

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft Minutes of Tech. Committee Meeting held on 17.3.92 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 Noronha, Vice Chairman. (In the chair).
2. Mr. H.D. Sharma, E.M.
3. Mr. J.C. Ghanbhir, Commr.(Plg).
4. Mr. Santosh Auluck, C.A.
5. Mr. B.L. Khurana, C.E. (Elect.)
6. Mr. R.G. Gupta, Dir.(TYA)
7. Mr. U.S. Jolly, Dir.(IM)
8. Mr. P.C. Jain, Dir.(AP&B)
9. Mr. Babu Ram, I.P. (S&JJ)
10. Mr. P.N. Dongre, Jt. Dir.(TYA)
11. Mr. V.N. Sharma, J.D. (D&J)
12. Mr. Chander Ballab, J.D. (APY)
13. Mr. Prakash Narain, J.D.(T)
14. Mr. A.K. Jain, J.D.(ZP)
15. Mr. N.K. Aggarwal, J.D.(WC&SA).
16. Mr. C.P. Rastogi, J.D.(C.C.G)
17. Mr. Vijay Risbud, J.D.(Narela)
18. Mr. A.K. Gupta, J.D.(B)
19. Mr. Pradeep Behari, Sr. Arch.(EZ)
20. Mr. Ashok Kumar, J.D.(Dwarka)
21. Mr. H.S. Sikka, J.D.(Dwarka), Ph-III.
22. Mr. Anil Barai, Dy.Dir.(MP)

(Convenor)

Delhi Police(Traffic).

- 23 Mr. U.K. Chaudhary, A.C.P.

M.C.D.

- 24 Mr. O.P. Gupta, S.E.(Plg).
- P.W.D.
- 25 Mr. R.K.D. Gupta, Ex. Engineer, (PWD-X)
- 26 Mr. A.J. Paul, Asst. Engr.(PWDX)

Special Invities:

D.T.C.

- 27 Mr. P.Dutt, Chief General Manager(Traffic). for item No 20/
- 28 Mr. A.K. Chawla, A.E.(PMC) -----do-----
- 29 Mr. K.P. Sheshadri, AE. (P.M.C.) -----do-----

C.R.P.F. (N/Sector).

- 30 Mr. Joginder Singh, I.G.
- 31 Mr. R.C. Aggarwal, DIGO
- 32 Mr. D.S. Kadian, Commr.
- 33 Mr. M.S. Gill, A.D.(Works)

The Mud Village Society.

- 34 Smt. N.Kapeer, (Exec. DIR).

For Item No. 39/92.

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Sub : Minutes of the meeting of the Technical Committee held on 17.3.92 in the Conference Room of Vikas Minar, DDA.

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Item No.188/91

Sub : Pending action on the discussions of the Technical Committee for the period Jan.91 to June91.

F.1(51)91/MP

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.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.180/91

Sub : Alignemtn plan of Mehrauli Mahipalpur Road on Mehrauli Gurgaon Road, NH-8

F.5(8)92-MP

The Technical Committee noted that earlier alignment plan of Mehrauli Mahipalpur Road linking Mehrauli Gurgaon road and NH-8 ^{had been} approved by the ^{DDA} Authority in the year 1989. It was pointed out in the meeting that the Municipal Corporation of Delhi ^{was} widening this road which is not in accordance to the approved ~~layout~~ alignment plan. ^{Therefore,} Technical Committee, ^{it was} after discussion at length, ^a decided that physical survey ^{plan} should be obtained from MCD so as to ^{enable the Tech. Committee} re-examine the ^{road} alignment plan. ^{said}

Item No.20/92

Sub : Definition of Bus-Depots and Bus Terminal.

F.20(10)88-MP

~~Item No. 20/92~~

The Technical Committee observed that as per the provisions of MPD-2001 bus terminals should be an integral part of the comprehensive district centre and community centre schemes. It was also noted that the main activity in bus-terminals consisted of parking of buses and therefore, the space on the upper floors of the bus terminal could be utilised for housing the offices of local authorities. The representative of DTC explained that the number of bus-bays and parking spaces differed from location to location. Technical Committee, therefore, decided that while designing such centres, the detailed requirements of DTC by way of bus-bays and parking spaces be obtained for the respective centres so as to accommodate the same in the comprehensive scheme. Technical Committee also decided that both options be kept open i.e. for (a) the bus terminal to function on the ground floor with the first floor being used for locating the offices of the local bodies; and (b) ~~for~~ bus terminals to be utilised wholly for parking of buses with no provision for ~~residence/offices~~ of local bodies at all.

It was also desired that DTC may work out ^{a pilot scheme for} ~~as a pilot project, for~~ development of a multi-level depot and place the same before the Technical Committee. ^{Before} ~~Before~~ the discussion concluded, it was also decided that bus-bays also be planned as part of the road right of way in all such integrated development plans.

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.

The Technical Committee observed that the alignment plan of road No.37 (extension), from Ring Road to Outer Ring Road, ^{and the} along southern side of Western Yamuna Canal, had earlier been discussed in its meeting held on 17.6.91. It was also observed that the proposed alignment plan, now placed on table was in accordance with the views and suggestions made by the Committee at that June,91 meeting. The same was, therefore, approved.

Further, Technical Committee observed that there was a vacant piece of land, indicated as a college site, in the general development plan of Pitampura. However, in MPD-2001 the very same site had been shown as residential. Technical Committee desired that the concerned Area Planner should identify the said site and move the CA to formulate a residential scheme for the same at the earliest. In the alternative, if the said site was required for college, a proposal ^{for change of} ~~of~~ the prescribed land use to be prepared and placed before the Tech.Committee at the earliest.

Item No.38/92:

Sub: Request for relaxation of Development Controls in respect of land

Approved
to issue
2/4
Com (Plg)

allotted to G.R.Goenka Edn.Society for Sr.Secondary School in Vasant Kunj.

F.18(14)/88-IL

Deferred.

Item No.39/92

Sub: Mud Village Residential Scheme at Nand Nagri.

F.3(10)/92-MP

The proposed liquid waste recycling project was explained in detail by Mrs.Kapoor, Executive Director of Mud Village Society. It was observed that an area measuring 6.5 acre stands earmarked as green (recreational use) in MPD-2001. She explained that not more than 1 acre of land out of 6.5 acres would be essential for this project and that the rest of the area was intended to provide forest cover. After ^a detailed discussion, Technical Committee decided that the said area of 1 acre be processed for change of land use from 'recreational' to 'public utility' subject to that the project being cleared by MCD from ^{the} services point of view.

As a corollary, Technical Committee desired that the Slum Wing should examine whether this technique of liquid waste recycling could be adopted in the Slum Resettlement projects as well.

Item No.33/92.

Sub: Allotment of land 9.80 acres to CRPF in the South of Gharoli, trans-Yamuna area.

F.25(19)/85-Instt.

In its earlier meeting held on....., the Technical Committee had desired that Dir(TYA), DLM and the officers of CRPF carry out a joint inspection and report as to the feasibility of retaining the CRPF battalion in South of Gharoli on a permanent basis or shifting it to a suitable alternative site to be carved out of the land recently returned to DDA by Delhi Admn. and located to the north of the present site also on the Delhi-UP border.

After ascertaining the views of the aforesaid officers and considering various aspects of the question, it was felt that no worthwhile purpose would be served by shifting the CRPF battalion from the present site. As such, Technical Committee decided that the prescribed land use in respect of 4 hect. of land forming the present site be changed from 'recreational' to 'public & semi-public' use, in order to accommodate the said CRPF battalion on a permanent basis, as per the terms and conditions of allotment.

Item No. 40/92.

Sub: Application of Dev.control resolutions from Greater Bombay March 91 to improve the quality of SITU development and construction of urban spaces at Seelampur in proportionate FAR of facilities cum district centre to compensate losses in rehabilitation of jhuggi

F.Slum 1(6)91-Admn.(P&T)Pt-1

Deferred.

Item No.41/92

Sub: Allotment of land to Gurugovind College, Pitampura.

Deferred.

Item No.177/91

Sub: Proposal for carving out additional plots in Gujrawala Coop. House Building Society Ltd. Ph.III

F.23(9)69-Bldg. Pt.

Dir (AP&B) explained the proposal for carving out additional plots in Gujrawala Coop.House Bldg. Society, Ph.III. The Technical Committee observed that the carving out of additional plots would lead to an increase in density, in violation of the Master Plan. After due consideration, it was felt that the only possible solution to the problem, within the framework of MPD-2001, would be to allot each of the remaining vacant plots as per approved layout plan, jointly to two eligible members as had been done in certain other cases e.g. DI Khan Coop.House Bldg. Society. However, it was noted that this alternative did not form part of the proposal now before the Committee. It was, therefore, decided ~~to drop the same and~~ to inform the Land Deptt. (Coop.Societies Branch) that no change in the approved lay out plan on the lines recommended by the Society, was possible at this stage.

Item No. 202/91

Sub: Delineation of bungalow zone and development controls

F.20(5)/92-MP

Dir.(DC&P) explained in detail the issues listed in the preamble. The Technical Committee, after a detailed discussion, opined as follows:

- i) the boundaries of the heritage zone as delineated in the earlier meetings should remain unchanged;
- ii) the specific norms to be prescribed for redevelopment of the residential (i.e. bungalow type) plots within the zone, should stipulate that there should be only one envelope within each plot. However, this ^{single envelope may} provide for the inclusion of the separate ~~of~~ servant quarters, if any, as per earlier approved plans subject to proviso that no cutting of any existing tree is involved and the height of the existing building is maintained. In this way, the entire ground coverage and FAR of both the main house and the separate servant quarters could be adjusted within the proposed single envelope, to the extent feasible.

For other than residential bungalow type construction, ^{it was agreed that} the prescribed development norms vide MPD-2001 should be made applicable subject to clearance by DUAC and based on urban design studies which take into account the essentially low rise character of the heritage zone.

Item No.20/92

The Technical Committee observed that as per the provision of MPD-2001, bus terminals should be an ^{integral} part of the ^{comprehensive} district centre and community centre ~~comprehensive~~ schemes. It was also noted that the main activity in bus terminals ~~is~~ ^{consisted of} parking of buses and therefore, the space on the upper floors of the bus terminal ~~may~~ ^{could} be utilised for housing the offices of local authority. The representative of DTC explained that the number of bus-bays and the parking spaces differed from location to location. ~~Therefore~~ ^{hence}, Technical Committee decided that while designing such centres, the requirements of DTC ~~for number of~~ ^{by way of} bus-bays and parking spaces be obtained for ~~that~~ ^{the respective} centre so as to accommodate the ~~requirement~~ ^{same} in the comprehensive scheme. ~~Keeping in view the discussion~~ ^{also}, Technical Committee decided that both options be kept open ^{ne for (a)} namely, the bus terminal ~~can~~ ^h function on the ground floor and space in the building above ~~could be used by~~ ^{being used for} locating the offices of the local ~~govt.~~ ^{bodies} and ~~separate land as presently utilised wholly for parking of buses with no provision allocated/alotted for bus terminal to DTC.~~ ^{(b) for bus terminals to} ~~for~~ ^{for} ~~Technical Committee~~ ^{also} desired that to have multi-level depot, DTC may work out as a pilot project for the ~~consideration~~ ^{the same before} of the Technical Committee. ~~In addition, Technical Committee also decided that as part of the road right of way of major roads, bus-bays be planned as an integral plan of detailed alignment plans.~~ ^{also} ~~as part of the road right of way in all such integrated development plans.~~ ^{part}

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

The Technical Committee observed that the alignment plan of road no.37 (extension) from Ring Road to Outer Ring Road, along southern side of Western Yamuna Canal ^{had been} ~~was~~ earlier discussed in its meeting held on 17.6.91. ~~The observations made in that meeting have been incorporated in the proposed alignment plan~~ ^{now placed on table was in accordance with the} views and suggestions made by the Committee ^{at that} ~~at that~~ ^{June 91 meeting}

Accordingly ~~The Technical Committee~~ approved the plan laid on table. *The same was therefore approved.*

Further, Technical Committee observed that there ~~is~~ ^{may} a vacant piece of land indicated as a college site, in the general development plan of Pitampura. ^{However} Although, in MPD-2001, ~~it is earmarked~~ ^{the very same site ~~was~~ had been shown} as residential. ~~Therefore~~, Technical Committee desired that the concerned Area Planner should identify the land ~~as vacant land~~ ^{said site} and inform the Chief Architect to formulate the scheme of that area ~~in case it is required for college~~ ^{a residential} ~~the change should be processed through the Technical Committee~~ ^{as a proposal for} of the prescribed land Item No. 38/92 ^{use to be prepared and placed before the Tech. Committee at the earliest}

Sub : Request for relaxation of Development Controls in respect of land allotted to G.R. Goenka Education Society for Senior Secondary School in Vasant Kunj. F.18(14)88-IL.

Deferred.

Item No. 39/92

Sub : Mud Village Residential scheme at Nand Nagri. F.3(10)92-MP

The proposed liquid waste recycling project was explained in detail by Mrs. Kapper, Executive Director of Mud Village Society. It was observed that an area measuring 6.5 acre ^{stands} ~~is~~ earmarked as green (recreational use) in MPD-2001. She explained that ~~about 1 acre~~ ^{not more than 1 acre} land out of 6.5 acres ^{would} be essentially required for this project and the rest of the area ^{was intended to provide forest cover} ~~could be used for forestry etc.~~ ^{that} After detailed discussion, Technical Committee decided that ~~out of 6.5 acres, 1 acre of land be considered for this project and be processed for change of land use from 'recreational' to 'public utility'.~~ ^{that said area of 1 acre} However, subject to that the project ^{being} ~~is~~ cleared by MCD from the services point of view ~~of a pilot project.~~

As a corollary, Technical Committee desired that the Slum Sing should examine whether ^{this technique of liquid waste} ~~the technique~~ (liquid waste recycling project) could be adopted in the Slum Re-settlement projects as well x

(a) for the same at the earliest x In the alternative if the said site was

(a) proposed to be adopted

Item No.33/92

Sub : Allotment of land 9.80 acres to CRPF in the South of Ghareli, Trans Yamuna Area.

F.25(19)85-MAstt.

In its earlier meeting, ^{held on} the Technical Committee ^{had} desired that the site be inspected by Dir.(TYA), DLM and the officers ^{carry out a joint inspection and report to the} of CRPF ^{and to submit their report with regard to feasibility} of land ^{retaining shifting the CRPF battalion} earlier allotted to CRPF in South of Ghareli ^{on a permanent basis or shifting it to a permanent alternative site (aa)} or to suggest an alternate site. This site was inspected by the team

of officers ^{and after} considering their report the Technical Committee ^{prescribed} decided that the land use ^{in respect} of 4 hect. of land be changed from 'recreational' to 'Residential' ^{Public and Semi-public} use for housing the CRPF unit.

Item No.40/92

Sub : Application of Dev. Control Regulations from Greater Bombay March 91 to improve the quality of SITU development and constn. of urban spaces at Seelampur in proportionate FAR of facilities cum district centre to compensate losses in rehabilitation of jhuggi-

F.Slum 1(6)91-Admn.(P&T)Pt-I

Deferred.

Item No.41/92

Sub : Allotment of land to Gurugebind College, Pirampura.

Deferred.

Item No.177/91

Sub : Proposal for carving out additional plots in Gujrawala Coop. House Building Society Ltd. Phase-III.

F.23(9)/69-Bldg. Pt.

Dir.(AP&B) explained the proposal for carving out additional plots in Gujrawala Coop. House Bldg. Society, Phase-III.

The Technical Committee observed that, ^{the} by carving out additional plots, ^{would lead to an increase in density, in violation of the Master Plan} the density may increase. Further, ^{if a plan is to be} a plan is to be

revised/modified it has to be confined within the parameters of ^{the} Master Plan. After due consideration it was felt that the only ^{feasible} solution to the problem, within the framework of MPD-2001 already been verified by the Registrar Coop. Society, than one ^{would be to allot} plot can be allotted ^{as has been done in other} as has been done in other

similar cases in DI Khan Coop. House Building Society. However,

(Pto)

(aa) to be carved out of the land recently returned to DDA by Delhi Adm. and located to the north of the present site. Also on the Delhi-UP boundary. After ascertaining the views of the aforesaid officers + considering various aspects of the question, it was felt that no proposal would be served by shifting the CRPF battalion from the present site.

(++) Each of the remaining vacant plots as per layout plan, to jointly to two members eligible members.

it was noted that this alternative

as this ~~was~~ did not form part of the proposal
now before the Committee. It was therefore decided to
Item No. 202/91 drop the same and inform the Land Dept
(City Services Branch) that no change in the

Sub : Delineation of bungalow zone and development controls
F.20(5)92-MP

Dir. (DC&P) explained in detail the issues listed in ^{approved lay-out} ~~the~~ ^{plan was possible on the} ~~the~~ ^{links recommended by the Society} ~~in~~ ^{a possible at this stage} ~~the~~
the preamble. The Technical Committee after detailed discussion

opined as follows:

boundaries of the heritage zone

i) the ~~boundary~~ as delineated in the earlier meetings
should remain ~~the same~~ unchanged;

ii) ~~the specific norms to be prescribed for redevelopment~~
with regard to development control norms it was

of a residential (bungalow type)
felt that there should be only one envelope within each
individual bungalow plot. ~~This may include the ground~~

~~coverage and FAR of the servant quarters as per earlier~~
approved plans subject to that no tree should be cut.

~~Existing ground coverage and FAR could be adjusted~~
within the existing height of the bungalow.

For other than residential bungalow type construc-
tion, ~~the prescribed~~ ^{wide} ~~development norms of MPD-2001~~ ^{made} should be applicable subject
to clearance by DUAC ^{and} ~~based on urban design studies~~ ^{which take into account} taking into
consideration the existing low rise character ^{of the land} ~~by the land owning~~
agency and ^{with the sanction of NDMC.} ~~with the sanction of NDMC.~~

(a) ~~provided~~

provide that no
felling of any existing tree
is involved and the height of
the ~~existing~~ building is maintained

Report
could be
adjusted
within the proposed
single envelope
to the
extent feasible

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Tech. Committee to be held on 17.3.92 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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LIST OF ITEM NO NEXT TECH. COMMITTEE MEETING.

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|----|--------|---|
| 1. | 188-91 | Pending action on the discussions of the Technical committee for the period Jan 91 to June 91.
F.1(51)91/MP
To be presented by DP(MP) |
| 2. | 14/92 | Notification of the Archaeological Survey of India for declaration of the areas Prohibited and regulated for the purpose of construction around the monument.

F. Commr.(Plg)91/1992/OR/520
To be presented by
Commr.(Plg.) |
| 3. | 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). |
| 4 | 180/91 | Alignment plan of Mehrani Mahipalpur Road on Mehrauli Gurgaon Road, NH-8.
F. 5(8)72/MP
To be presented by JD(T) |
| 5 | 20/92 | Defination of Bus Depots and Bus Terminal.
F. 20(10)88-MP
To be presented by J (T). |
| 6. | 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) |
| 7 | 38/92 | Request for relaxation of Development controls in respect of land allotted to G.R. Geenka Education Society for Senior .Secondary school in Vasant Kunj. 1-2
F. 18(14)/88-IL
To be presented by JL(AP). |
| 8 | 39/92 | Mud Village Residential scheme at Nand Nagri. 3
F. 3(10)92-MP
To be presented by TP(S&JJ) |

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From prepage:-

Laid on Table:

~~17.10.92.~~
9. 33/92

Allotment of land 9.80 acres to CRPF in the South of Gharoli, Trans-Yamuna area

F. 25(19) 85-Instt.

To be presented by Dir.(DC&P).

10. 40/92

Application of Dev. control Resulations from Greater Bombay, March 91 to improve the quality of SITU development and constn. of Urban spaces at Seelampur in proper-ationate FAR of facilities cum district centre to compensate losses in rehabilitation of Jhuggi.

F. Slum 1(6) 91- Admn. (P&T) Pt-I.

To be presented by JD(WC&SA).

11 41/92

Allotment of land to Gurugobind college, Pitampura.

To be presented by C &

12. 202/91.

Delineation of bungalow zone and development controls.

F20(5)/92-MP.

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13. 177/91.

Proposal for carrying out additional plots in Gujrawala Co-op House Bldg. Society Ltd. Ph. II.

F23(9)/89-Bldg. pt

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

S.NO. FILE NO.

SUBJECT

T.C. DT.

ACTION TO BE TAKEN BY
CONCERNED OFFICER

CONCERNED
OFFICER,

1. F.PA/DD(P)Blog. Guidelines for utilisation of 14.1.91

Decision alongwith file

Dir. (Lands)

community service personnel units in the
G.H. Society scheme/CGHS/DDA's scheme
pool housing schemes of various deptt.
of Govt. and semi-govt.

Refer JD (Blog.) for
implementation of decision
and conveying the same
to Commr.(L)DA HUPW, Commr.(H)
JD (B) conveyed that file has
been referred by him to Dir.(L)
for framing norms. Norms are
yet to be finalised.

2. FS(117)7c-MP

Assignment plan of New Raktak Road
from Rani Jhansi Road to Anand Parbat
integrating the functions/inter-
section designs. 14.1.91

We have received a copy of the Action
letter dt. 19.9.91 from Lt Town Planner
(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 Raktak Road.
Reminder has been sent on 20.11.91.

3. FS(97)69-MP

Shifting of stone crushers from Lal
Kun, Baccarpur, New Delhi. 21.1.91

Decision conveyed to ADM/collected
(Mines) Commr. of Inds. Delhi Admn.
GM,DSMDC and Member Secy. NCR Chief
Planning Board, Min. of UD Planner NCR
NCR Board is yet to convey about the
identification of sites in NCR.
Reminder sent.

4. FS(02)89-MP Grade separator proposal at Dhasula Kuan 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/JD(Plg.)II Modification in the layout plan of 4.2.91
90/5-DD(T)I Pritampur residential scheme. DWS&SDU

6. FS(12)89-MP Alignment plan of Road no. 37 extn. 17.6.91
in continuation of road no. 37 PWD
from Ring road along with Southern DA.
side of Western Yamuna Canal.

As follow up action on the suggestions of the T/C the service road towards Pritampur side has been deleted and the carriageway has been realigned in the r/w to save max. number of trees. The feasibility of this has been received from PWB, (DA) and Traffic. DWS&SDU

As regards the development of an intersection of road no. 37 with the road from Rohini on 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 C.mmr.(Plg.) Copy of the plan showing the areas, required from DWS&SDU and the proposed areas to be given have already been sent to C.E., DWS&SDU PWD, DA is to mark the profile of the Janta flts on the survey plan which is awaited. After this plan is received, the case may be discussed in TC.

7. FS(12)90-MP Proposal of using footpaths for cyclist 11.2.91
as well as for pedestrians.

The physical survey for the preparation of the cycle track alignment for Madangir to Shek Saroi 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 Old scheme.	15.4.91
14.	FACE(P19.&SLDC)	Prepared of 220 KV ESS site near Khyber Piss 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 into use to be changed processed by DD(NCR&UE)

The action is being taken as CA HUPW as per the decision of TC is JD (AP) well as the Authority's decision vide Res. no. 140 dt. 29.11.81. 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 DESU (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 minonce, 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.

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|-----|-------------------|---|---------|
| 12. | F.32(11)90-Instt. | Allotment of land 2.5 acre for NCERT staff qr. at Adchini. | 4.2.91 |
| 13. | F5(46)90-MP | Grade separator at the intersection of Ring Road and Africa Avenue. | 3.6.91 |
| 14. | PA/3D(Plg.) | Revised Master Plan of Jamia Millia University | 3.6.91 |
| 15. | PA/3D/TYA/90 | Approval of layout plan for small facility centre near Jail | 17.6.91 |
| 16. | PA/AD/TYA/90 | Education cum facility complex (2.92 hect.) North of GT Shahadara Road. | 17.6.91 |

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

A.A.

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

DWS&SDU
DTDC.

31.10.91 along with the officials of

DTDC, MCB, PWD

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)

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

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 IGNDU.	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/Majafgarh Road intersection/Raja Garden crossing.	18.2.91	PWD was requested to obtain approval of DUAC.	PWD.
21. F20(11)91-MT	Utilisation of land on the north of Wazirabad Road in between two existing bunds (River Yamuna) Def. items 2 & 5	18.2.91	File with decision sent Arch. Planner to JD (TYA) after joint Slum. site inspection with officers to slum wing further details are being worked out by Slum Wing.	
22.	Reg. approval of 139 DUs in respect of citizen CGHS at Rohini.		After the decision of the TC the case was ref. to JD(B) to take further n.a. as per decision. The JD (B) has again refer the case back to the TC for review of the decision, which was discussed in the TC meeting dt. 23.9.91 and it was decided that Dir. (B) will indicate the similar case in which section was given by DUAC/DDA. The case will again be placed before TC.	

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

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

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

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

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

DD(NCR&UE)

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

IL/In 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 takes into consideration the comprehensive view point.

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

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

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

ii) This act has been enacted by the parliament and applied to ancient monument etc of the national importance falling under entry 67 of the union list and to the Archaeological sites and remains falling under the entry 40 in the concurrent list of the 7th Schedule where as Delhi Development Act has been enacted by the Parliament for the Union Territory of Delhi under article 246(4) of the constitution of India. This is irrespective of the non obstate clause u/s53(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.

ILM 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 capactable, 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. 180/91

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

LOCATION :

This is a very important road connecting Gurgaon Road with NH-8 and provides a direct access to International Airport and Vasant Kunj. This is a major arterial road passing through Basant Kunj Housing Complex. This road has also been reconnected 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 r/w of 75.0 mts. passing through the villages of Kishan Garh to Masoodpur, Mahipalpur etc. The key plan of Mehrauli Mahipalpur roads 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/AB(P)S-D(43) dated 28.8.87 has submitted the LOSC decision indicating the affected properties on the proposed alignment. In the LOSC comments it was also observed that the existing metalled width of this road is 6.60 mts. The proposed r/w is 75 mts. Thus busy and congested thorough fare falls in the South Zone of MCD. It was also observed that if the road is widened as per the proposed alignment plan a number of land and properties are affected in the r/w of this road. The affected land and properties have also be 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. 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

by one end of the alignment which joins NH-8 by the side of Mehrauli village was effect 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 R/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 decided 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 S.M., DDA on 10.3.90. In this meeting it was decided that planning wing may be requested to examine the feasibility of re-aligning the Mehrauli-Mahipalpur Road to make available the land for about 300 to 400 houses in Sector-D, Pocket-IV, V & VI. The record note of the meeting was issued by S.E., Civil Circle-1, DDA. Refer Annexure-II. Along with the said note the options suggested by HUPW, DDA were enclosed. In the said drawing the following III options were suggested.

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

3. JOINT SITE INSPECTION:

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

- (i) Possibility of widening the existing road to achieve 250' r/w as envisaged in the Master Plan.
- (ii) Survey Plan covering all the 3 alternative alignments as suggested by HUPW, DDA. Accordingly, Executive Engineer, MCD was requested to furnish the P.T. Survey vide letter dated 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 20.1.90 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 LOEC 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. CD(SWZ)/45/34/91/1239 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. SE(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 for taken over from DDA and undertake construction of this road.

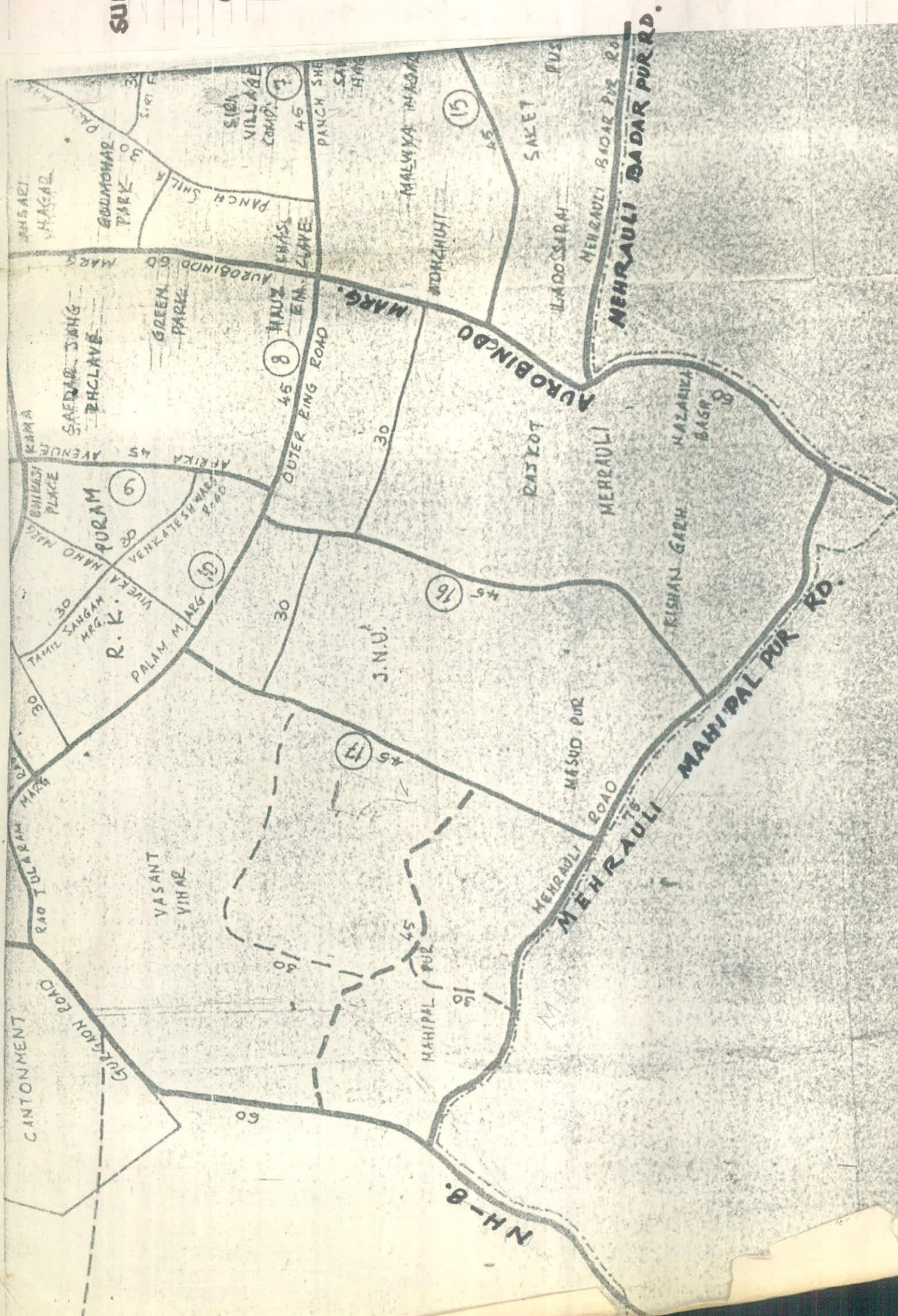
With the above observations the item is placed before T/C for the consideration of:

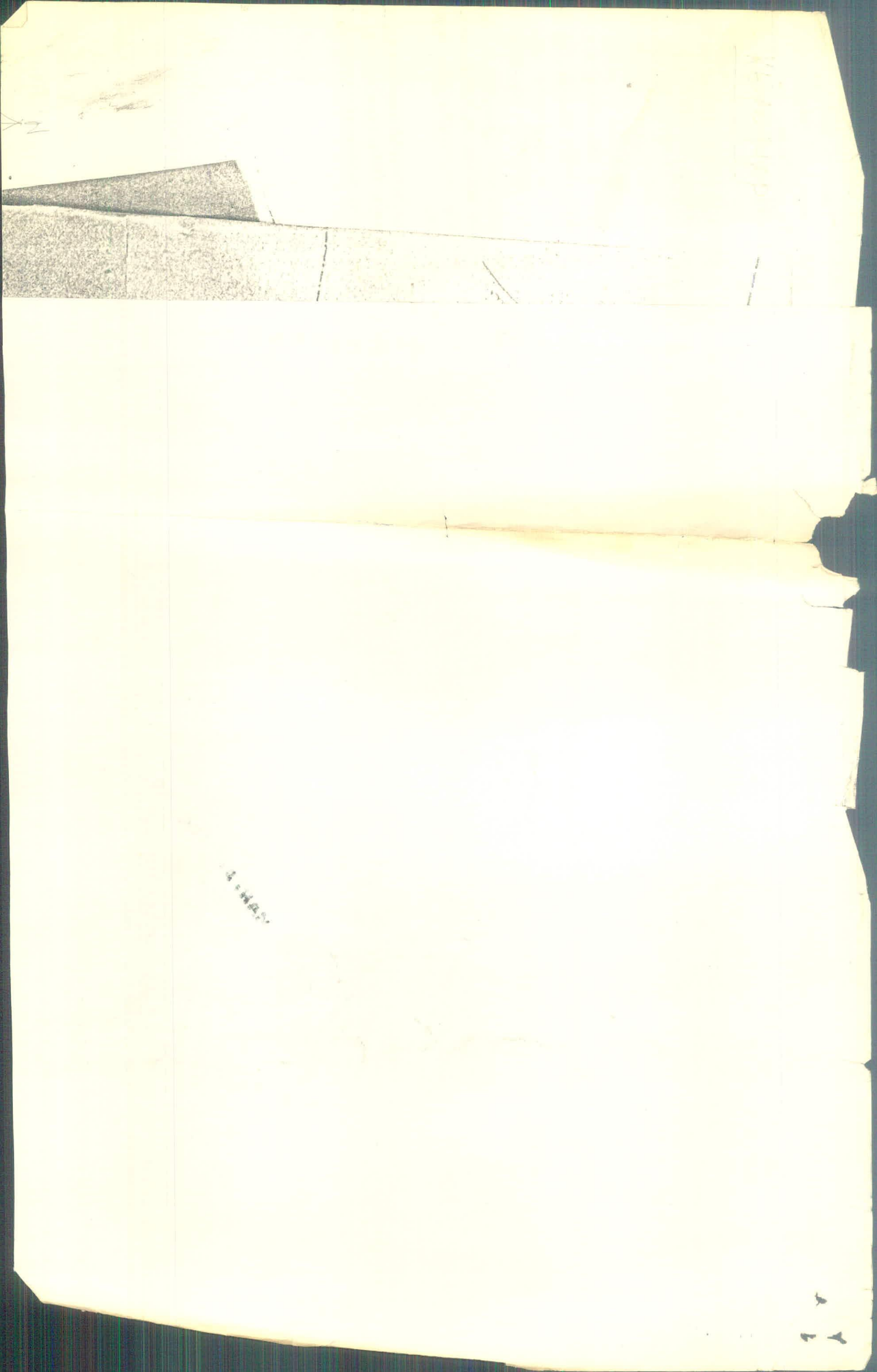
- (i) The alternative proposal as suggested by HDPW may be considered after obtaining the physical survey of the area in question.
- (ii)(a) The approved alignment plan with full cross-section and may be developed after examining the proposal at site from feasibility point of view.
- (b) The encroachment/unauthorised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

KEY MAP.

SUB:-

ALIGNMENT PLAN OF
MEHRAULI - MAHIPALPUR ROAD.
ON MEHRAULI - GURGAON ROAD
UPTO NH-8.





Item No. 20/92

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.

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 2000 sq. ft. to be (to be developed by population about shown in the ZEP/ local authorities. 6000 families. Div. Plan.
- ii. DTC Depot-cum-Bus Terminal 1 no. for 1.5 lakh population 3.3 ha. to be earmarked in the development plans. (about 30,000 families.

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	No.	Area per unit (sqm.)
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 MPD-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 (u to 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 p population. Location of these terminals shall be ear-marked 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 Dept., 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 FDP-2001 and given in para 2 above.

Population	Use	Nos.	Area (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'".

71 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. Bhaguraj Singh, General Manager, LTC, in his L.O. letter No. DBSD/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. R. Singh, General Manager(Transport). DTC was given a personal hearing by Technical Committee of the DBA. He explained that before 1981-82, there were only two bus terminals in the city of Delhi, the one at General 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 A-aid. Shri Singh also told the Committee that it besides DTC there were other agencies operating public buses under AIA permits in Delhi. After detailed deliberations, the Technical Committee decided 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. Tuli, 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 MHL-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 with in the use premises

Maximum coverage on different floors

Ground floor	3.00%	(for passenger facilities)
1st 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	1,000
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 give the reasonable bus-ways requirements for Distt. Centre & Community Centres to Chief Arch., L.D.A.

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) (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)

Item 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. Along Pritampura side 2.5/3. 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 its alignment feasibility with regard to this has

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/WA/1403 dt. 5.7.90 Executive Engineer, PWD(DA)Divn.2 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-89 has been found feasible. In the alignment plan nearly 126 Shesham trees, 487 Safada, 35 Sagoon, 63 Gulmohar, 578 Kikar, 32 Jamun, 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)/PWX/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(LA),
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.(P)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, P&D(DA), Divn.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 P&D(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 LDA land acquisition proceedings shall be taken up along with payment of compensation to Haryana Govt.

1
Item No. 38/92

SUB: Request for relaxation of Development Controls in respect of land allotted to G.R. Goenka Education Society for Sr. Secondary School in Vasant Kunj.

(File No. F.18(14)/88-IL)

1. G.R. Goenka Education Society vide its letter dated 24.7.91 has requested DDA for amalgamation of two school plots, allotted to them separately - one Sr. Secondary School and one Primary School - in Pocket 8 & 9 Sector 'B' Vasant Kunj and has also requested for relaxation of development controls for the integrated plot.
2. The matter has been re-examined with respect to the observation of Commissioner(Plg.). The Society was issued an instant letter of allotment for 3.5 Acs. land, 2 Acs. for school building and 1.5 Acs. for play field and accordingly money was deposited. However based on the physical survey only 2.88 Acs. of land became available out of which 0.58 Hect. was to be utilised for school building and remaining area for play field. Subsequently however VC/LG, on the Society's request approved additional allotment of the adjacent primary school site, which is lying vacant and was earmarked "school for handicapped". The Society also gave undertaking that with the primary school site it would be possible for them to effectively run the school from Class-I to Sr. Secondary School level. The adjacent primary school site measured 0.94 Acs. making the total allotment to the Society to 3.82 Acs. (1.584 Hec.).
3. Commissioner(Plg.) vide his observation dated 17.10.91 observed that the two sites cannot be amalgamated, the adjacent plot being meant for "school for handicapped". The matter was referred to Lands Deptt. and in reply the Lands Section has informed that the site meant for handicapped school has been shifted to site No.3 in Sector-D and allotted to Akshay Partisthan. With this

Contd.....2

decision, the primary school site under reference had become available and was allotted to G.R. Goenka Education Society as an additional land for construction of Senior Secondary School(including a primary school).

4. On the recommendation of the Lands Department, V.C. vide his order dated 2.1.92 approved that the Planning Department may prepared a consolidated site plan with a view that the Society can go ahead with their building plans. After accepting the amalgamation of the two plots, the area of the site becomes 3.82 acres (1.584 HAC) and the plot cannot be sub-divided into building area and other uses as per MPD-2001 norms, as the minimum area required for Sr. Secondary School with hostel is 3.5 HAC. This case has to be dealt under the facts and circumstances and the approval, commitments made by the DDA and particularly the money recovered in the following manner:

Total area of the plot	1.584 HAC
Building Area	0.8 HAC
Play-field area	0.7 HAC

5. It may therefore be seen that with the above proposal the building and play field area are roughly 50 - 50% of the amalgamated plot area. In case it is decided to follow the provisions of MPD-2001 and the proportionate share for building portion would be only 20% of 0.22 HAC. which will be less than one of the sites already allotted.

6. The matter is therefore placed before the Technical Committee for consideration the relaxation in building/play area in case of the amalgamated comparatively smaller size of primary school and Hr. Sec. School plots allotted to Goenka Society.

Item No. 39/92

Sub: MUD VILLAGE RESIDENTIAL SCHEME AT NAND NAGRI

F3(10)/92-MP

Mud Village Society was allotted 5 acres of land earmarked for Group Housing in Nand Nagri. The layout plan prepared by the Architects of Mud Village Society was put up before the Screening Committee of DDA in the meeting held on 15-7-1991 where after detailed discussions, the following decision was taken:-

"After considering various aspects of the scheme it was approved from the land use point of view subject to the layout and unit designs being approved by MCD in due course as per building bye-laws".

The Executive Director of the Mud Village Society had been requesting the Vice Chairman, DDA regarding the allotment of land adjacent to the land already allotted for Forestry Project and Liquid Waste recycling project. The proposed land measures about 6.5 acre and is earmarked for Park as per the approved layout plan. The Society had been also requesting for allotment of some land for the office use of the Society as well as for Staff Housing. VC has desired to place the case before the Technical Committee for consideration.

As regards, 6.5 acres land for their Forestry Project, it can be considered by the Technical Committee as the land use as per the approved layout plan is for green. As regards, the allotment of land for the office of the Society as well as its Staff Housing, there is no policy as such for allotment of such purposes. The Society shall have to adjust its requirement within the site allotted for Group Housing.

The detailed project reports of Forestry Project as well as liquid waste recycling project are enclosed as Annexure A & B respectively.

As desired by VC, the case is placed before the Technical Committee for consideration.

DY. DIRECTOR (MASTER PLAN)
D.P.A.

(AR. BABU RAM)
TOWN PLANNER (S&JJ) II

ANNEXURE - A

For Ref No-39/92

Proposal for Forestry-cum-Liquid Waste Recycling work on adjacent Parkland near MVS Site at Nand Nagri, Delhi.

FORESTRY PROJECT

1) Site Status :

Though deemed a Parkland, this site in reality has a degraded soil structure where only a stubble of grass grows despite significant surface irrigation. The Eucalyptus tree lining its three sides have possibly contributed their bit in the degradation of this land as their ecological audit is a poor one in both soil and water management. Hence, we would in reality be converting a wasteland into a forested area. This in turn, entails full protection both during and after completion of this work. MVS guarantees to do so and will seek legal reform in its land-use to make it into a protected forest area.

2) Why Forest Area?:

Contrary to the popular belief the parkland however green is no substitute for a forest as it is essentially an artificial creation with surface irrigation, gardeners and other agricultural inputs like, fertilizers, pesticides, etc. It is unable to sustain itself without the heavy man-made inputs. Moreover it is unable to create the intricate web of natural inter-relationships of Nature like soil and water management, flora and fauna etc. The forest or woodland has the following ecological properties :

- a) It is a purifier of the air, a sink for some atmospheric pollutants like carbons from vehicle and factory exhaust thus it acts as a replenisher of oxygen in the atmosphere.
- b) It alters the micro-climate of the neighbouring area by lowering the high summer temperatures.
- c) Delhi as a city has one of the highest rates of particle dust in the atmosphere amongst the major cities of India. A 6-acre forest in East Delhi may not alter its overwhelming macro problems but it will certainly make a difference in the atmosphere of East Delhi by absorbing this dust. A forest acts as a barrier to dust and desertification, both physically as a wall, as well as due to the dust-absorbing properties of its vegetation.

- d) The forest acts as a very effective noise-buffer too. Delhi has the second largest rate of noise level in the country that exceeds over 60 decibels. This has severe consequences on human health apart from impairing the health of flora and fauna too. The dense tree canopy of a forest and its leaves and trunks acting as effective absorbers of sound waves
- e) Forests improve soil and water management of the area over time. Their root systems of diverse varieties make way for recharging the water aquifers below the earth, allows percolation of rain water efficiently due to its canopy cover and due to its undergrowth allows for mulching. This in turn generates a high quality of top soil.
- f) Flora & Fauna : The forest area also constructs in its wildness a home for many non-human living creatures like birds, insects, butterflies, small animals too. Thus it is a habitat for all creatures who find succor in the dense forest cover.

Artificial parks do not have either a dense tree canopy nor an undergrowth but have only sparsely-grown ornamental/exotic trees with manicured lawns simply cannot perform any of these functions. They only add to prettification and provide some relief in the concreted urban centers.

3) Social Forestry :

The forest area here will have mixed plant species some of which can be used for fodder and fuel wood for human uses. Some of this dry biomass can be utilised in the biogas digestors in MVS Site for making efficient compost. Apart from this some fruit-bearing trees will also be planted.

Delhi as a mega-city has witnessed the near complete decimation of its indigenous plant species that had multiple properties due to rapid urbanisation, concreting of all bare earth resulting in arrested rain water percolation leading to declining water table. All of which leads to the dying tree cover apart from the active tree-felling. Moreover, the trees planted by most Horticulturists are fast-growing exotic species like Eucalyptus that do not have these multiple properties. Hence, we will be arresting this trend by planting indigenous tree species that were once found in Delhi particularly in the pre-1947 period.

: 3 :

In essence this is a conservation of Nature project work. This is of special significance to a city like Delhi which has almost lost its valuable forest cover of the Ridge and pave the way for the first forest cover of East Delhi.

Note: Enclosed xeroxed Survey Plan of open lands at Nand Nagri dated 20th February, 1991 by DDA Survey Unit Planning Cell (S&JJ)II for reference.

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## ANNEXURE - B

### LIQUID WASTE RECYCLING PROJECT

Root Zone Cleaning System (RZCS) as patented by Germany for Liquid Waste Recycling will need the largest area of land ie. 3,000 sq.mt. It will go to a depth of approx. 4ft. for the soil mix, insulation layer and for overflow. The inflow of sewage waste water will be passed through this zone comprising of selected weeds, reeds and other plants whose roots will suck this sewage water and breakdown its contaminations including toxicity. From the output side the clean recycled water will emerge (see enclosed xeroxed details as given in The New York Times issue of November 29, 1988 and annexed RZCS details (pp. 1-3).

Essentially, wetlands will be created in two separate ponds. Apart from doing the liquid waste recycling it also improves/generates the local flora and fauna too.

This is also self-sustaining in the long run and involves basically a one-time investment. MVS, the NGO has the clearance from the Home Ministry to raise Foreign funds (grants, credit, etc.) for any of its Project work.

*Both the Forestry and Liquid Waste Recycling Project works will be combined in a dexterous fashion in this 6.5 acre plot of parkland.*

....4/-



## PRINCIPALS OF ROOT ZONE CLEANING SYSTEM (RZCS)

### - a Technical Explanation

Root Zone Cleaning System (RZCS) has been successfully used in cleaning and recycling waste water in various parts of Europe on plains as well as on mountainous slope. It is an efficient cost effective method applicable to different situations and all sizes of water basins from a house - well to a big lake.

Through the hydraulic premises of the procedure (water pushed up through a tube or pipe narrower than the water container. In this case, ground water is pushed up the stems of certain aquatic plants), and the use of certain aquatic plants, bio-chemical conditions are established which initiate the actual cleaning process. The roots of these plants perform the following functions:

1. The roots of the superior water plants carry oxygen to the water-saturated soil in the cleaning system.
2. Aerobe (oxygen consuming) micro-organisms in the earth activated by oxygen trigger the decomposing of organic elements. This in turn, activates the composing and decomposing process, aiding in the self-cleaning ability of water. This is called oxygen-consumption.

If water-system is in a state of biological equilibrium, the oxygen input and consumption should be balanced. With increased pollution, the natural cleaning ability of water breaks down.

3. The roots loosen up the soil around, besides installing organic substance on soil, enabling free water movement through soil. This function generates a mosaic - lake matrix structure in which aerobe ( $O_2$  based and anaerobe (living without  $O_2$ ) bacteria can settle. The decomposure of pollutants is very high in the root zones of these plants due to this complex structure; since this structure of the active root zone creates high spectrum of bacteria species, as compared to other conventional procedures. Other biotechnical cleaning systems, on the other hand, work only with aerobiosis - ie. only aerobe bacteria are used for the decomposing process.

One of the most important aspects of the waste-water clearance is the release of nitrogen ( $N_2$ ) in water.

The lower molecular nitrogen compounds of albumin (amino acids, peptides) as well as others (eg-uroic acid) decompose and become ammoniable ( $NH_3$ ) by micro-organic activity - Ammoniable interacts with water to turn it into ammonium. The carbon-enriching bacteria then turn ammonium into harmless nitrate ( $NO_3$ ). Following equation shows the two reactions:





Thus the end product of the chemical reaction is nitrate ( $\text{NO}_3^-$ )-

Apart from the nitrification by aerobe bacteria, the denitrification by anaerobe bacteria (reducing nitrate which includes  $\text{O}_2$ ) is also very relevant: 85% of the nitrogen compounds are eliminated by the anaerobe bacteria, whereby fundamental nitrogen and nitro-oxygen is released, and a concentration of the toxic nitrite ( $\text{NO}_2^-$ ) does not develop. Research has shown that nitrogen concentration of 200 mg/l can be processed by RZCS. So it is also possible to insert highly polluted liquid measure since it is desirable to include Nitrogen in the clay minerals, to develop a conducive C/N proportion for othe decomposing.

The elimination of phbosphorus is achieved in RZCS by different processes. The organic acids formed from bacterial activity and from root secretions act upon the iron content in the pollutants.

Fe-II phosphate develops as a product of this decomposition. Algae in water feeds and phosphate substitutes lead to excessive growth of algae in the water which in turn leads to the final tilting of its biological balance. For this reason the elimination of these substances in the water is extremely important.

With effective combination of aerobe oand anserobe decomposing processes, highly complex carbonic compounds that are normally difficult to decompose are eliminated.

A positive aspect of RZCS is that water stays in the root area for a long duration. This is especially beneficent if the water has a high concentration of halogenic carbohydrates (eg.DDT). This helps break down such carcinogenic pollutants as well. Chlorinated carbohydrate concentrate is an element which deposits in the human fat cells and often induces cancer.

Often the halogenic carbohydrates are mixed with different\* heavy metals. Here, mainly substances of mercury, cadmium, lead, zinc, copper, nickel and chromium in certain concentration are dangerous for human metabolism.

Heavy metals destroy life-community in the water. Hence they are difficult to eliminate by conventional methods. By RZCS, these metals get hound and absorbed.

Research of RZCS has confirmed its high efficacy concerning the elimination of instestinal bacterias from human being, animals. Economically RZCS compares well with other conventional cleaning



systems. With a decentralised use and a population of under 10,000 people, the required area for RZCS is comparable to that of conventional technical cleaning system, often even less. The operating costs are 20-30%. Besides, the lifespan of RZCS is about 100 years, which is double the span of the orthodox cleaning systems.

The rootzone process has the following advantages:

- expensive building materials such as concrete and steel are saved. Most of the materials are locally available.
- the cost for construction of a rootzone water cleaning system amounts only to 25-40% of the average cost of an ordinary technical and chemical water cleaning process.
- the same cleaning result of a one-level cleaning by the rootzone process is achieved by a technical-chemical cleaning system only by cleaning the water on three levels.
- no dependency on energy supply from outside, like electricity, etc. is not needed to run the system.
- the rootzone process can be applied in each possible size according to the need
- as a small pilot project for a one family household as well as a big project for the waste water cleaning or lake water cleaning
- little cost for running and repair
- long working life
- protection and improvement of the environment by a ding beauty to the landscape and raising its tourist attraction. Having a high evaporation rate and functioning as a biotope the rootzone process is influencing the climate positively and provides breedingspace for birds and animals threatened by the growing civilisation.

The water recycling system which keeps the water in the system instead of letting it escape is thus a water regenerating system which still proves water if all other sources fail - because it creates fresh water out of waste water. It may be given preference before the establishment of new water-resources, such as wells, etc., because these are more expensive and may also not be efficient enough during a longer drought.



Sub: Change of landuse of a 4 hect. of land from 'District Park playground and open spaces' to 'residential' already allotted to CRPF in the South of Gharoli, Trans-Yamuna Area.

File No. F.25(19)/85-Instt.

Land measuring about 4 hect. in the South of 45 mtr. wide master plan road was allotted to 'Central Reserve Police Force' (CRPF) in 1985 in the South of Gharoli, out of a large scheme of "658 hect. of Dallupura, Kondli Gharoli Complex". In 1985, in the plan prepared by Planning Cell at the time of recommending allotment, it was very clearly written that land is 'temporarily for keeping it open and at the most for construction of some temporary structures.

Anyhow, at the time of allotment of this pocket by Lands Deptt. this point was missed and the land was allotted on perpetual lease on regular basis @Rs6/- lakh per acre on usual terms & conditions for the construction of stationing their battalion. This point is very clear from Allotment-cum-Demand letter dated 6.12.85 of Lands Deptt. to CRPF.

2. Decisions taken by Technical Committee.:

- i) On 17.6.91, the technical committee decided that the prescribed landuse be retained as 'recreational' and that no construction be allowed. The site can be utilised only as a camping/parade ground.
- ii) On 3.3.92, after discussions, it was decided that the site in question would be inspected by Director(TYA) Director(Lands Management), S.E.(TYA), S.E.(TYA) and senior officers of CRPF.

3. The site was inspected on 9.3.92 by Director(TYA), Joint Director(TYA), Director(Lands Management), Concerned E.E.s and senior officers of CRPF.

Following points were emerged:-

- i) Change of landuse has to be there whether this pocket remains with CRPF or another pocket out of industrial Use/Freight Complex is allotted.
- ii) Officers of CRPF stated that they have already spent a lot of money in filling and levelling the land which was allotted to them in 1985.
- iii) Plans of proposed freight complex would take more than one year and may delay the project of CRPF.
- iv) Just adjacent to the boundary of the land allotted to CRPF, in U.P. Area, a lot of unauthorised construction is there. So, it is not possible to keep any green buffer.

4. The item is again placed before the Technical Committee of the D.D.A. for change of landuse of about 4.0 hect. of land bounded by 45 mtr. wide road in the north, Delhi U.P boundary in the south and east and a boundary dividing CRPF boundary with DDA scheme in the west.

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Item No.202/91

Subject : Delineation of bungalow zone and  
development controls.

File No.F.20(5)/92-MP

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The above matter was discussed in the  
Technical Committee meeting held on 14.1.92  
under the following heads:

1. Delineation of bungalow zone; and
2. Development Control Norms.

1. Delineation of Bungalow Zone:

Technical Committee decided as follows:

a) For delineation of Bungalow zone the boundary as decided by the Ministry of Urban Development in its meeting held on 22.7.91, was recommended for adoption with the area to be declared as a 'heritage zone' in order to conserve its basic character. Thus, the boundary is to run from Ashok Road (leaving out Zone D-1 area), Tolstoy Marg, the railway line, Mathura Road, Lodi Road, Aurbindo Marg, the railway line again (excluding Yashwant Place and Diplomatic Enclave), Niti Marg, existing Nallah, Sardar Patel Marg and Dhaula Kuan.

b) It is observed that outside the boundary indicated above and few bungalow plots lie on Jantar Manter Road & others. These are presently used as residential bungalows and are earmarked in MPD-2001 either residential or other uses like, institutional etc. These will be available for redevelopment based on development control norms prescribed in MPD-2001.

.....2/-

2. Development Control Norms :

The Technical Committee agreed that Feb.'88 guidelines of the Ministry of Urban Development should form the basis for determining the development control norms to be adopted in this zone in respect of any addition/alteration or new construction on residential bungalow type plot etc....

It is observed that within the bungalow plot, there are servant quarters existing & for the purpose of addition/alteration or new construction the following clarifications may be necessary:

- a) Whether the existing building envelop of the main bungalow only is to be taken (leaving out servant quarter area) as the envelope area?
- b) Whether existing bungalow envelope & servant quarter envelop are to be taken separately?
- c) Whether existing main bungalow envelope and servant quarter envelop could be adjusted together to form the building envelop without cutting any tree?

It is observed that the Technical Committee for plots other than those of residential use, development norms of MPD-2001 shall be applicable subject to clearance of DUAC and Centre Vista Committee, as the case may be.

In this regard, it is felt necessary that development norms for such pockets may be based on MPD-2001 provisions, however, actual construction should be taken up after the sanction of NDMC which should be based on the Urban Design Studies, taking into consideration the existing low rise character and the area which is to be conducted by the land owning agency

.....3/-



and to be approved by DUAC and sent to Centre Vista Committee, wherever applicable.

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

Item No. 177/91

Sub : Proposal for carving out additional plots in Gujranwala  
Coop. House Building Society Ltd. Phase-III.

F23(9)/69-Bldg. P.C.

The above proposal was discussed by the Technical Committee in its meeting held on 1/10/91 and the following are the minutes of the meetings :-

The points raised by Comar(Plg) in the agenda item were discussed in detail and the Screening Committee made the following observations :

- i. The eligibility of the wait listed members should be ascertained from the Registrar, Cooperative Societies with reference to the cut off date on the basis of which the land was allotted or the layout plan was approved, keeping in view the orders of the L.G. passed in 1967 with regard to the allotment of additional land and/or sanction of revised layout plans in respect of plotted coop. housing societies.
- ii) There should be a uniform policy in dealing such matters where approved layout plans are proposed to be modified in order to carve out more plots to accommodate left out members, keeping in view such resistance as the following:-
  - (a) In the cases of Dera Gazikhan Cooperative House Building Society and Central Govt. Cooperative House Building Society (Vasant Vihar), one plot had been allotted to more than one member.
  - (b) In certain other plotted coop. societies where additional plots of the required size could not be carved out sanction had been given for developing part of the land for flatted/group housing schemes in order to accommodate left out members. The committee generally felt that such approaches were preferable to that of sub-dividing plots, as was proposed in the instant case".

Regarding liability of the waiting list of the members, the matter was referred to the Lands Branch. The Coop. Society- Lands Branch has recorded the following points :-

"As regards point no. (1), it is stated that the Govt. of India had imposed a ban on allotment of further land to the Coop. House Building Society for plotted development. Pursuant to the decision of the government the membership lists were frozen by the Registrar of Coop. Societies. So far as the DDA is concerned, the allotment of the eligible members is made on the recommendations of the Registrar/C.S. The record of enrolment of membership is maintained by the management of the Society and the same is verified by the Registrar/CS. In the instant case, Asstt. Registrar (H/B) vide his letter dated 30/7/91 has confirmed that there are 768 members



of the society out of 654 have already been allotted plots and still 113 members including 09 members of the freezed list are awaiting allotment. It is, thus, clear that there are only 09 freezed list members with the society which are bound to get the allotment and the office of the Registrar/CS has no objection to the clearance of the names of the remaining members enrolled by the society subject to availability of plots with the society. Time and again, we have received requests from various societies for allotment of additional land to their waiting list members but all the requests have since been rejected. On a reference received from the office of Registrar/CS it has already been explained that no proposal for allotment of additional land/revision of layout plan of any of the House Building Society is under consideration. However, in the instant case, it appears that the office of Registrar/CS have given their consent to the clearance of the names of the waiting list members subject to the availability of plots. Accordingly, the society has moved the proposal to carve out additional plots by way of modification in the layout plan so as to meet with the requirement of their waiting list members. This proposal, thus, does not involve allotment of additional land and, therefore, the proposal needs to be examined from planning point of view as to whether the same fits in the norms prescribed under the Master Plan. It may also be relevant to mention that the terms of lease executed with the society prohibits the sub-division of the plots.

Regarding point no. (2), it is submitted that in the case of Govt. Servants Coop. House Building Society Ltd. to whom land has been allotted in Vasant Vihar where the number of plots available were less than the members eligible for allotment, a decision was taken with the approval of Lt. Governor to allot one plot jointly to 2 or 3 members.

Under the circumstances, if the proposal of the society for revision of the layout plan does not find favour, the procedure as explained above can be followed with the approval of the Competent Authority".

The Architect of the Society has modified its proposal for carving out the additional plots according to which the plots have been divided in such a manner that none of the existing development or area of the community facilities is affected, only the plots have been divided so as to increase their number to the required number of plots without affecting the sanctioned residential area. Further it has also been pointed out that though the plots have been increased in such a manner, but the size of the plots become inworkable from the Planning point of view since proportionate between the width and depth is 1:5 to 1:75 (12 x 60 to 12 x 90).

The details of the position of number of plots available, plots allotted so far and the plots required for allotment to the Society members have also been submitted by the Architect of the Society which are given P-277 & 278/C. in Annexure A & B.

The proposal is again placed before the Technical Committee for consideration.