for declaration of areas as prohibited and regulated for the purpose of construction around the monument.

2. It has been opined that such regulation/prohibition has to be within the frame work of the Delhi Development Act and also within the frame work of Master Plan, which takes into consideration the comprehensive view point.

3- Director(Monuments) Archaeological survey of India has asked to comment on the specific sections/provisions of the Delhi Development Act which appear to clash with the proposed modifications. The same was referred to C.L.A.(DDA) for his opinion.

4. C.L.A.(DDA), has stated that the notification dated: 15th May 1991, by the Govt. of India (Archaeological survey of India) is under rule 31 of the ancient Monument and Archaeological sites and remains rule 1959 whereby,

i) Central Govt. has given notice of its intention to declare area upto 100 mtrs. from the protected limits and further beyond it up to 200 mtrs adjoining protected monuments as a prohibited and regulated areas for the purposes of both mining operation and construction. It may be pointed out that the rules referred to above have been framed under section 38 of the ancient monument and as archaeological site and remains Act 1958, hereinafter referred to, as ancient monument act of 1958.

ii) This act has been enacted by the parliament and applied to ancient monument etc of the national importance falling under entry 67 of the union list and to the Archaeological sites and remains falling under the entry 40 in the concurrent list of the 7th Schedule where as Delhi Development Act has been enacted by the Parliament for the Union Territory of Delhi under article 246(4) of the constitution of India. This is irrespective of the non obstate clause u/s 53(2) of Delhi Development Act.

iii) Therefore, the provisions of DD Act, can not over ride the provision of ancient monuments act of 1958., referred to above & otherwise also we donot find that the provisions of ancient monument act in any manner clash with the provisions of the DD Act 1957.

5. Commr.(plg.) desired that the case may be discussed in the Tech. Committee where C.L.A.(DDA) may also be invited.

6. The case is now placed before the Tech. Committee for consideration.

SUB : Electrification of Sub-District Centre at Hari Nagar and Community Centre at Block 'J' Rajouri Garden.
File No. PA/JD(Plg.)-II/90/20

1. Ex. Engg.(Elect.) Division-II, DDA had approached Sr. Arch(West) for a sub-station site measuring 120 mt x 90 mt. for the electrification of schemes of Sub-District Centre Rajouri Garden in July, 1990.
2. Sr. Arch(West) has taken a view that normally 33 KV Grid Station is provided to feed the area along with Commercial Centres and the provision for the same has not been made in these commercial centres and has further advised to contact planning cell for identification of the site.
3. A site measuring 90 x 120 sq.mts. marked red on the copy of the plan is reported to be acceptable to DESU.
4. The site is inspected by the undersigned alongwith Commr.(Plg.) and found suitable for the purpose.
5. The item was discussed in the Technical Committee in detail in its meeting held on 26.11.90 under item no.8. The site proposed by C.A. near Hari Nagar Sub-District Centre was approved in principle. The Technical Committee also desired that before handing over the site a proper survey be conducted and based on the site proposed the actual area be handed over to DESU.
6. The detailed survey of the Master Plan green between Village Tihar and boundary wall hospital staff quarters have been conducted. Initially the site was shown towards Village Tihar. But due to its proximity to gas godown a mazar and deep pond, DESU did not agree for the site and desire that the site be located closer to the staff quarters of the hospital where the land is level and the trees are only along the main road and the boundary wall.
7. The matter has been further examined and accordingly a site has been identified leaving a 30 mt wide buffer green which takes care of most of the trees along the wall. The trees along the road however will have to be included within the site and DESU while finalising their scheme for 66 KV sub-station will be asked to submit detailed report for the treatment to be given for retention of trees, felling and transplantation as per the prevailing policy in this regard.

Contd..2/-

8. The matter was placed before the Technical Committee for clearance of the detailed site as per the plan laid on the table, located in Master Plan green area and the Committee noted that the case relating to the proposed Sub-Station site, was linked with that of the route alignment of the concerned power distribution system and that as such, an integrated proposal covering both these item should be prepared by DESU for consideration of the Committee.

9. Accordingly, Ex. Engg. Plg.-IV has submitted the route alignment integrated proposal covering the route alignment and the 66 KV Sub-Station. The matter was again discussed in the Technical Committee meeting held on 17.12.91 vide item no. 135/91 and the observations are as follows :

"The plan was discussed in detail and it was observed that the proposal included the erection of towers with a 3 x 3 mt base on a 80 ft. wide road. It was felt that the said tower lines may not be feasible. The Sr. Landscape Arch. pointed out also that the proposed Sub-Station was full of well grown trees.

The Technical Committee, therefore, decided that Addl. Chief Arch., Sr. Landscape Arch., Chief Engg.(Elect.) Jt. Dir(AP) with a representative of DESU may inspect the site and submit a report on the feasibility of electric sub-station site and the proposed route alignment alongwith suitable alternative proposals if need be."

10. Accordingly, a joint site inspection was conducted by Addl. Chief Arch. alongwith EE Plg.-IV and a revised alternative route has been suggested. The revised route as suggested by Shri Khullar has been found feasible by the EE Plg.-IV and the same has been incorporated on the copy of G-8 plan at flag -'A'.

11. The matter is placed again for consideration of the Technical Committee.

Item No. 16/92

Subject: 66 KV tower line between Najafgarh 220 KV sub station & 66 KV sub-station at Rawta Morh.

F6047/91-10

1. Background: The case was earlier discussed in the Technical committee on 4.3.91. "The technical committee desired that DESU should, in the first instance, prepare a proper justifying the need for a 66 KV sub-station instead of 11/33 KV sub station at this location having regard to the distributional requirements of the locality, and place the same before the Technical committee".

2. Proposal under Consideration: Ex. Engg. (PL-IV) vide his letter dt. 19.11.91 has once again submitted the proposal with following details:

- i. Drg. no. XEN (PL-IV)731 9 2 sheets) indicating the proposed route of the 66 KV tower line from Najafgarh 220 KV s/stn. to Rawta Mor.
- ii. Required performance duly completed with all the details.
- iii. A brief write up of proposed 66/11 KV S/st. at Rawta mor.

All these informations are laid on table.

3. Observations: (i) As desired by the Technical Committee the revised proposal still does not contain following vital informations discussed during the **previous** meeting:-

- a. The proposal is not put up on any physical survey map.
- b. The details of towers and the gantzy have not been shown.
- c. the alignment on the tower line on proposed road alignment plan is also not available.
- d. The note submitted does not provide the proposed allocation for the rural area planned institutional developments; so as to justify the need for 66/11 KV substation instead of 33/11 KV station.

(ii) We may also draw attention of DESU about the proposed JJR pockets being carved out by DDA in Dwarka sub city. It may have to be confirmed by DESU that while providing power to developments beyond the proposed urban limits, adequate provisions are made for supply of power to the planned schemes.

(iii) MCD is already engaged in the exercise of preparing the village development plans for rural villages. Hence as a policy the electrification of these villages may have to be as per the overall plan to be finalised in this regard.

(iv.) In view of the facts above in para 3 the case is put up for consideration of the technical committee.

Item No. 17/92

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

(ii) Route approval for 200 KV Tower Line from Mandola to Kashmere Gate

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File 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. Engg.(Plg.)-IV, DESU vide letter No.XEN (Plg.IV)/161/432 dt. 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.

I. 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 12.7.90 with the officers of DDA and DESU. During

this site inspection following 4 sites were considered :-

- (i) Existing 33 KV S/Stn. (North City Wall)
- (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 Admin. Offices so as to ensure that the same is fully cater to in terms of Sub-station 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 thereof 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 dt. 8.7.1991 addressed to D.L.(MP) informed that :-

- (i) 220 KV S/Stn. at Kashmere Gate is required to meet the demand of Walled City area.
- (ii) The up-gradation 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 COMMA.(PLG.) ON 5.12.1991

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

- (i) The Addl. Chief Engg.(DESU) explained that at present 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 measures is not desirable. DESU may consider the options decided during the site inspection of 19.7.90 or the options of u-grading the existing smaller sub-stations which area 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 dt.31.10.91 has proposed the overhead tower lines from Mandols to proposed 220 KV S/Stn. at Kashmere Gate. In the proposed route about 6 towers will be provided in the Qudesia 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.

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Item No. 18/92

Sub: Route alignment for 66 KV Towerline to connect 220 KV existing sub-station at Okhla to 66 KV sub-station.

F(19)90-MP

1. BACKGROUND: A PUC has been received from the Executing Engr. (PL IV) DESU Jhandewalan, New Delhi vide letter no. XEN(PL IV) 167/487; dt. 13.11.90 of the above cited subject requesting us for the NO OBJECTION CERTIFICATE from the planning point of view for the execution for this proposal.

Observation of the Technical Committee:

The above proposal of DESU was discussed in the meeting of Technical committee of the Authority held on 4.3.91 and after detailed discussion Technical committee observed that 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 colony of similar vantage for that matter. The proposal was therefore not taken up for consideration.

The decision of the technical committee was informed vide E6(9)90-MP F251 DC&P; dt. 30.4.91 to GM, DESU.

2. PROPOSAL UNDER CONSIDERATION.

The proposal is to join the 66 KV Tower line between 220 KV sub-station at Okhla and the proposed 66 KV sub-station near Sangam Vihar, falling within the Union Territory of Delhi. The proposed route is indicated in the drawing (laid on table) It is stated in the PUC that the grid is essentially required for electrification of Sangam Vihar and the adjoining area, for which there is a considerable pressure.

A letter of General Manager, DESU addressed to VC DDA dt. 10.5.91 has been received. In this regard it has been mentioned that:

- i. As per policy of Govt. of India only those colonies which have come into existence before June 1977 had been considered for regularisation by MCD/DDA.
- ii. However, Delhi Admn. vide letter no. F1/32/77-LSU/EW (II) Vol. III/7801 dt. 3.12.86 had permitted the electrification also of the unauthorised colonies including unauthorised extension of rural/urban villages which had come into existence upto 1.1.81.

- iii. In accordance with the decision of Delhi Admn. the electrification of such areas which had come into existence before 1.1.81 after getting the same authorised from the town planner is being undertaken. It is understood that an area of 223.4 acre of Sangam Vihar have been certified to be in existence before 1.1.81 and as such it is entitled for electrification.

3. OBSERVATIONS:

- i. Based on the decision of the Technical committee we have requested Secy., Urban Improvement, Delhi Admn. to send a copy of the orders regarding permitting electrification in the Unauthorised colonies including extension of rural/urban villages. Simultaneous request has also been made to the Town Planner, MCD to certify that the colonies under consideration has come into existence before 1.1.81. The replies are still awaited.
 - ii. As per MPD-2001 the proposed route passes through the regional park/ridge. As per Master Plan ridge is to be protected and is proposed to be aforesate with indigenous species.
 - iii. The proposed route of 66 KV tower line has submitted by DESU also touches the Tughlakabad monumental area, hence the same would have to be taken underground. The proposed sub-station at Sangam Vihar has also not been approved in terms of location. The alternative to the proposal have also not been supplied for examination from planning point of view.
4. The case is put up for consideration of Technical committee in respect of para 3 above.

Item No. 19/92

Sub: Development control norms as provided in MPD-2001 in respect of residential plots and group housing - various representations in this regards. F15(1)91-MP

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 gpvt., private 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 small group 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.

3. In the two meetings, held on 5.9.91 and 4.10.91, the issues relating to residential plots and group housing were discussed in detail. The following were the consensus opinion / views of the group in respect of various issues as given in the annexure.
4. The case is placed before the Technical Committee for its consideration.

REVIEW OF DEVELOPMENT CONTROL NOTHS FOR RESIDENTIAL PLOTS AND GROUP HOUSING SCHEMES.

Annexure

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

PROVISION OF BUILDING BYE LAWS 1983

PROVISION OF MASTER PLAN DELHI-2001

CONSENSUS OPINION/VIEWS OF THE SUB GROUP CONSTITUTED BY TECHNICAL COMMITTEE DT. 27.8.91.

INTERPRETATION/CLEARIFICATION AND IN CASE AMENDMENT IS REQUIRED WHERE IT WILL BE CARRIED OUT IN MPD-2001.

I. RESIDENTIAL PLOTS:

1. Basement (a) Leaving 2 mt. distance from the adjoining plots creates the following problems:

- (i) Structural design becomes complicated and expensive
- (ii) Column for upper floors have to be provided separately thus entailing extra expense.
- (iii) Due to 2 mt. distance from the adjoining plots the ingress & egress to the basement through the ramp for parking may not be possible.
- (iv) In case of plots 0.9 mt. and max. of smaller width, it will not be possible to construct a basement

Basement permitted equal to ground floor coverage with out counting in FAR. The area of kitchen, bathroom and toilet is permitted in the basement shall be counted towards FAR calculation. It is permitted unless the sewer 1 voids permitted to some and there is no chance of back flow and flooding of sewage.

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

Basement if used for parking shall not be counted in FAR for plots above 250 sq.mt. Page 159 Residential plot - plotted housing clause (iv) 2 (vii)

The basement equivalent to the ground coverage may be allowed without counting the same in FAR calculations.

No Kitchen, bathroom and water closet (toilet) shall be allowed in the basement. The basement within the permissible parametry of quantum may be extended below the internal courtyard and shaft etc.

However, no basement will be provided below the garage block.

In case the basement is more than 1.2 mt. above the surrounding ground level the same shall be counted in the FAR

irrespective of its use, 2 mts. set back from the adjoining plot as given in MPD-2001 can be waived off if the owner/applicant submits a No objection certificate from the adjoining plot owner(s) and in case the adjoining plot(s) is not already built upon the owner/applicant shall have to indemnify the local body and the adjoining plot owners against any prospective damages.

Refer page Para (iv) on page 159.

The max. ht. as given in the table for residential plot on page 159 and clause (ii) applicable for the 250 sq. mtrs. and above plots on 14 mtrs. and above R/W shall be revised

In residential plots where three storeys are allowed the max. ht. shall be 12.50 mt. and in case of residential plots where four storeys are allowed as per density calculations max. ht. shall be 15 mtrs. parapet wall and water tank shall not be counted in max. permissible ht. of the building.

The maximum permissible ht. of the building is 11 mtrs. and in case of plots above 250 sq.mtr. facing 24 mt. and above road shall be 14 mtrs. page 159 (Table for all category of plots & para (ii))

The maximum height of the rooms in the residential buildings shall not be more than 4 mtrs. Page 32 clause 4.22.

2. HEIGHT OF BUILDING
- The max. ht. of 11 mt. is impracticable as it is not possible to accommodate 3 floors with mezzanine & basement.
- This also restricts the designer to play with the spaces. The max. permissible ht. should be 13.3 mt. and in case of plots facing 24 mt. an above R/W it should be 165 mt.

3. DISTRIBUTION OF NO. OF DWELLING UNITS ON DIFFERENT FLOOR.

Plot size	No. of DU's	Area of the plot (sq.mt)	No. of DU's
Not exceeding 500 sqmt.	one DU's each floor.	Below 50	1(one)
In the case of low cost housing for low income group and slum re-housing the minimum plot size should be 80 sq.yds. for two DU's and on each floor and about 40 sq.yds. for single DU's two storey building without a barsati floor.		50 to 100	2 (two)
		Above 100 to 250	3(three)
		Above 250 to 500	

to be added on page no. 160 as note (ix) under the heading residential plots plotted housing.

In residential plots total no. of dwelling units would remain as prescribed in the MPD-2001 irrespective in the MPD-2001 of the number of dwelling units in any particular floor so as to allow flexibility.

In certain cases in the approved layout plan where barsati was allowed for plot size ranging from 50 to 100 sqmt three dwelling units shall be permitted instead of two the owner(s) so desires.

The mazzanine if constructed shall be counted in the FAR. page 158 (sr. no. 1 to 4 of the table showing DU's FAR ht. etc. and

4. RESIDENTIAL AREA
PRIOR TO CONSTITUTION
OF MCD.

Plot Area	Per ground
Net exceeding 100 sq.yds.	75% on each floor
Above 100 sq. yds. and not exceeding 200 sq.yds.	66 2/3% on each floor

The ground coverage norms and set backs for such schemes shall be as prescribed in the approved layout plan. However, other development controls like FAR and max. ht. etc. shall be governed by provisions of MPD-2001.

To be added on page 160 note no. (x) under heading Residential plot plotted housing

Page 90 under clause (b) of plot coverage.

5. PARKING:

The requirement of parking @ 1.33 car space per 100 sq.mt. of built floor area is very much on the higher side. It is not possible to provide parking as per the norms laid down in MPD-2001. The parking cannot be provided in the basement because of the narrow width of such plots in which approach & exit ramp cannot be accommodated.

The parking provision is not required.

For plots above 250 sqmt. parking provision shall be provided @ 1.33 car space per 100 sqms of permissible built floor area. The covered parking area shall be included in FAR except when it is provided in the basement. Page no. 159 clause no. (vii) under heading Residential plot-plotted housing.

On residential plots upto 250 sq.mt. there is no need of providing any parking. In case of plots above 250 sq.mt. the parking shall be provided as per prescribed norms after deducting the permissible floor area on a plot of 250 sq.mt.

Clarification to note no. (xii) on page 159 under heading Residential plot plotted housing.

6. SERVANT QUARTERS

Plots above 300 sq.yds. one servant's gr. per dwelling unit (250 sq. mt. Page 88 clause (b) under heading RESIDENTIAL USE

The number of servant quarters of the garage block and the number of floors shall be governed as per the provisions of approved layout plan and the Master Plan. In case the garage is not proposed by the owner and the space is to be merged in the main building, then the construction of servant gr. shall not be allowed as part of the main building. It is a clarification and is covered under clause 6(4) relating to approved layout plans Page 149 of Gazette

of the main building.

STANDARD PLANS

There are certain schemes where standard designs are available for shop cum residential plot which shall be continued and in case of any difference in the FAR, the counting the mazzening floor in the FAR the residual FAR may be utilised within the permissible ht. On the same lines, in certain local commercial areas (of 10% cum residential plots) 10% ground coverage shall continue to hold good and the remaining FAR can be utilised on 1st and upper floors. FAR permitted to them before the enforcement of MFD-2001 shall also hold good.

8. STILTS

Stilted ground floor in place of a basement may be allowed for parking (not to be counted in FAR calculations), as it was felt that the basement is more expensive.

In individual plots exceeding 167.23 sq.mt (200 sq.yds.) a building raised on stilts may be permitted provided the stilt floor shall be treated as one of the main floors of the building. page 90 clause (c) for floors under heading

INDIVIDUAL PLOTS.

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 or under a building constructed on stilts with no external wall page 21, clause no.13.6 under heading PARKING SPACES.

If the building on a residential plot is constructed on stilts the same shall be counted in the FAR irrespective of its use. To be added to note no.(vi) on page 159

II. GROUP HOUSING

1. BASEMENT

Where the use, set backs and coverage is not provided in the Master Plan provisions, the same shall be allowed to be allowed to be constructed in the plot leaving mandatory set backs and can be put to any of the following uses:

- (i) Storage of house hold or at or goods for non-flammable materials.

- (ii) Airconditioning equipment and other machines used for services and utilities of the building.

- (iii) Parking places and garages.

- (iv) Dark room

- (v) Stock room of libraries.

The above uses of basement shall not be reckoned for the purpose of FAR.

Office or commercial purpose provided it is air-conditioned the basement coverage shall be reckoned for the purpose of FAR.

Page 36 clause 14.12.1.1

Basement shall be allowed under the ground floor to the maximum extent of ground coverage for provision of parking and services and shall be excluded from FAR.

Page 160 clause (iii) under heading Residential plot Group Housing (002)

Since group housing is an integrated scheme, the basement can be proposed beyond curtilage of the building blocks equivalent to the ground coverage and within the set back lines. The area within this case can be used for parking, services, storage and electric sub-station.

Note no. 3 on page 160 shall be replaced.

2. STILTS

Parking lock up garages shall be included in the calculation for floor space for FAR

calculations unless they are provided in the basement of building, or under building constructed on stilts with no external wall.

page 31 clause 13.6.

Basement shall be allowed under the ground floor to the max. extent of ground coverage for provision of parking and services and shall be excluded from FAR. The Basement shall be flush with the ground in case of stilts and up plinth level when without stilts.

page 160 clause (iii) under heading Residential Plot Group H using (002)

Note no. 3
If the group housing is provided over stilts, the height of the stilts is of non-habitable height, and is proposed to be used for parking, land scaping, play area etc. then it shall not be counted in the FAR. In case of basement also being provided below the stilts and if used for parking and services it shall not be counted into the FAR. However, it has to be flushed with the ground level with the provision of mechanical ventilation.

This is not the development area of the DDa. As per the provisions of the MPD-2001, a comprehensive urban design scheme is to be prepared for this area by the concerned local body under whose jurisdiction the area is falling. However, the comprehensive urban design scheme prepared by the local body would need the approval of the DDA under the provisions of Master plan.