

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft Minutes of Technical Committee held on 10.3.92
at 9.30 A.M. in the conference Room of Vikas Minar, Delhi
Development Authority, I.P. Estate, New Delhi.

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The following were present:

DELHI DEVELOPMENT AUTHORITY.

1. Mr. Cecil Neronha, Vice Chairman, (In the Chair).
2. Mr. H.D. Sharma, E.M.
3. Mr. J.C. Gambhir, Commr.(Plg.)
4. Mr. Santosh Auluck, C.A.
5. Mr. B.L. Khurana, C.E.(Elect.)
6. Mr. S.C Gupta, Dir.(BC&P)
7. Mr. R.G. Gupta, Dir.(TYA)
8. Mr. P.C. Jan, Dir.(AP&B)
9. Mr. U.S. Jelly, Dir.(LM)
10. Mr. M.N. Khullar, Addl. CA
11. Mr. Chander Ballabh, J.D. (AP).
12. Mr. N.K. Aggarwal, JD(WC&SA)
13. Mr. Prakash Narain, J.D. (T)
14. Mr. Vijay Risbud, JD(Narela)
15. Mr. A.K. Jain, J.D. (ZF).
16. Mr. C.P. Rastogi, J.D.(CCG)
17. Mr. A.K. Gupta, J.D. (B)
18. Mr. Ashok Kumar, J.D.(Dwarka)
19. Mr. Pradeep Behari, Sr.Arch.(EZ)
20. Mr. D.K. Saluja, Dy.Dir.(T)
21. Mr. J.S. Sedky, Dy.Dir.(AP)
22. Mr. Anil Barai, Dy.Dir.(MP) (Convener).

POLICE DEPARTMENT (TRAFFIC).

23. Mr. U.K. Chaudhry, A.C.P.

M.C.D.

24. Mr. V.K. Bugga, Addl. T.P.
25. Mr. P.K. Khanna, S.E.(B). (For item No 29/92).
26. Mr. S.Dedry, A.E.(P) Survey.

N.B.M.C.

27. Mr. H.S. Binera, Dy. Chief Arch. (for item No 29/92

P.W.D. X (DA).

28. Mr. R.K.D. Gupta, Executive Engineer, for item No. 34/92.
29. Mr. A T. Paul, Asstt. Engineer. -----

B.T.C

30. Mr. A.K. Chawla, Asstt.(PMC). For item No 20/92.

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Item No.29/92

Sub: Regarding simplification of the procedure for issue of building permit viz. sanction of 'C' & 'D' form for residential plots measuring upto 500 sq.m. in size.

PA/JD(B)/122/91/Pt.1.

The Technical Committee noted that the following recommendations had been made in the report prepared by High Power Committee constituted by Delhi High Court:

i) Provision of 'C' & 'D' Form - Provision for sanction/approval of C & D Forms may be dispensed with altogether to avoid delay and harrasment to the builder. Certificate for such services be submitted at the time of applying for completion certificate/occupancy certificate and regular supply of infrastructural services should be extended only after the completion/occupancy certificate is obtained.

ii) Delegation of powers to Architects: In case of any default either in authentication of a plan or in supervision of the construction, action be taken to ^(a)debar/black-list the concerned Architect, ^(b)make a report to the Council of Architect for action against him under the conduct rules, ^(c)publish the names of such persons in the press and ^(d)also to prosecute him for abetment of unauthorised construction.

Keeping in view the above recommendations, the Technical Committee desired that wherever it comes to notice that Architect has misused his delegated powers, action should be taken as above.

Item No. 219/92 (6/92)

Sub: Hire purchase transit composites disposal of:
F.20(7)/91/MP-Pt.1

The Technical Committee desired that, in the first instance, the land use as per MPD-2001 be ascertained for all the sites used for transit comps in various parts of Delhi and placed before the Committee at the earliest. Meanwhile, ~~Project plans for~~ ^{shum area} Govind Puri ~~area~~ may be draw up a scheme of the area covered under comping site on the pattern of Seelampur scheme, formulated by Dir.(AP&B) and the same be put up before the Technical Committee in the first week of April,92. Further, the Seelampur proposal should also be brought before the Technical Committee once again on 17.3.92, for scrutiny and finalisation having regard to relevant norms prescribed in MPD-2001.

The Area
Planner of
for the

asked to

Item No. 188/91

Sub: Pending action on the discussion of the Technical Committee for the period Jan.90 to Dec.90 and Jan.91 to June 91.

F.1(51)/91/MP

Approved
for issue

23/3

The Technical Committee went through the list of 13 pending items on which the Technical Committee had taken decisions w.e.f. Jan. 90 to Dec.90. After some discussion, it was decided that items at S.No.1 to 6, 9, 10 be dropped from the list as appropriate action has already been taken. Regarding other items the following was decided:

i) Regarding item No.7, Dir.(TYA) should finalise the agreement with the ^{consultant} ~~consultation~~ (Prof. Ranganathan) within a month's time.

ii) Regarding item at S.No. 11 - Municipal Corpn of Delhi may be asked to intimate the use which the existing slaughter house-site at Idgah road was intended to be put, after the relocation of the slaughtering ^{house} ~~unit~~ to the new site.

iii) Regarding item S.No.12 - Commr.(Plg) may obtain the information from Commr.(L) with regard to the pricing policy for allotment of site.

iv) Regarding item at S.No.13 - A communication may be sent to Commr.(Transport), Delhi Admn., to obtain and communicate the approval of Railway Board and other land-owning agencies for the sites identified by RITES for MRTS.

v) Discussion on the rest of the subjects under this item ^{was} ~~were~~ deferred.

Item No. 14/92

Sub: Notification of the Archeological Survey of India for declaration of the areas prohibited and regulated for the purpose of const. around the monument.

F.Commr.(Plg)/91/1692/OR/520

Deferred.

Item No.30/92

Sub: Earmarking of site in Trans-Yamuna Area for jhuggi/Settlement programme - approval of change of land use.

F.20(3)/92-MP

Deferred.

Item No. 27/92

Sub: Widening of Shankar Road.

F.5(17)/69-MP Pt.1

It was noted that Delhi Admn., Transport Deptt. has commissioned a traffic study in the month of Jan.1992 which was to be completed within 4 months. Technical Committee desired that the subject should again be placed before it along with the said traffic consultants' report in May/June, 1992. In the meantime, the alignment plan as already

approved by the Technical Committee, may be referred to Land Deptt. for preparation of a conceptual scheme for alternative allotment in respect of existing ~~owner~~^{owner} occupants/tenants of the affected properties on the lines of the policy proposals framed for rehabilitation of all those affected by road-widening projects, as per the paper now placed before it for consideration of the Authority.

Item No.180/91

Sub: Alignment plan of Mehrauli Mahipalpur Road on Mehrauli Gurgaon Road, NH-8.
F.5(8)/72-MP

Deferred.

Item No.20/92

Sub: Definition of Bus Depots and Bus Terminals.
F.20(10)/88-MP
Deferred.

Item No. 34/92

Sub: Alignment plan for road No.37 extension in connection of road No. 37 from Ring Road to Outer Ring Road along the southern side of western Yamuna canal.
F.5(12)/89-MP
Deferred.

Item No. 35/92

Sub: Allotment of land for Rajyoga Edn. and Research Foundation.
F.12A(2)/88-IL.

The Technical Committee decided that from the planning point of view, there would be no objection to the allotment of the said nursery school site for any activity which was essentially of a social, cultural or educational nature and did not cater exclusively to any particular religious denomination. It desired that the case be processed by Land Deptt. accordingly.

Item No. 36/92

Sub: Allotment/Regularisation of land to Gurdwara Siri Singh Sabha in Jangpura.
F.3(2)/89-Instl.

The Technical Committee decided that the plot No.1-33 Jangpura, measuring 356.7 sqm. located next to the existing gurdwara be allowed to be used for the purpose of running a langar and that a proposal accordingly be framed and placed before the Authority for grant of "Special Permission" for the purpose, by deeming the said plot to be part of the neighbouring religious site.

Item No.37/92

Sub: Allotment of land to Pir Rattan Nath and resettlement of encroachers at Jhandewalan.

F.S/4(12)55

After considering various aspects of the case, the Technical Committee decided as follows:

- i) The appurtenant piece of land measuring 2340 sq.yds. be allotted for development as 'green' by changing the prescribed land use thereof from 'religious' to 'green' ~~area~~ ;
- (ii) The size of the alternative plots to be allotted by DDA to the persons now in occupation thereof should be 60 sq.m. in respect of those covered by the Gadgil Assurance and 35 sq.m. in respect of others, as per the decision already taken in this regard in 1987.
- iii) The area where these alternative plots were carved out in Vikas Puri be inspected jointly by the Area Planner and DLM to assess extent of encroachments thereon and draw up suitable proposals for (a) implementation of the Pir Rattan Nath clearance scheme as above, and (b) removal of the said encroachments in Vikas Puri, for being placed before the Technical Committee at its next meeting.

Item No. 38/92

Sub: Representation from Naraina Entrepreneurs Assn. Naraina Industrial Area - Change of land use.

After a detailed discussion, the Technical Committee did not find it feasible to recommend the change of land use from 'industrial' to 'commercial use' for the plots under reference, due to the following reasons:

1. The plots under reference form an integral part of an approved layout plan of the industrial estate which was developed by DDA as per the prescribed norms of the Master Plan for the industrial sector where the buildings on each plot have been constructed, as per the building bye-laws applicable in respect of industrial plots.
2. These plots were surrounded by a large number of other industrial plots for which a similar demand for conversion to commercial use was not forthcoming.
3. The plots under reference were being used for running of light and service industries which was also the prescribed land use as per the provisions of MPD-2001.

4) Any change in the land use i.e. from 'industrial' to 'commercial' would lead to traffic congestion, create a demand for more parking space and have an adverse impact on the availability of water supply and other infrastructural services which are maintained by the MCD. Further, the representative of MCD who was present, ruled out the possibility of augmenting the municipal services, improving the circulation pattern or providing additional parking spaces in the industrial estate, all of which would be necessary if the land use of industrial plots is changed to 'commercial use'.

5) In view of the recent policy decision of Delhi Administration, that no new industrial estates should be developed in the Union Territory of Delhi, it was all the more necessary that all industrial plots in the existing industrial estates be retained as such and not converted to commercial use for which adequate provision had been made by DDA elsewhere.

Draft minutes of the Technical Committee held on 10.3.1992 in the Conference Room of Vikas Minar, DDA, New Delhi.

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Item No.29/92

Sub : Regarding simplification of the procedure for issue of building permit viz. sanction 'C' and 'D' form for residential plots measuring upto 500 sqm. in size.
PA/JO(B)/122/91/Pt.I

The Technical Committee noted that, ^{the following} ~~as per the re-~~commendations ^{had been} made in the report prepared by High Power Committee, constituted by Delhi High Court, ~~has already~~ recommended as follows:

i) Provision of 'C' & 'D' Form - Provision of ^{for} sanction/approval of C & D form, may be dispensed with ^{altogether} to ^{avoid} ~~deal~~ delay & harassment to the builder. Certificate for such services be submitted at the time of applying ^{for} completion certificate/occupancy certificate and regular ^{supply of infrastructure} services should be ^{extended only} ~~allowed~~ after ^{is obtained} obtaining the completion/occupancy certificate

ii) Delegation of powers to architects: In case of any default either in authentication of ^a plan or in supervision of the construction, action be taken to debar/black list ^{the} reporting ^{to the Council of} architect ^{for action against him under} under the conduct rules and publishing the names of such persons in the press and ^{also to} prosecution in ^{him for abatement} case of abatement of unauthorised construction.

~~Therefore,~~ ^{him} keeping in view the above recommendations, the Technical Committee desired that wherever it ~~has~~ comes to the notice that ^{above x} architect has misused ^{his} the delegated powers, action should be taken as ^{High Power} recommended by the Committee.

Item No.219/92 (6/92)

Sub : Hire purchase transit composites disposal off:
F.20(7)91/MP-Pt.I

The Technical Committee ^{desired} ~~examined~~ that, in the first instance, the land use as per MPD-2001 be ^{ascertained} ~~examined~~ for all the sites used for transit camp, in various parts of Delhi, ^{and placed before the Committee at the earliest} so as to process the change of land use to residential land use category. Meanwhile, ~~it was decided that Project P~~

Govind
of Vikas Puri area may ^{draw up} formulate a scheme of the area covered under camping site on the pattern of Seelampur scheme, formulated by Dir.(AP&B) and the same be put up before the Technical Committee in the first week of April 1992. ^{Further, the on proposal} Meanwhile, Seelapur scheme should also be brought before the Technical Committee ^{once again, on 17.3.92,} for scrutiny & finalisation ^{in view of relevant norms prescribed in MPD-2001.}
Item No.188/91

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

F.1(51)/91/MP-

The Technical Committee went through the list of 13 pending action ^{pending on which} on the items of the Technical Committee ^{had taken decisions} w.e.f. Jan.1990 to Dec.1990, covering 13 items and after some discussion ^{it was} decided that items at S.No.1 to 6, 8, 9, 10 ^{be} dropped from the list as an appropriate action has already been taken. Regarding other items the following ^{were} decisions ^{was decided} were taken.

(i), Regarding item no.7, ~~and~~ ^(it was decided that) Dir.(TYA) should finalise the agreement with the consultants (Professor Ranganathan) within a months time.

(ii), Regarding item at S.No.11 - Municipal Corporation of Delhi may be asked to ^{intimate} ~~inform~~ the use of existing slaughter house site at Idgah road, ^{which he} ~~which it intend to put up after~~ ^{was intended to be put to, after} the ^{relocation} ~~allocation~~ of slaughter unit to the new site.

(iii), Regarding item at S.No.12 - Commr.(Plg.) may obtain the information from Commr.(Lands) with regard to the ^{policy} ~~policy~~ for allotment of site

(iv), Regarding item at S.No.13 - ^A The communication may be sent to Commr.(Transport) Delhi Admn., to obtain the ~~infor-~~ ^{and communicate the} ~~mation~~ ^{Board} with regard to approval of Railway and other land owning agencies for the sites identified by RITES for MRTS.

(v) Discussion on the rest of the subjects under this ^{item,} ~~subject~~ were deferred.

Item No.14/92

Sub : Notification of the Archeological Survey of India for declaration of the areas prohibited and regulated for the purpose of constn. around the monument.

F.Cpmmr.(Plg.)/91/1692/OR/520

Deferred.

Item No.30/92

Sub : Earmarking of site in Trans-Yamuna Area for jhuggi/ Settlement programme- approval of change of land use.

F.20(3)92-MP

Deferred.

Item No.27/92

Sub : Widening of Shankar Road.

F.5(17)/69-MP Pt.I

It was noted that Delhi Admn. Transport Deptt. has assigned a traffic study in the month of Jan. 1992 and which was ~~had been~~ completed within 6 months. 4 months to be time was given to the consultants. Therefore, the Technical

Committee desired that ~~it~~ ^{the subject} should again be ~~put up~~ ^{placed before it} along with the report in the month of May/June. However, in principle,

the Technical Committee was of the opinion that alignment plan already stands approved should be followed for implementation and it should be examined whether the tenants occupy-

ing the buildings/structures falling the road right of way, could be provided alternate sites. While examining the pro-

posal, it may also be examined that cost of the alternate site/plot/shop should cover the cost of land, cost of development and cost of acquisition of the property which is affected in the road widening. The owner who is not occupying structure may, however, be entitled for the acquisition cost of his property.

Item No.180/91

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

F.5(8)/72-MP

Deferred.

(H) for preparation of a conceptual scheme for alternative allotment in respect of existing owners/occupants and tenants of the affected properties on the basis of the policy proposals framed for rehabilitation of all those affected by road widening projects, as per the paper now placed by it for consideration of the Authority.

Item No.20/92

Sub : Definition of Bus Depots and Bus Terminal.

F.20(10)88-MP

Deferred.

Item No. 34/92

Sub : Alignment plan of road no.37 extension in connection of road no.37 from Ring Road to outer Ring Road along the southern side of western Yamuna canal.

F.5(12)/89-MP

Deferred.

Item No.35/92

Sub : Allotment of land for Rajyoga Education and Research Foundation.

F.12A(2)/88-IL

The Technical Committee decided that ^{from the planning point of view} ~~in case the request~~ ^{no objection to the} ~~for allotment of land out of nursery school site is not meant~~ ^{the said} ~~for religious use and is mainly social, cultural and educational~~ ^{purpose than it could be considered.} It desired that the ^{case} ~~matter be examined~~ ^{processed} by Commr.(Land) accordingly.

Item No.36/92

Sub : Allotment/Regularisation of land to Gurdwara Siri Singh Sabha in Jangpura.

F.3(2)89-Instl.

The Technical Committee ^{decided} ~~recommended~~ that the plot no. 1-33 Jangpura, ^{measuring} ~~covering~~ 356.7 sqm. ^{and which was intended to be} ~~used as 'Langar' and loca-~~ ^{next} ~~ted adjacent~~ to the existing Gurdwara may be allowed to be ^{of running a langar and that a proposal} ~~used for this purpose as a case of 'special permission as part~~ ^{of the religious plot.} ~~of the religious plot.~~ ^{Accordingly be framed & placed before the Authority for grant} ~~of "special permission" for the purpose~~ ^{by deeming the said plot to be part of the neighbouring religious site}

Item No.37/92

Sub : Allotment of land to Pir Rattan Nath and resettlement of encroachers at Jhandewalan.

F.S/4(12)55

^{After considering various aspects of the case,} The Technical Committee decided as follows: ^{he Committee decided as follows:} ~~The land measuring 2340 sq.yards, after its clearance~~ ^{by changing the proposed} ~~be allotted for development as 'green' after the change of land~~ ^{use from religious to 'green area'.} ⁽ⁱⁱ⁾ ~~the size of the plots~~

① essentially of a social, cultural & educational nature and did not cater exclusively to the any particular religious denomination

② the approximate piece of land

to be allotted ^{by DDA} to the persons ^{now in ~~the~~ occupation thereof} covered under 'Gadgil Assurance' and others, as already decided in 1987 should be 60 ^{in respect of others, as per the decision already taken in this regard in 1987} sqm. and 35sqm. respectively.

(iii) The area where these plots were carved out in Vikas Puri be inspected ^{jointly} by the Area Planner and DLM to assess the ^{extent of} encroachment and to make ^{hereon and draw up a suitable} a programme for their removal/re-location. ^{for proposals for implementation of the} The P. Rattan Nath clearance scheme of above Item No. 38/92 ^{the said encroachments in} Vikas Puri, for being placed before the Technical Committee at its next meeting.

Sub : Representation from Naraina Entrepreneurs Association
Naraina Industrial Area - change of land use.

After detailed discussion, the Technical Committee did not find feasible to recommend the change of land use from 'industrial' to 'commercial use' for the plots under reference, due to the following reasons:

1. That the plots under reference form ^{an integral} part of an approved layout plan of the industrial estate, developed by the Authority based on Master Plan 1962 ^{which was} proposed for the industrial sector where the ^{DDA as per} sales and the individual buildings have been constructed ^{the prescribed norms of the} on the plots by the allottee for the industrial use. ^{on each plot}
2. That these plots ^{are} surrounded by ^{other} similar plots ^{a large number of} as part of the industrial estate. ^{other industrial plots for which there is a similar demand for conversion to commercial use was not forthcoming on the}
3. That in MPD-2001 enforceable from 1.8.98 these plots ^{the other hand the} form part of the land use shown as 'industrial' for light and service industries for which these are being used at present. ^{which was also the prescribed}
4. That any change in the land use to 'commercial use' ^{ie from industrial} would lead to ^{traffic} congestion, in the area and will need more parking space, will have impact on the existing municipal ^{create a demand for more} services which are maintained by the MCD. ^{and have an adverse impact on the availability of}
5. That representative of MCD ^{who was present, indicated} also did not find feasible ^{needed not that} to augment the services including improvement of circulation pattern and on providing ^{improving the} additional parking in these indus-

(4) in respect of those covered by the Gadgil Assurance

industrial estates, which ^{all of} ~~will~~ ^{would} be necessary if the land use of industrial plots is changed to 'commercial use'.

6. ^{In view of the recent policy decision of Delhi Administration} ~~That Delhi Administration~~ although took a policy decision that no new industrial estates should be developed in the Union Territory of Delhi, ^{it was all the} ~~however,~~ individual industrial plots/buildings, developed/constructed ^{more necessary that all} ~~in planned industrial estates~~ ^{the existing} ~~are to~~ be retained as such industrial plots and not converted to commercial use for which adequate provision had been made by DDA elsewhere. ^{Regulation}

DELHI DEVELOPMENT AUTHORITY
(MASTER PLM SECTION)

Agenda for the meeting of Technical Committee to be held on 10.3.92 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority, I.P. Estate, New Delhi.

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S.No.	Item No.	Subject	Page No.
1.	29/92	Regarding Simplification of the procedure for issue of building permit viz. sanction 'C' form and 'D' form for residential plots measuring upto 500 sq.mt. in size. PA/JD(B)/122/91/Pt.I To be presented by JD(B).	
2.	219/91 (6/92)	Higher purchase Transit composites disposal off: F.20(7)91/MP-Pt.I To be presented by JE(AP).	
3.	188/91	Pending action on the discussion of the Technical Committee for the period Jan 1990 to Dec. 1990 and Jan.1991 to June 1991. F.1(51)/91/MP- To be presented by DL(MP)	
4.	14/92	Notification of the Archeological Survey of India for declaration of the areas prohibited and regulated for the purpose of construction around the monument. F. Commr.(Plg) 91/1692/OR/520 To be presented by Commr.(Plg).	
5.	30/92	Earmarking of site in Trans-Yamuna Area for Jhuggi/Settlement programme- Approval of change of land use. F.20(3)/92-MP To be presented by JD(TYA)	
6.	27/92	Widening of Shanker Road. F.5(17)/89-MP Pt.I To be presented by JD(T).	
7.	180/91	Alignment plan of Mehrauli Mahipalour Road on Mehrauli Gurgaon Road, NH-8. F.5(8)/72-MP To be presented by JD(T).	
8.	20/92	Defination of Bus Depots and Bus Terminal F.20(10)88-MP To be presented by JD(T)	
9.	34/92	Alignment plan of road No 37 extension in connection of road No. 37 from Ring Road to outer Ring Road along the Southern Side of Western Yamuna Canal.. F. 5(12)/89-MP To be presented by JD(T).	1-2
10.	35/92	Allotment of land for Rajyoga Education and Reserch Foundation. F.12A(2)/88-IL.. To be presented by JD(AP).	3-4

contd...2/-

11. 36/92 Allotment /Regularisation of land to
Gurdwara Siri Singh Sacha in Jungpura.

F. 3(2)/89. .-Instt.
To be presented by D3(ZP)

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12. Laidon Table

Allotment of land to Pir Rattan Nath
and resettlement of encroachers at
Thandewalan.

S/4 (12)-55.

13.

Representation from Naraina
Association Naraina Industrial Area -
Change of land use.

To be presented
by JD (MCE & SA)

Item No. 29/92

Sub: Regarding simplification of the procedure for issue of building permit viz., sanction 'C' form and 'D' form for residential plots measuring upto 500 sq. mt in size.

File No. PA/JD(B)/122/91/Pt.I

Simplification of the procedure prescribed in the building bye-laws for building permit was introduced in 1989 for obtaining sanction, 'C' form and 'D' form for residential plots measuring 500 sq. mt in size. According to the simplified system the building permit for sanction 'C' form and 'D' form are accepted and approved on the basis of verification/certification made by the Regd. Architects, registered with the Council of Architecture. The scrutiny of the proposals which was being earlier made by the DDA officials has been entrusted to the registered Architects and they are empowered for verification/certification of the building permit proposals with respect to sanction, 'C' form and 'D' form. In the beginning the scrutiny report duly certified by the licensed Architects was being broadly examined by the building section and the approval communicated was not instant which was being delayed. The system was, therefore, reviewed and made more effective with a view to streamline this arrangement so that the sanction could be issued instantly across the counter. Accordingly, with effect from 1.5.91 with slight adjustment in the system, the applicant/Architect or representative either receives the approval of the building permit at the counter or the proposal is returned with observations in case the documents are not complete. Accordingly, an opportunity to re-submit the incomplete proposal is given which is 5 days in case of C and D form and 15 days in case of sanction of building plans. No scrutiny of the proposal is made at the counter as the proposals are verified/certified by the registered Architects who are professional people. However, after the approval is communicated the scrutiny of the sanction and 'D' form is made by the building section to ensure that approvals obtained in the simplified system are in order. The cases submitted from 1.5.91 to 15.7.91 with respect to sanction and 'D' form

are scrutinised and reviewed and following are the observations in this regard:-

(1) REG. SANCTION OF BUILDING PLANS :

263 proposals for sanction were submitted for approval in the instant system from 1.5.91 to 15.7.91. After scrutiny of these cases it is observed that only 48 cases are in order and in the remaining cases some deficiency is noticed. Some of the irregularities noticed in the proposals are given as below:

- (1) Proposals have been submitted with excess FAR and coverage.
- (2) Ventilation in the rooms is inadequate, direct entry to the basement, balcony is more than permissible limit of 30%.
- (3) Circulation plan either not submitted or requirement of parking area has not been worked out/indicated in the plan.
- (4) Landscape plan has not been properly worked out.
- (5) Some of the documents such as, affidavits, undertakings, Appendix A-I are not in order and in some cases additional floor space charges (provisional)/peripheral charges (provisional) have not been deposited/not in order.
- (6) Building already existing at site.

Letters were issued for compliance by the owner/Architect to rectify the deficiencies. It has been reported that in about 80% of these cases the applicant/Architect has not responded or complied with the requirements.

(2) REG. 'D' FORM :

In the instant system from 1.5.91 to 24.7.91, 243 'D' forms were issued on the basis of the verification made by the registered architects. The scrutiny of 210 cases indicates that about 50% of 'D' forms were submitted where the Architects have made wrong verification and 'D' forms were obtained with incomplete work, unauthorised construction/non-compoundable deviations existing at site etc. The analysis of these cases is given as below:

- | | |
|---|-------|
| i) 'D' form in order | - 107 |
| ii) Incomplete work | - 36 |
| iii) Encroachment on public land | - 7 |
| iv) Unauthorised construction/
non compoundable deviations | - 60 |

It is observed that 33 registered Architects have made wrong certificate/verification on the basis of which approval of 'D' form has been obtained.

From the above report it is observed that the powers delegated to the registered Architects for certification/verification of the building permit is being grossly misused. The building permits are being obtained on mis representation of the facts, supersession of material facts and in violation of the building bye-laws. The registered architects are misusing the powers delegated to them. After reviewing the present system the following recommendations are submitted for consideration of the Tech. Committee:-

I. The approval/sanction of building permit and 'D' form will not be accorded across the counter. These proposals will be examined by the building section and will be disposed off in a time bound manner and/or for this purpose the inspection of the premises will be made on the date communicated after receiving the complete proposal. The date for collecting the building permit i.e. sanction or 'D' form will be communicated which will be 10 days (working days) after receiving the proposal complete in all respects. The date of inspection and collection along with other instructions to be delivered to the applicant at the counter.

II. At the time of applying for 'D' form the owner shall be required to submit the photographs of the existing building duly signed by the owner and verified by the registered Architect showing

the details of the existing building with respect to number of storeys, front elevation construction of barsati floor (second or third floor) and rear set back.

- III. It is proposed that the requirement of the photographs of the existing building will also be made applicable to all the building permits at the time of submission of 'D' form and occupancy certificate/completion certificate.

Item No.219/91

SUB: Higher Purchase of Transit Camp sites :Disposal of.
F.20(7)/91-MP 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:	Hastal	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 access 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. 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.

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(WCR&UC)

6. F5(7)87-MP Grade separator at S fourjung hospital crossing.

2.3.90 &
26.11.90
16.12.90

DDAC approval is yet to be received. Action PWD (DA)

7. FUS(3)83/Dir.(CP) Integrated Indl. complex in Gezipur Kondly Area

12.4.90

Approval of the project assignment committed has been received and Dir. (TVA) is taking up in this regard. Dir.(TVA)

8. F3(8)90-MP Picnic spot on Nirula Bauena Road by MCD

29.3.90

pending with MCD for sending a plan since 31.5.90. MCD

9. F5(17)69-MP-pt. Widening of Sharker 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/patal Road intersection to OTTDC. The study shall also consider alternative proposals i.e. (a) Widening (b) flyover on Sharker R.O.

Action OTTDC/30 (T)

Presently action is pending with OTTDC for sending us the study as desired by Commr. (TPT)

10. F3(4)50-MP

16.7.90

Rec'd link for pocket 'A'
Sidhutha extn. from Desu
colony to Ring Road.

DD (Nstl.)

11. F3(143)82-MP

16.7.90 &
3.12.90

Modernisation of existing
slaughter house at Jogah

JD (WC&SA)

12. DD/PP/UE/90/F-55

3.9.90

Implementation of new
incorporation of informal
sector in the planned development
(no. 1)

DD(NCR&ME)

13. F3(15)50-MP

10.12.90

Proposed sites for MRTS depots, yards,
interchange etc.

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

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.

Clearance is yet to be
received from railway
board and other land giving
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.
			Decision alongwith file refer JD (Blog.) for implementation of decision and conveying the same to Commr.(L)CA HUPW, Commr.(H)	Dir. (Lands)
1.	F.PA/DD(P)Blog. Guidelines for utilisation of community service personnel units in the G.H. Society scheme/CGHS/DDA'S scheme for housing schemes of various deptt. of Govt. and semi-govt.	14.1.91	JD (B) conveyed that file has been referred by him to Dir.(L) for framing norms. Norms are yet to be finalised.	
2.	F5(117)70-MP Alignment plan of New Rhtak Road from Ranf Jhensi Road to Anand Park integrated the functions/inter-section designs.	14.1.91	We have received a copy of the letter dt. 19.9.91 from Ee (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 Rehilla flyover as per the approved plan of the colonies on either sides of New Rhtak 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, Badarpur, 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 NCERT staff Qr. 4.2.91 at Adchini.

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

13. F5(46)90-MP Grade separator at the intersection of Ring Road and Africa Avenue. 3.6.91

Again to be placed before TC with the report by Water Supply & Sewerage undertaking. A joint inspection held on 31.10.91 along with the officials of

DUS&SOU
DTDC

14. PA/JD(P19.) Revised Master Plan of Jamia Millia University 3.6.91

Since the report of IT Unit of DDA is awaited. The matter would be placed before TC for approval the Revised Master Plan.

Jt. Dir.(T)

15. PA/JD/TVA/90 Approval of layout plan for small facility centre near Jail 17.6.91

The case referred to the authority for approval of change of land use and declaration of development area.

16. PA/AD/TVA/90 Education cum facility complex (2.92 hect.) North of GT Shahadara Road. 17.6.91

The case referred to the authority for change of land use. Copies of plan sent to Land Deptt. for working out modalities of allotting the common playground area among the various institution 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. (Lands) for allotment of land to Desu.	Commr. (Lands)
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. File with decision sent to JD (TYA) after joint site inspection with officers to slum wing further details are being worked out by Slum Wing.	PWD.
21. F20(11)91-MI	Utilisation of land on the north of Wazirabad Road in between two existing bunds (River Yamuna) Def. items 2 & 5	18.2.91	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 at 23.9.91 and it was decided that Dir. (B) will indicate the similar case in which section was given by LUC/DDA. The case will again be placed before TC.	Arch. Planner
22.	Reg. approval of 139 DUs in respect of citizen CGHS at Rohini.			

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

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

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

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

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

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

DD(NCR&UE)

4.	F5(22)89-MP	Grade separator proposal at Dhaula Kuan inter-section.	28.1.91	DDA was requested to PWD for obtaining approval from DUAC before placing it to the authority. DUAC approval not yet received.	Action PWD
5.	PA/30(P19.)II 96/5-00(T)I	Modification in the layout plan of pritamपुरa residential scheme.	4.2.91	As follow up action on the suggestions of the T/C the service road towards pritamपुरa side has been belated 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 exten. in continuation of road no. 37 from Ring Road along with 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 trees, 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 joint file in the survey plan which is awaited. After this plan is received, the case may be discussed in TC.	DA 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 Suroi 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 Urban Extn. 2001.	1.4.91
9	PA/AP/1991/D-16	Police for the provision of community hall cum library in Did scheme.	15.4.91
14.	FACE(P19.&SLDC)	Proposal of 220 KV ESS site near Khyber Pass Distt. Centre.	15.4.91
14.	F10(15A)DD/P19. II/90/DWK	Sewage Treatment Plant Sites in Dwarka Project.	15.4.91

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

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.

Action by DLSU (NO report so far received).

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 nuisance, as the location of the STP was falling within the zone of flight path. The matter was pursued vigorously with the IAAI. Now the IAAI has given their consent for the location of the sewage treatment plant in Sec. 16-D near Najafgarh 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.

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 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 take 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.

ILG No. 13/92

11

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

F-5 (24)/92-112

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 28 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.

Item No. 14/92

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F. Commr. (plg.)/91/1642/OR-520

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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.

Item No. 30/92

Sub: Earmarking of Site in Trans Yamuna Area for Jhuggi Jhompri R/settlement programme - Approval of change of land use. F20(3)92-MP

Under the Jhuggi Jhompri R/Settlement Programme for eligible squatters, sites are to be identified in various parts of Delhi, where the squatter families are to be re-settled by Shifting from DDA's Project sites. In Trans Yamuna area it was decided that one such pocket of about 10 hec. may be identified. Accordingly, about 10 hec. of chunk of land in the East of Village Gazipur and South of Gaushala site, which will be in the extension of Residential land use and thus be more capacitable, has been identified. The location has been shown on the enclosed copy of the land use plan.

The land use of this site as per MPD-2001 is whole sale & Ware housing. Therefore, its change of land use is required before the allotment process is initiated for handing over the site to Slum & JJ Deptt. Therefore, it is proposed that the land use of this site may be changed from "Commercial" (Whole sale & Ware Housing) to "Residential" (Jhuggi Jhompri R/Settlement).

After the change of land use and allotment of site to Slum & JJ Deptt. is approved, detailed P.T. Survey will be got made and exact site will be earmarked for handing over the same by Lands Deptt. to Slum & JJ Deptt.

The case is put upto the Technical Committee for (i) Change of land use from "Commercial" (whole sale & Ware housing) to "Residential" & (ii) For allotment of this site to Slum & JJ Deptt. for Jhuggi Jhompri R/Settlement Scheme.

Item No. 31/92

Sub: Change of land use of an area measuring 0.14 hect. from 'recreational use' to 'residential use' near Kotla Ferozshah Colony, New Delhi. F16(60)63-MP

Reference is invited to the Authority resolution no. 67 dt. 23.10.90 vide which the Authority approved layout plan and change of land use of an area measuring 0.14 hect. from 'recreational' to 'residential' and also decided that shifting to be completed as soon as possible and progress report to be submitted. The layout and standard plan alongwith the authority resolution has been referred to the slum & JJ Department but no progress report for shifting has been received from them.

2. The Ministry of Urban Development Govt. of India, was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act 1957 to issue a public notice for inviting objection/suggestion from the public for the proposed change of land use. The Govt. of India, Ministry of Urban Development had replied vide their letter no. K-13016/8/88-DDVA/IB(Vol. II) dt. 11.6.91 conveying the approval of the Central Govt. According, a public notice was issued on 24.8.91

3. In response to the public notice, two objection/suggestion have been received from the Town Planner, MCD and Secretary, DUAC. MCD has stated that the residential use is not allowed in the recreational use zone as per MPD-2001 as well as MPD-1962. The objections has been examined Jt. Dir. (ZP) and it is observed as under:

"Permissibility and change of land use are different matter. Because it is not allowed to use recreational land use for residential use, that is why change of land use under section 11 is involved."

Objection:

DUAC has stated that to enquire from DDA as to why the 'recreational area' is proposed to be changed into the 'residential'. It was further suggested that the information could also be obtained by the Secretariat informally from DDA on the subject.

Objection:

In 1959 a decision taken by the Ministry of Urban Dev. that a strip of at least 25 feet along ancient wall of the monument should be vacated and the 65 tenements built on it are removed, so, that proper preservation of wall of the monument could be ensured. For implementing this decision of the Ministry, the recreational area is proposed to be changed to 'residential use'.

Item No. 27/92

SUBJECT. - Widening of Shanker Road
F.5(17)69/MP.Pt.I.

1. The above said case was discussed in the Technical Committee meeting held on 29.3.90 in which the following decision was taken.
" The TC opined that the implementation of the widening of the Shanker Road should be expedited. It also discussed the issue of resettlement of affected persons and decided that MCD should pay for the land reserved by the LDA for these persons as part of the cost of the project".
2. Minutes of the Technical Committee were conveyed to Secy. to L.G. vide U.O.No.F.5(17)69-MP.Pt.I dated 21.5.90. The case was discussed in a meeting under LG on 5.6.90 in which the following decision was taken.
" After visiting the site, LG feels that it is not necessary to consider demolition action and rehabilitation for widening the Shanker Road. He feels that the proposed widening need not be taken up. Those affected by the proposed widening may be regularised and permitted to construct according to existing by-laws etc.
The site earmarked for shifting of those affected by widening could be used by the LDA for generating resources by auctioning the plots.
3. Thereafter the case was discussed in a meeting under V.C. on 1.10.90. In the meeting V.C. desired that before deciding the course of actions on the subject, the case be examined further in the light of petition presented to him by the affected Residents Association by Commr.(L). The representation had been examined by Commr.(L) vide his note dated 25.2.91 on the file.
4. V.C. in his note dated 5.3.91 has made following observations on the petitions submitted by Master Plan affected Residents Association.
(a) While the owner of the properties affected by the said road widening scheme are in favour of

implementation of the road without delay, their tenants who are the actual occupants in most cases are opposed to it. It is the latter's view point that prevailed when L.C. decided to reverse the earlier decision which had been taken up at various levels in the form of road widening scheme in 1990. As the tenants have vested interest in scraping the scheme it is necessary to make a fresh assessment of the scheme in the overall public interest keeping in view the relevant provision of the Master Plan and the feasibility of adopting an alternative thereto from the traffic circulation point of view.

- (b) Commissioner(Plg.) to give his comments urgently which can be incorporated in a note which DDA may be placed before the L.C. and Authority for final decision.
 - (c) The case be referred to Ministry of Urban Development only if authority decides to scrap the scheme and adopt a feasible alternative to the proposed road widening.
 - (d) V.C. has desired that final decision be taken as quickly as possible as the road widening scheme is otherwise ready for implementation and further delay would be detrimental to the interests of the owners of the concerned properties who have not been able to renovate their buildings on their respective plots for the last 10 or 15 years that the scheme has been on the anvil.
 - (e) Current status of the feasibility undertaken in pursuance of the meeting held on 8.10.90 may be indicated in this connection. In case the final report of the consultant thus appointed is nowhere near ready then at least interim report in the broad question of feasible alternative could be obtained and put up alongwith comments.
5. The matter was further discussed in a meeting under Commr.(Tpt.) when officials of MCD and DITDC were also present. The issues of the general feasibility of two level road and the studies to be undertaken for considering such a link were discussed. Various technical aspects (placed at Annexure II, for consideration of both options were conveyed to

Secy.(Tpt.) by LDA. Now it is given to understand that the study has been recently awarded in the last week of January'92 to M/s.Consulting Engineering Services, Nehru Place, New Delhi. They have been given four months time for completion of the study.

6. The case was also discussed in a meeting under Sh. P.S.A.Sunderam, Joint Secy.(UD) on 12.12.91 in which following decisions were taken.

"Commissioner, MCD may be requested to initiate land acquisition proceedings in shops that have come up and LDA to initiate action for allotment of alternative plots plots permissible & whether there is a scope for designing the layout of the alternative plots.

7. In the meantime stream of representation continue to flow from Master Plan Affected Residents Association regarding demolition threat to 226 families of Old Rajinder Nagar.

8. V.C., LDA, vide noting dated 25.1.92 in file no. F.5(17)/69-MP/Pt.I has made following observations.

"I am not in favour of delaying the matter any further at this later stage. If it has taken DTDC so long just to appoint a consultant, I should due to the consultant give his report. Let us place subject keeping next meeting of T/C and decide the most appropriate course of action. G.M., DTDC, C.A. MCD may be invite to attend among others.

The case is placed before Technical Committee for consideration.

-20- 91

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.

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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 Bhasant 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 6.6m 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.

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

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

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

- (iv) The land problem of Basant Kunj Scheme were discussed in the meeting held under the Chairmanship of E.M., DDA on 10.3.90. In this meeting it was decided that planning wing may be requested to examine the feasibility of re-aligning the Mehrauli-Mahipalpur Road to take available 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.

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3. JOINT SITE INSPECTION:

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

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

4. ACTION TAKEN BY PLANNING WING OF DDA:

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

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

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

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

in view of passage of more than 3 years time and also constraints advantages and disadvantages. Suptd.Engg.(I),DDA vide letter No.S.E.(I)/6/(72)/91/3503-8 dated 25.6.91 addressed to S.E.(Plg.)

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

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

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

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

- (i) The alternative proposal as suggested by HUPW may be considered after obtaining the physical survey of the area in question.
- or
- (ii) (a) The approved alignment plan with 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.

Sub : Definition of Bus Depots and Bus Terminal
File No. 20(10)88-MP

Technical Committee vide item No. 3 (item is placed at Annexure I) in its meeting held on 30.7.90 desired that a Sub-group with Director(DC&P) from DDA, Sh. P. Dutta, G.M.(Traffic) and Sh. K.C. Tiwari, Transport Planner, DTC should study the various issues involved and submit a report within a month's time to the Tech. Committee for its consideration.

A sub-group met on 30.10.90 and 13.1.92 and the decision of the sub-group are as under :-

1. (i) Amendment is not required in the definitions as given in MPD-2001.
(ii) Regarding the bus-terminals, the definition as given in the MPD-2001 is not required to be amended(refer Annexure II).
(iii) regarding the development of bus terminals sites adjacent to Community Centre and District Centre, it was desired that these terminals should be treated as a part of integrated scheme and to be developed by the Development Authority and the Delhi Transport Corporation will just be the user. The DTC shall pay to the DDA, reasonable charges towards the use of this space as a terminal. This provision will be for the project which are yet to be approved by the Delhi Urban Art Commission and for the future project.
2. DTC will work out a proposal of multi-storeyed depot on one of the existing depot sites to examine its economic viability. The same proposal can be submitted to DDA to examine it with relation to the traffic circulation and urban form etc. After examining the feasibility for one site, the decision could be finalised.

The item is placed before Technical Committee for its consideration.

ANNEXURE I

Item No. 3 of the Technical Committee Meeting held on 30.7.90

.....

Sub : Definition of Bus Depot and Bus Terminals.

F.20(10)/88-MP

DTC has requested to revise norms for bus terminals and depots in the Draft Master Plan for Delhi-2001 as follows :

- | | | |
|-------------------------------|--|---|
| i.DTC local Terminal | 1 no. of 30,000 (to be developed by local authorities. | 2000 sq. mt. to be shown in the ZDP/ Div. Plan. |
| ii.DTC Depot-cum-Bus Terminal | 1 no. for 1.5 lakh population (about 30,000 families. | 3.0 ha. to be earmarked in the development plans. |

DTC has also suggested to change the definition of Bus Terminal as under :-

"The premises used by public Transport agency to park buses, provide passenger amenities and operational requirements including fuelling, running repairs, servicing of buses, body building and administrative offices. Residential accommodation for essential staff be provided. Any compatible activity like commercial or lodging accommodation to serve commuters should be permitted.

2. The norms proposed in the Draft Master Plan for Delhi 2001 are :

Population served	Use	Nos	Area per unit(smt.)
1,00,000	Bus Terminal	1	2,000
5,00,000	Bus Terminal	1	4,000 (as part of Distt. Centre)
5,00,000	Bus Depot	2	20,000
1,00,000	Bus Depot		Depending on requirement.

Two separate definitions are proposed in Draft MPD-2001 for bus terminal and bus depot.

1. Bus Terminal

A premises used by public transport agency to park the buses for short duration to serve the population, It may include the related facilities for passengers.

ii. Bus Depot

A premises used by a public transport agency or any other such agency for parking maintenance and repair of buses. This may or may not include a workshop.

3. Total land requirement for one million population as per Draft MFD-2001 is 6.8 ha. plus for bus depot for one million population. The requirements as per the norms suggested by DTC is 10.66 ha. The major variation is in case of bus terminal to be provided for 30, 00 population.

Regarding definitions, the activities like fuelling, repairs, servicing of buses, body building, watch and ward residence (upto 20 sq. mt.) are permitted only in bus depots and not in bus terminals.

4. A meeting was held on the same subject in the room of Director(PP) on 3.3.88 in which Dr. Tiwari, Transport Planner, DTC was also present. In the meeting, it was agreed that :-

- i. The provision of two to three small terminals of about 800 to 1000 sq. mtr. each be made for 30 to 40 thousand population. Location of these terminals shall be earmarked in division/zonal plan.
 - ii. The provisions for Bus Depot shall be 3 for 5,00,000. The allotment and management policy for the depots for subscription and contract buses which would be inclusive of DTC and subscription and contract buses shall be worked out by DTC & Transport Engineer, D.A.
 - iii. It was agreed by Dr. Tiwari that for working out the actual area requirement of terminals at various levels as agreed DTC shall submit the sketch plan details of facilities envisaged in various level terminals and also the justification of the area requirement and operational details.
5. The case is put up to the Technical Committee for the approval of the following guidelines for locating the bus ways for 5 to 6 buses each on both sides of the road at neighbourhood level (15000 population) and the bus depots. This shall be in addition to the norms prescribed in Draft MFD-2001 and given in para 2 above.

Population	Use	Nos.	Area per unit (sq. mtr.)
10,00,000	Bus Depot	2	20,000

6. The matter has been considered by the Technical Committee in its meeting held on 18.10.88 and it has observed that the modification of norms, proposed for provision of bus depots for a population of 10,00,000 in the Draft Master Plan for Delhi-2001. The number and area per unit of the bus depot as proposed in the agenda was approved, it was further decided that the bus depot sites should be located in "Industrial Area Warehousing locations and" not in 'facility area'

7. Decision of the Technical Committee was conveyed to Transport Planner, DTC vide his letter No. F.20(10)/88-MP/252 dated 21.5.90. In response to this communication Sh. Raghuraj Singh, General Manager, LTC, in his L.O. letter No. D&D/55.1/85/303 dt. 1.6.90 addressed to Director(LC&P) has desired that they should be given personal hearing in the Technical Committee. As desired by Commissioner Planner, Shri Singh is being invited in the Technical Committee meeting scheduled for 16.7.90.

8. The matter is placed before the Technical Committee for personal hearing to the representative's of the DTC.

Sh. R. Singh, General Manager(Transport). DTC was given a personal hearing by Technical Committee of the DDA. He explained that before 1981-82, there were only two bus terminals in the city of Delhi, the one at Central Secretariat (North Block) and the other at I.S.B.T. Kashmiri Gate. He also made a reference to a meeting of the Planning Commission relating to the provision of the Bus Terminals during and after 1981-82. Shri Singh also told the Committee that it besides DTC there were other agencies operating public buses under ATA permits in Delhi. After detailed deliberations, the Technical Committee desired that a sub-group with Director(LC&P) as convener and Chief Arch., and Joint Director (T) from DDA, with Sh. P. Datta, G.M.(Traffic) DTC and Dr. K.C. Taveri, Transport Planner from DTC, should study the various issues involved and submit a report within a month's time to the Technical Committee for its consideration.

Extract from MFD-2001 and other related decision(i) Bus Terminal(a) Definitions

A premises used by public transport agency to park the buses for short duration to serve the population. It may include the relate facilities.

(b) Activities permitted

Bus Terminal, Soft Drink & Snack Stall, Administrative office, other offices.

(c) Control for building/buildings within the use premises

Maximum coverage on different floors

Ground floor	3.00% (for passenger facilities)
Ist floor	3.00% (for facilities)
2nd floor	10.00% (for terminal office)

Maximum Height

Other controls

(i) The space on 1st & 2nd floors shall be essentially used for public services like Post & Telegraph Office, Police Post & other essentially services.

(ii) Bus queue shelters are not be included in the coverage & F.A.R.

(d) Norms

(i) As per MFD-2001

Population	Use	Nos.	Area/Unit in Sq. mtr.
5,00,000	Bus Terminal	1	4,000
1,00,000	-do-		2,000

(ii) As per Technical Committee Item No. 17 dt. 18.10.88

(e) Permission of use premises in use zone

Bus Terminal is permitted in all the 5 use Zones.

15000 5 to 6 Busways on road side

In addition to this the sub-group has recommended that the development of bus terminals adjacent to Community Centre & District Centres be treated as a part of integrated scheme and be developed by the Development Authority and the Delhi Transport Corporation will be just be a user. The Delhi Transport Corporation shall pay the minimum reasonable charges for the same. This may be examined by Chief Arch.

for the Project which are yet to be approved by the Delhi Urban Arts Commission and for the future project. For this purpose, the G.M., DTC also agreed to given the reasonable bus-ways requirements for Distt. Centre & Community Centres to Chief Arch., DDA.

Bus Depot

(a) Definition

A premises used by Public Transport Agency or any such agency for parking, maintenance and repair of buses. Thus may or may not include a workshop.

(b) Activities permitted

Bus Depot, Workshop, watch & work residence (upto 20 sq. mtr.), soft drink & snack stall, administrative offices of DTC.

(c) Control for building/Building within use premises

Not provided in MPD-2001. However, Depots are being developed as per the standard plan approved by DDA & DUAC.

(d) NORMS

(i) As per MPD-2001

<u>Population</u>	<u>Use</u>	<u>Nos.</u>	<u>Area/Sq.mtr.</u>
5,00,000	Bus Depot	2	20,000
10,00,000	Bus Depot	As per requirements	

(ii) As per Technical Committee Meeting held on

5,00,000	Bus Depot	2* + 1*	20,000
10,00,000	Bus Depot	3	20,000

For subscription of contract buses.

The allotment & management policy for the depots for subscription & contract buses shall be worked out by DTC & Transport Deptt., Delhi Admn.

(e) Permission of Use Premises in Use Zones.

Bus Depots & Workshops are only permitted in MI (manufacturing - Light & Service Industry including flatted. group industries) and M-2 (Extensive Industry)

1
T/Am No. 34/92

Sub:- Alignment plan of road No. 37 extension in continuation of road No. 37 from Ring Road to Outer Ring Road along the southern side of Western Yamuna Canal.

File No.F5(12)89-MP.

1. The above said case was discussed in the Technical Committee meeting held on 17.6.91 (Agenda placed opposite as Annexure I) in which the following decisions were taken:
 - i) In the first phase, a four lane divided carriageway be developed.
 - ii) The green strip be shifted towards the canal side so that the maximum number of trees can be saved.
 - iii) The concurrence of the Delhi Water Supply & Sewerage Undertaking be obtained for the proposed road with respect to Hyderpur Treatment Plan.
2. A six lane divided carriageway is proposed in the final phase. Service road towards Pritampura side has been deleted. No service road is proposed on the canal side. Initially, a four lane divided carriageway shall be constructed in the first phase. The green strip has been shifted towards the canal to save the existing trees. As per letter dated 23.9.91 from EE, PWD(DA), Divn.X, (Annexure II) with the deletion of service road and change in the alignment of carriageway it will be possible to save at least 30% of the trees.
3. A joint site inspection was held with DWSSDU, PWD(DA) and Traffic Police officials on 13.7.91 to study the feasibility of avoiding two closely spaced 'T' junction on outer ring road. The two junctions are to be converted into an intersection by modifying the alignment of the road on both the sides. With this proposal about 11000 sq.mtrs. of land already allotted to DWSSDU for Hyderpur Treatment Plan shall have to be acquired from the western side and about 5000 sq.mtrs. of land from DWSSDU residential complex on the eastern side. The areas proposed to be acquired on both sides are lying vacant. On the eastern side DWSSDU has plans to construct some additional flats in the

/where the
land is
required

vacant available space. After site inspection, this issue was discussed in a meeting under Commr.(plg.) in which officials of DWSSDU, PWD(DA), Traffic Police and Haryana Govt. Irrigation Deptt. were also present (Annexure-III). A detailed plan showing the area to be acquired from DWSSDU on both sides of outer ring road has been identified and shown on the alignment plan. A total area of about 16000 sq. mtrs. shall have to be acquired from DWSSDU from both sides of outer ring road. In lieu of this an area of about 7500 sq.mtrs. on the western side presently being used as a road can be given to them. This area shall get amalgamated with the Water Treatment Plant Area left on the southern side of the proposed new road alignment. The total area of this amalgamated pocket shall work out to about 14500 sq.mtrs. Land use of this area is proposed for residential use. In this area the balance number of flats to be constructed on the eastern side could be constructed alongwith some additional residential accommodation.

4. In the revised modified alignment on the eastern side, a strip of front set-back of DDA Janta flats, a part of pump house & DESU office shall be affected in R/W.
5. The case is put up to the Technical Committee for;
 - i) Approval of the composite alignment plan.
 - ii) Acquisition of about 15000 sq.mtrs. of land from DWSSDU
 - iii) Allotment of about 7500 sq.mtrs. of land on western side and using the consolidated area of 14500 sq.mtrs. for residential use.
 - iv) PWD(DA) shall plant three times the total number of trees required to be cut after permission of L.G.

MINUTES OF T.C. MEETING DATED 17.6.91

Item No.96/91

Sub: Alignment plan of road No.37 extension in continuation of road No.37 from Ring Road to Outer Ring Road along the Southern side of Western Yamuna Canal.
F5(12)89-Mp.

1. Location: This is a new road in the extension of road No.37 from ring road to outer ring road (near Varun Niketan along the southern side of Western Yamuna Canal. Location plan is placed as Annexure-I.
2. Background: This road is proposed in the Master Plan of Delhi-2001 with a R/W of 45 mtrs. A cross section of this road was earlier approved by V.C., DDA on 15.9.89 in file No.F6(2)82MP for deciding the location of High Tension Lines. E.E.P.W.D.(DA) Division submitted a P.T.Survey for this road vide letter No.23(12)PWDX/WA/205 dated 29.8.89. The land is presently having a thick plantation of different variety of trees and is under the possession of Haryana Govt.
3. Salient features of the alignment proposal:
 - a) This road shall be an important arterial link for the through traffic to Rohini connecting ring road and outer ring road in the alignment of road No.37.
 - b) The available R/W of this road between the southern bank of Western Yamuna Canal and the scheme boundary of Pritampura is about 40.40 mtrs. which has been taken as the R/W of this road as against the 45 mtrs. R/W proposed in Master Plan.
 - c) Main carriageway: A six lane divided C/W
 - c) The road alignment has been prepared taking into consideration the proposal of H.T.Lines as approved in the cross-section with a R/W of 40.40 mtr.
 - d) Main carriageway: A six lane divided C/W (11 mtrs. on either sides) has been proposed from Ring Road to Outer Ring Road with a central verge of 1.0 mts.
 - e) Service Roads: A 7.0 mtrs. wide service road has been proposed wherever required along Western Yamuna Canal.
 - f) Footpath: A 4 mtr. wide footpath is proposed along Western Yamuna Canal to accommodate H.T. lines Pylons. A long Pritampura side 2.5/3.5 mtr. wide inner and 2.5 mtrs. wide outer footpaths have been proposed.
 - g) An exercise has been done to join this road with the 45 mtr.R/W road from Sector XV, Rohini in a cross junction by suitably modifying the alignment feasibility with regard to this road.

been received

been received from Ex-Engineer, PWD(DA), vide letter No. dated 9.4.91 placed at Annexure-II. This has been conveyed to PP(Rohini) for readjustment of land proposed for expansion of Haiderpur Treatment Plant to integrate the realignment of the road.

- h) Intersection: Three major intersections/junctions on this road have been designed with proper road geometrics, signalisation so as to enhance the smooth & safe traffic movement. The intersection junctions are:

- i) Intersection with road No.37 and ring road.
- ii) Intersection with outer ring road & the realigned v 45 mtr. R/W Road from Secretary, Rohini.
- iii) Junction with the proposed road leading to Shalimar Bagh C&D Scheme.

Besides the above three major junctions/intersections, the junction designs of 18 mtr. & above roads have been incorporated in the alignment plan.

- iv) Wherever extra land between the property line & outer footpath is available, same have been included in road R/W & propos. for plantation. Efforts have been made to save as much trees as possible in the proposal.

4. PWD(DA) in their letter dated 9.4.91(Annexure-II) have informed that they have taken up the matter with Irrigation Deptt., Haryana Govt. for release of land for construction of this road. A communication has been received from SDO, WYC Divn. Haryana saying that there is no surplus land for construction of the road. As stated in the said letter the matter has since been taken up by PWD(DA) at the higher level with Haryana Irrigation Deptt. on the plea that road No.37 is already constructed by the side of the same canal on the land obtained from Haryana Govt. & this road is only an extension of road No.37, there should not be any objection technically for extension of the road No.37 in the same way.

Feasibility study: Vide letter No.23(120)PWD/1/1403 dt. 5.7.90 Executive Engineer PWD(DA)Divn.A has submitted the feasibility study of the alignment which is placed as Annexure III. As per the said letters, the draft alignment plan prepared vide drg.No.CA-015/PPW-09 has been found feasible. In the alignment plan nearly 126 Shesham trees, 487 Safada, 35 Sagoon, 63 Gulmohar, 578 Kikar, 32 Jaman, 3 Nec. 8 Khajoor and a few other miscellaneous variety trees are affected. Besides this a mosque, Haryana Govt. Forest Guest House buildings and other misc. lands and buildings as stated in Annexure.III are also affected.

The case is placed before the T.C. for consideration of;

.....3/-.

- i) Proposed alignment plan of road No.37 Extn. integrating junction/intersection designs prepared vide drawing No.CA-015/PPW-89.
- ii) PWD shall take up the rehabilitation of eligible affected properties/services with concerned agencies.
- iii) PWD shall plant 3 times the number of trees required to be cut for implementation of the proposal in consultation with the Senior Landscape Architect, DDA.

The alignment of that portion of Road No.37 falling between Ring Road and Outer Ring Road along the southern side of Western Yamuna Canal was approved, subject to the following modifications.

- i) In the first phase, a 4 lane divided carriageway be developed.
- ii) The green strip be shifted towards the canal side so that the max.number of trees can be saved.
- iii) The concurrence of the Delhi Water Supply & Sewerage Undertaking be obtained for the proposed land adjustment with respect to Hyderpur Water Treatment Plan.

PUBLIC WORKS DEPARTMENT
(DELHI ADMINISTRATION)

No.23(120)/PWDX/DA/2015

Dated: 23.9.91

To

Shri D.K.Saluja,
Dy.Director(T),
Delhi Development Authority,
Vikas Minar,
New Delhi.

Sub:- Observations on the revised alignment plan of
Road No.37 Extn.

Sir,

We have received a revised alignment plan alongwith the meeting notice dated 18.9.91. The plan has been examined, our observations are as follows:-

- (1) With deletion of Service Road and change in the alignment of carriageway, it will be possible to save at least 30% of the trees required to be cut as stated in the feasibility report sent with our letter dated 5.7.90.
- (2) The revised intersection design of road No.37-Extn. and outer ring road as proposed now is found to be feasible at site, after taking part of the Triangular portion of the DWSSDU flats on the Eastern side and part of their land of the Water Treatment Plant on the western side.

It is requested that the approved revised alignment plan may please be sent at the earliest possible.

Yours faithfully,

Sd/-
(DINESH KUMAR)
Executive Engineer
PWD Divn.X(DA),
New Delhi.

Copy to:-

AEV/PWD/DA/New Delhi.

Minutes of the meeting regarding the revised alignment plan of Road No.37 Extn. between Ring Road and Outer Ring Road.

Present:

1. Sh. J.C.Gambhir, Commr.(Plg.), DDA.
2. Sh. Santosh Auluck, Chief Architect, DDA.
3. Sh. S.C.Karanwal, Sr.Architect(NZ), DDA.
4. Sh. D.K.Saluja, Dy.Dir.(T)I, DDA.
5. Sh. P.K.Behra, Asstt.Dir.(T)I, DDA.
6. Sh. J.C.Wadhwa, Director(Projects), DWSSDU).
7. Sh. M.L.Arora, Ex Engineer, DWSSDU.
8. Sh. Gurmail Singh, ACP(west), Delhi Police.
9. Sh. Dinesh Kumar, Ex-Engineer, PWD(DA), Dyn.I.
10. Sh. Lachman Dass, Dy.Collector, Irrigation Deptt., Haryana.
11. Sh. R.K.Ailawadi, Ex-Engineer(Irrigation), WJC, Haryana.

1. Background of the case was explained. The alignment plan of this road was discussed earlier in the Technical Committee meeting held on 24.9.91 in which following decisions were taken.
 - i) In the first phase, a four lane divided carriageway be developed.
 - ii) The green strip be shifted towards the canal side, so that maximum number of trees can be saved.
 - iii) The concurrence of DWSSDU be obtained the proposals land deamard with receipt of Hyderpur Water Treatment Plant.
2. The alignment plan has been modified as desired under paras i) & ii). Services road towards Pritampura side is deleted, six lane divided C/W is shown out of which four lane carriageway shall be constructed under Phase I. The green strip has been shifted towards canal side. Ex-Engineer, PWD(DA) informed that with the proposed modification nearly 30% of the trees as mentioned in the feasibility report dated 5.7.90 shall be saved. As regards the decision under Sl.(iii) a joint site inspection of PWD(DA) DWSSDU, DDA & Delhi Police officials was held on 13.7.91. During site inspection CE(C)III, DWSSDU desired that the alignment proposal on eastern & western sides of outer ring road be marked on a detailed P.T.Survey. The detailed P.T.Survey was received from PWD(DA) and accordingly the intersection has been adjusted to provide a smooth curve on the road from Rohini side. Dir.(Projects), DWSSDU informed in the proposal DDA may clearly show the areas (with dimensions) on the eastern side of outer ring road to be acquired. The area proposed to be given in lieu on the same on the western side may also be clarified with detailed dimensions, area & land use.

3. E.E., PWD(DA) shall mark the outer profile of Janta Flats abutting this road. Boundary wall of Janta Flats may be constructed as per alignment proposal.
4. Ex-Engineer(Irrigation) WJC, Govt. of Haryana informed that the water from the Western Yamuna Canal will be required for irrigation purposes through Najafgarh Drain. It was informed that Western Yamuna Canal along with its embankment road were excluded from the R/W of road No.37 Extn. Executive Engineer(Irrigation) desired that some area for earth cutting may be required to plug the holes in the canal during emergency. For this it was explained that a Kaccha portion of about 15 mtrs. shall be available along the C/W's.
5. Dy.Collector(Irrigation Deptt.) , Haryana informed that their Govt. has not been paid any compensation in lieu of their earlier lands along road No.37 Extn. Executive Engineer, PWD(DA) informed that after the alignment plan of road No.37 Extn. is approved by the DDA land acquisition proceedings shall be taken up along with payment of compensation to Haryana Govt.

SUB : Allotment of land for Rajyoga Education
and Research Foundation.
File No. F.12A(2)/88-IL

1. Secy. Rajyoga Centre requested for the allotment of 400 sq.mts. in Ashok Vihar for activity furthering the subject of foundation to impart teaching and a centre for daily education for practice of yoga.
2. The request was earlier discussed in the IAC meeting held on 1.4.89 under item no. 53 and it was decided that before the allotment out of nursery school is recommended the position of nursery school site be ascertained.
3. It was again placed in the IAC meeting held on 17.7.90 and was deferred for ascertaining more detail, regarding activity of foundation. A detailed note recorded by Chief Secy.(Delhi Admn.) giving background of the society, which is repeated to be Premier Religious Institute of the Country is placed in file no. F.10(3)/85-IL.
4. VC, DDA recommended the case of allotment on 30.4.91 for allotment and ordered to put up for sanction to LG after clearance from IAC. It was put up in the IAC meeting on 6.9.91 but was deferred till the review, to use the nursery school site is made.
5. Dir(Lands) discussed this case with VC on 1.10.91 in the presence of Dir(AP&B) wherein it was decided to place the case before Technical Committee for its consideration. Commr.(Plg.) has stated in his note dt. 8.10.91 that the case be put up in the Technical Committee for the policy aspect of utilisation of nursery school.
6. It will not be out of place to mention that as per the layout plan, nursery school is abutting with the Residential plot but as per report of survey, a service lane of 6.5 mt. has been left in between nursery school and residential plot. The area of the nursery school site works out to 1634.36 sq.mts. as per report of Jt. Dir(Survey). Out of this nursery school site an area of 800 sq.mts. stands allotted to some school in file no. F.19(9)/88-IL as per available record of Plg. Unit and its further detail can be confirmed from IL Branch. But as per report of JD(Survey) this nursery school site (site no. 6) with an area of 1634.36 sq.mts. is lying vacant at site and is fenced from all the sides.
7. As per latest policy of the Technical Committee meeting held on 15.4.91, decided that in old scheme no site stands earmarked for a community hall/library, nursery school sites as and where available may be

contd..2/-

diverted for the construction of community hall/library and further development control of nursery school for such a building should be the same as per MPD-2001.

8. The matter is therefore placed before the Technical Committee as to whether land of 400 sq.mts. may be considered for allotment to Rajyoga Education and Research Foundation or not out of nursery school taking in view the earlier decision of the Technical Committee into consideration.

Item No. 36/92

Sub:- Allotment/ Regularisation of Land to Gurdwara
Siri Singh Sabha in Jungpura.

F3(2)/89-InvA.

1. Gurdwara Siri Guru Singh Sabha is requesting for the allotment/regularisation of plot No.1-33 measuring about 400 sq.yds in Jungpura for the use of 'Langes'. The Sabha has mentioned that the plot in question is under their occupation for the last 35 years. This was M.O.R. land which was transferred to the D.D.A. few years back.
2. As per approved Plan of M.O.R. land in Jungpura, this pocket measuring 356.90 sq.mts. is planned for two 'Residential plots' of different sizes as below:-
 - a) 18.288 x 10.369 i.e. 189.50 sq.mts.
 - b) 18.288 x 9.144 i.e. 167.20 sq.mts.This plan had been approved by the V.C., DDA vide file No:PA/Dy.Dir.(PLG./85/1322-dt:30/1/86. Since the land use of the plots is Residential' com.(plg.) has suggested that the use of the land can be allowed as a case of special appeal after obtaining Authority's permission.
3. Further, as per V.C. noting dt:11/1/92 'Residential' land use is not compatible with that of 'Langar' and has to obtain special appeal permission from the Authority subject to that the above proposal for regularisation/allotment on payment of damages is acceptable. This was approved in principle by the Hon'ble L.G.
4. In the view of above This case for allotment/regularisation is submitted before the Technical Committee for considerations.

Laid on Table.

Item No. 37/92

SUBJECT:- Allotment of land to Pir Rattan Nath
and resettlement of encroachers at
Jhandewalan.

(File No.S/4(12)55)

1. BACKGROUND:-

(a) Authority vide its Resolution No.3) dt.
30.4.74 took the following decisions:-

- i) The area (about 3803 sq.yds) should be allotted to Pir Rattan Nath Gadhi on lease hold basis subject to the condition that no transfer or alienation of the property would be allowed without prior permission of the Authority.
- ii) The land under existing structures and the land appurtenant to the structures would be allotted at the rate of Rs.one lakh per acre while the remaining area will be kept as 'Green' and allotted on annual licence basis at the rate of Rs.1/- per sq.yds.This 'Green' area would be maintained as 'Green' to the satisfaction of the Authority by Pir Rattan Nath Gadhi and will be utilised for 'Congregational' purposes on Special occasions.
- iii) The occupiers of the existing structures other than the structures of the Dargah will be removed and alternative accommodation allotted to them as per 'Gadgil Assurance'. Those who are not covered by the 'Gadgil Assurance' will be allotted alternative accommodation as per 'General Policy' in respect of squatters on 'Public Land'.
- iv) From the perusal of the file it is noted that Dargah has been handed over land measuring 1318.67 sq.yds. on 5.1.77 and 145 sq.yds. on 6.1.78 thereby making the area handed over as 1463.67 sq.yds. The lease deed for the same has been executed on 9.6.84. Balance land is to be found encroached upon.

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(b) Issues remain to be sorted out are:-

- i) Re-settlement of the persons (about 120 families) occupying the land decided by the Authority to be handed over to the Dargaha out of which 36 are covered under 'Gadgil Assurance'.
- ii) Handing over the land so vacated to Dargah as decided by the Authority for maintenance as green.
- iii) If DDA is to still honour its commitment of handing over of balance land to Dargaha for maintenance as 'Green' the balance area under reference is shown as religious in MPD-2001.

2. PRESENT POSITION:-

Attempts have been made at various occasions to sort out the pending issues, however,

a) In the year 1985 Lands Section took a view that

" In this scheme the eligibility/entitlement to the encroachers to be regularised have not been decided by the Authority as yet, neither the rates to be charged in this case has so far been finalised. Normally the encroachers falling under category 'A' of the Gadgil Assurance are rehabilitated at the same place by regularising their possession as per clearance certificate furnished by them."

But in the present case since the encroachers even in Cat. 'A' are to be removed, therefore, are to be allotted for their rehabilitation is to be decided first.

b) In the year 1987 the then Addl. Commr. (Land) vide his letter dt. 19.11.87 requested that 36 plots measuring 60 sq. mts. and 84 plots measuring 35 sq. mtrs. be carved out in 'J' block Vikas Puri to sort out long pending issue. Accordingly, a scheme was formulated in the area to accommodate

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a total number of 200 plots of sizes 36 (84), 60 (39) and 104 (37) sq.mts. The proposal could not mature further as the jhuggies from the area in Vikas Puri could not be shifted.

c) Once again the representatives of the Dargah had met V.C./DDA on 16.11.90 wherein V.C./DDA has observed that the "petitioners stated that they have no objection, if category 'A' encroachers are giving as alternate plots within the total area proposed to be assigned for Dargah. This matter may be referred to Planning Deptt. to see whether a suitable multi storeyed building could be constructed within the prescribed development controls."

d) The case was referred to Land Section to know about the size of the flats to be allotted to persons covered under 'Gadgil Assurance' so that the Lands requirement could be worked out; no decision/information came.

e) Again there was a meeting in the room of V.C./DDA on 30.1.92. wherein Shri M.L. Khurana, M.P. was also present. As a follow up the case was discussed by Director (AP&B) with the representatives of the society who have expressed their anxiety for early allotment of land to Pir Rattan Nath and resettling them at a reasonable distance from their present location, by way of allotment of alternate plots.

3. ISSUES INVOLVED FOR DECISIONS AREA AS UNDER:-

- i) Whether DDA would stand by its commitment to allot balance land to Dargah for maintaining green.
- ii) Size of the plots to be allotted to persons covered under 'Gadgil Assurance'.
- iii) Location where these persons are to be rehabilitated as the balance would not only be insufficient to accommodate even 36 families, but would also require change of land use as MPD-2001.

4. The matter is placed before the committee for its consideration.