

DELHI DEVELOPMENT AUTHORITY
(MASTER PLANS SECTION.)

Draft Minutes for the meeting of Tech. committee held on 31.3.92 at 9.30 A.M. in the conference Room of Vikas-Minar, Delhi Development Authority, I.P. Estate, New Delhi.

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The following were present:

DELHI DEVELOPMENT AUTHORITY.

1. Mr. Cecil Neronha, Vice-Chairman.
2. Mr. H.D. Sharma, E.M.
3. Mr. J.C. Ghanbir, Commr.(Plg.)
4. Mr. Manjit Singh, Commr.(S&JJ)
5. Mr. Santosh Aulok, C.A.
6. Mr. S.C. Gupta, Director(DC&P)
7. Mr. R.G. Gupta, Director(TYA)
8. Mr. P.C. Jain, Dir.(AP&B)
9. Mr. H. Sikka, J.D.(Dwarka),
10. Mr. A.K. Jain, J.D.(ZP)
11. Mr. Prakash Narain, J.D.(T).
12. Mr. J.R. Rajan, J.D.(LPB), Co.ordination.
13. Mr. Chander Ballab, J.D.(AP)
14. Mr. C.P. Rastogi, J.D.(Plg.)
15. Mr. Praddp Behari, Sr. Arch.(EZ)
16. Mr. M.N. Khullar, Addl. C.A.
17. Mr. Ashok Kumar, Project Planner(Dwarka)
18. Mr. H.S. Sikka, J.D.(Dwarka), Ph-III
19. Mr. D.K. Saluja, Dy. Dir.(T)
20. Mr. J.S. Sody, Dy. Dir.(AP)
21. Mr. Anil Barai, Dy. Director(MP) (Convenor)

L&B.O

22. Mr. I.D. Gupta, E.O.
- P.W.D., Delhi Admn.
23. Mr. C.A. Menon, A.E. for item No 44/92
 24. Mr. Dinesh Kumar, E.E. ---do---
 25. Mr. S.C. Shatia, For item No 47/92.
 26. Mr. B.P.S. Ahuja, Arch.
 27. Mr. V.K. Bugga, M.C.D Town Planner. For item No 188/91

Irrigation and flood Deptt.

28. Mr. R.V. Roy Sikka, S.E. For item No. 44/92
29. Mr. R.M. Swamy, S.E. for item No 42/92

(Police Deptt. (Traffic))

30. Mr. Mansur Ali Sayed B.C.P. /HQ-III
31. Mr. U.K. Choudhary, A.C.P.
32. Mr. Ram Karan.
33. Mr. S.S. Menan, A.C.P. Kamla Mkt.

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Item No.14/92

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

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

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.

The Technical Committee observed that the project had been assigned to the consultants from the School of Planning and Architecture, New Delhi for preparation of a detailed plan. The Technical Committee desired that the consultancy agreement should be finalised forthwith subject to the condition that the plan should be completed within six months. Technical Committee decided that in the meantime the prescribed land use of a 10 hect. ~~of~~ site as ~~squatter resettlement site~~ shown in the overall plan, be changed from 'warehousing' to 'residential' to enable it to be used ^{for} ~~as~~ ^{purpose of} squatter resettlement site. Further, the prescribed land use of the sites allotted to DAMB for a fruit & vegetable market and fish and poultry market, respectively, should be changed from 'rural use' zone to 'warehousing'.

Item No.38/92

Sub : Request for relaxation of development controls in respect of land allotted to G.R. Goanka Education Society for Sr. Sec. School in Vasant Kunj.
F.19(14)88-IL

The Technical Committee decided that a composite building envelope be worked out for both the primary school and the higher secondary school, keeping in view the overall permissible building area as 2.5 acres, ~~and that~~ ^{with} the remaining area ~~be kept~~ ^{being kept} ^{open} as a school playground.

Item No.188/91

Sub : Pending action on the discussions of the Technical Committee for the period July, 1991 to Dec., 1991.

Deferred.

Item No.42/92

Sub : Composite alignment plan of 45 mtrs. R/W road along west Bank of Pankha Drain and 30.48 mtrs. R/W road on the eastern site of Najafgarh Drain connecting outer Ring Road and Najafgarh Road.
F.15(16)87-MP.

The composite alignment plan of the above cited road was discussed in detail. The Technical Committee approved the proposal for 30 mt. right of way with the provision that the

Access
✓ ~~extra~~ land, wherever available, be developed and maintained as green area.

Item No.43/92

Sub : NDC for change of land use with reference to property no.11/27 from residential to convenient shopping (shop cum residential).

F.2(5)81-MP

✓ Deferred.

Item No.44/92

Sub : A Composite alignment plan of road no 35 (Marginal bundh road) from Vikas Marg to NH-24 bye pass integrating ROB proposal on Delhi Ghaziabad Rly lines.

F.5(19)91-MP

✓ The Technical Committee observed that in the first instance the proposal should be examined by the Flood Deptt. of Delhi Admn. ~~and~~ *may* the matter *also* be taken up with the Railways for the provision of an additional level *crossing* ~~proceeding~~ if this road is to be developed.

Item No.45/92

Sub : Requirement of land for construction of proposed ground reservoir/Booster pumping station at Malviya Nagar.

F.645/Dir.(AP&B)91

✓ The Technical Committee agreed *with* that the proposed site of the bus terminal, measuring 4000 sq.mt. in Malviya Nagar area and recommended ~~for change of land use~~ *that the proposed* *be changed* from 'recreational' to 'bus terminal' ~~on this site.~~

Item No.46/92

Sub : Problems of New Zakhira Traders Association shifted to Mangolpuri Ph.II

- i) Norms for building control and
- ii) Sanction/regularisation of building plans of the buildings constructed without sanction.

✓ Deferred.

Item No.47/92

Sub : Change of land use of an area measuring about 3.00 acres from 'recreational' to 'residential' for public lines near Race Course Area.

F.16(91)77-MP

✓ The Technical Committee recommended that final notification for change of land use ~~(temporary)~~ be processed. ~~for change of land use.~~

Item No.40/92

Sub : Application of Development Control Regulations from Greater Bombay, March 91 to improve the quality of CITY development and constn. of urban spaces at Seelam Pur in proportionate FAR of facilities cum district centre to compensate losses in rehabilitation of jhuggi.

The conceptual plan was ^{once again} explained by Dir.(AP&B).
The Technical Committee desired that ^{detailed development controls} further detailed scheme should be worked out for discussion in the ^{next} Screening Committee meeting.

Item No.41/92

Sub : Allotment of land to Gurugobind College, Pirampura.

Deferred.

Item No.32/92

Sub : Unauthorised Garment Market which is stated to be biggest in Asia flourishing in East Delhi in a Residential Area.

The Technical Committee desired that in Kondli-Gharoli in the area for which the project is to be formulated by the consultant from the School of Planning and Architecture, New Delhi, should ~~examine~~ ^{examine} the possibility of developing Garment Market as a part of the comprehensive scheme.

Item No.48/92

Sub : Existing retail outlets at Bahelpur Khadar.

Deferred. The Technical Committee desired that the matter be brought before the Technical Committee along with Master Plan for Petrol Pumps ^{earlier approved by M.P.R.}

Item No.49/92

Sub : Relaxation of higher ground coverage and FAR for Police Station at Hauz Kazi, Delhi.

F.8(9)90-MP

The Technical Committee desired the representative of Police Deptt. ^{should} to find out the existing coverage, height and the floor space of the Police Station, ^{now} presently functioning at Hauz Kazi so that the matter ^{could} be discussed in the next meeting of the Technical Committee.

Item No.50/92

Sub : Location of new petrol pump sites in TYA.

The Technical Committee approved the location of two petrol pumps, one along Wazirabad Road in the vicinity of the Jail and the second along ^{the} 150 ft. wide road in Kondli

④ After a detailed discussion the merits of the proposals

with the location shifted to the corner adjoining the
Ghareli complex, ~~in the corner of~~ land allotted to CRPF.

Incidentally, the Technical Committee was ^{generally} not agreeable to ^{having} ~~have~~ two
petrol pumps ^{next to one another} ~~side by side~~ on the same side of a street.

republic

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

Deferred.

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

The Technical Committee observed that the whole project had been assigned to the consultants from the School of Planning and Architecture. ^{New sketch in preparation of a detailed plan} The Technical Committee desired that the ^{consultancy} agreement should be finalised ^{for work} on the ^{plan} conditions that the ~~project~~ should be completed within six months. Technical Committee decided that ^{via the meantime, the proposed land a} the change of land use of 10 acres of ^{has been} land from warehousing to residential ^{be used as} be processed. Further, ^{the} the ^{land} ^{is} allotted to DAMB for Food ^{a fruit & veg} & Vegetable market and ^{also for fish and poultry} also for fish and Poultry should be changed from rural use zone to warehousing.

Sub : Request for relaxation of Development Control in respect of land allotted to G.R. Geanka Education Society for Sr. Secondary School in Vasant Kunj.

The Technical Committee decided that composite ~~and~~ ^{the} building envelope for higher secondary ~~and~~ ^{the} primary school ~~building~~ ^{overall permissible} ~~site be worked out,~~ keeping in view the combined building area as 2.5 acres, ^{that} and the remaining area be ~~used~~ ^{kept} as play-ground.

Sub : Pending action on the discussions of the Technical Committee for the period July 1991 to Dec.1991.

Deferred.

Sub : Composite alignment plan of 45 metres. R/W road along west Bank of Pankha Drain and 30.48 mtrs. R/W road on the eastern side of Najafgarh Drain connecting outer Ring Road and Najafgarh Road.

~~The technical committee decided that~~

The composite alignment plan of the above ~~referred~~ road was discussed in detail. The Technical Committee approved road for a 30 mt. ~~right of way of this road as 30 mt.~~ with the proviso that

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the Meeting of Tech. Committee to be held on
31.3.92 at 9.30 A.M. in the Conference Room of Vikas Mirar at
5th floor, Delhi Development Authority, L.P. Estate, New Delhi.

| S. NO. | ITEM NO. | SUBJECT | PAGE NO. |
|--------|----------|---|--------------------------------|
| 1. | 14/92 | Notification of the Archeological Survey of India for declaration of the areas prohibited and regulated for the purpose of construction around the monument. F.Commr.(Plg.) 91/1692/OR/520 To be presented by Commr.(Plg.) | A ₁ |
| 2. | 30/92 | Earmarking of site in trans Yamuna area for jhuggi/settlement programme Approval of change of land use. F20(3)92-MP To be presented by JD(TYA) | A ₂ |
| 3. | 38/92 | Request for relaxation of Development controls in respect of land allotted to G.R. Geenka Education Society for Sr. Sec. School in Vasant Kunj F18(14)88-IL To be presented by JD(AP) | A ₃ -A ₄ |
| 4. | 188/91 | Pending action on the discussions of the Technical committee for the period July 1991, to December 1991 F1(51)91-MP To be presented by DD(MP) | 1-4 |
| 5. | 42/92 | Composite alignment plan of 45 mtrs R/W road along west Bank of Pankha Drain and 30.48 mtrs. R/W road on the eastern side of Najafgarh Drain connecting outer Ring Road and Najafgarh Road. F5(16)87-MP To be presented by JD(T) | 5-7 |
| 6. | 43/92 | NOC for change of land use with reference to property no. 11/27 from Residential to Convenient shopping (Shop cum residential) F2(5)81-MP To be presented by JD(WC&SA) | 8-10 |
| 7. | 44/92 | A composite alignment plan of road no. 35 (Marginal Bandh road) from Vikas Marg to NH-24 bye pass integrating ROB proposal on Delhi Ghaziabad Rly lines. F5(19)91-MP To be presented by JD(T) | 11-13 |

8. 45/92 Requirement of land for construction of proposed ground Reservoir/Booster pumping station at Malviya Nagar. F645/Dir. (AP&B) 91 To be presented by JD (AP) 14-16
9. 46/92 Problems of New Zakhire Traders Association Sited to Margoluri Industrial Area, P. II (i) Norms for building control and (ii) Sanction / regularisation of building plans of the buildings constructed without sanction. PA/ JD(B) Bldg.88/289 17-19
10. 47/92 Change of land use of an area measuring about 3.00 acres from 'recreation to residential' for Public lines near Race Course Area. F16(91)77-MP To be presented by DD (MP) 20
- LAI D ON TABLE
11. 40/92 Application of Dev. control Regulations from Greater Delhi, Dec. 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.Slum1(6)91/Adm.(P&I)Pt.I To be presented by JD(WC&SA)
12. 41/92 Allotment of land to Gurugobind college, Pitampura. To be presented by C.A.

Item No. 14/92

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

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

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

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

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

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

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

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

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

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

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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 capacitable, has been identified. The location has been shown on the enclosed copy of the land use plan.

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

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

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

Item No. 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 intant 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

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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 dt. 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 become 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 D A 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 Sr. Sec. School plots allotted to Goenka Society.

Item No. 188/91

Sub : Pending actions on the decisions of the Technical
Committee for the period July, 91 to December, 91.
(F.1(51)/91-MP)

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Pending actions on the decisions of the Technical
Committee from the period 1.7.91 to 31.12.91 are enclosed
for the information of the Technical Committee.

PENDING ACTION ON THE TECHNICAL DECISIONS W.E.F. JULY 1991 TO DECEMBER, 1991.

S.NO. FILE NO.

SUBJECT

TECH. COMMITTEE ACTION TO BE TAKEN BY
DATED CONCERN OFFICER

CONC. RE

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|----|---|---|---------|--|---------------------------|
| 1. | F13(14)88-CRC | Resitment of objectionable petrol pump at Kashmere Gate | 1.7.91 | The case referred to the Jt. Dir. (WC&SA) | JD(WC&SA) |
| 2. | F1(9)87-MP | Policy for land use of DIT schemes in relation to MPD-2001 | 1.7.91 | The case referred to the CLA and Dir. (AP&B) for their opinion. CLA has sent the opinion in the file and at present the file is with Dir. (AP&B) | Dir. (AP&B) |
| 3. | F3(37)91-MP | Seminar on Rejuvenation of Connaught Place held on 5.5.91 | 15.7.91 | The case referred to NDMC PWD, Delhi Admn. and copy to RITES vide letter dt. 3.9.91 for their comments. | NDMC, PWD, D Admn. RITES. |
| 4. | ii.F5(18)91-MP PA/DD(PLE)Mont. G17/96 | Pedestrianisation of Connaught Place and other related circulation schemes for Central City Area Guidelines for sanction of building plans in the Fehrault heritage. | 27.8.91 | The case referred to the JD (WC&SA, to preparation a comprehensive statement on 26.9.91 | JD(WC&SA) |
| 5. | F5(37)84-MP | Proposed links for Nizamuddin Rly. Stn. from Mathura Road | 10.9.91 | A reference sent to DLM for removing unauthorise encroachment and copy to JD(T) | DLM |
| 5. | | Policy decision regarding utilisation of agricultural land for institutional facility i.e. educational, health, religious social and welfare purpose in Delhi. | 27.9.91 | use referred to JD NC & UT necessary comments | DD(NCR&JE) |

7. F5 (8) 89-MP Construction of plot from Ring Road near Kalini Colony to Chhla Badarpur 8.10.91 Case refer to Jt. Dir. (T) for preparation of alignment plan and copy to DIM for demolition of fresh const. JD (T)
8. PA/JD/PIG.II/90 Development plan of Pali Burari area 8.10.91 Case referred to Dir. (AP&B) for further examination on 29.11.91 Dir. (AP&B)
9. FP3371(21) Construction of night shelter near Raja Garden Chowk at Ring Road 29.10.91 Case referred to Town Planner Slum & JJ for clearance of MCD and PWD Delhi Admn. to be placed again~~st~~ before TC. Town Planner Slum & JJ
10. F20(10)91 Upgradation of Jhuggi Jhopri cluster and informal shelter under the approved plans scheme JJ Cluster Kanak Durga Camp and embedkar basti RK Purnam 29.10.91 Case referred to slum (OSU) to work out and alternative scheme. Adviser SLUM
11. F21(2)90 Bus Terminal in Varant Vihar 4.11.91 File referred to JD(AP)I for inspection and report. JT.Dir(AP)
12. F23(6)91-Inst. Use of service & personnel site marked in various read. complexes DDA Colonies CHS CHBS and complexes developed by other authorities 26.11.91 The decision referred to Dir. (AP&B) PP Rohini and JD (AP) for working out further detail and file referred to Dir. (TYA) Dir. (AP&B) PP Rohini Jt. Dir. (AP) Dir. (TYA)

13. F5(2)89-MP Alignment plan of Mehra Road from
Tilak Bridge to Oberoi hotel

26.11.91

File with decision referred to
Jt. Dir. (T) for revision of
alignment plan and again placed
it before T/C.

Jt. Dir.(T)

14. F5(41)87-MP Com. sales alignment plan of Netaji
Subhash Marg from Delhi Gate to
Krs. Marg. Also itcl Marg/Ansari Road
at intersection near footover bridge

26.11.91

The decision inform to E-I-C MCD
to prepare a detailed design of
of the subway including the entry
and exit point.

E-I-C,
MCD &
Jt. Dir.(T)

15. F5(55)66-MP C construction of road no. 38 along
Pt. II with the left bank of Najafgarh
drain from GT road to road no. 37

26.11.91

File referred to Jt. Dir. (T)
for revision of alignment plan
with the consultation of railways
and Irrigation and Flood
Deptt. of Delhi Admn.

Jt. Dir.(T)

Item No. 42/92

Sub:- Composite alignment plan of 45 mtrs. R/W road along west bank of Pankha Drain & 30.48 mtrs. R/W road on the eastern side of Najafgarh Drain connecting outer ring road and Najafgarh Road.

F.5(16)87-MP.

1. Location:

The proposed road shall form an important link to connect outer ring road (Road No. 26) near Keshopur Sewage Treatment Plant to Najafgarh Road in the alignment of Pankha Road. Length of the road is about 3 Kms. This road link shall also be used by traffic destined to Najafgarh road and South Delhi. It is likely to relieve congestion on the internal road of Janakpuri. Location plan is placed as Annexure 'I'.

2. Zonal/Master Plan proposals:

The stretch of road between outer ring road and Pankha Drain forms part of the composite layout Plan of Bodella Residential Scheme. R/W of this road as per the layout plan is 30.48 mtrs. From Najafgarh Drain to Najafgarh Road it is taken along Pankha Drain with a R/W of 45 mtrs. in the alignment of Pankha Road. These roads are not shown in MPD-1962 & 2001.

3. Existing Conditions & Proposals.

For preparation of the alignment plan, the road has been divided in following three parts.

Part I: From Outer ring road to Antriksh Co-operative Group Housing Society along Najafgarh Drain.

Part II: From Antriksh Co-op. Group Housing Society to Pankha Drain along the scheme boundary of Bodella and on the eastern side of the Najafgarh Drain.

Part III: From Najafgarh Drain to Najafgarh Road along Pankha Drain.

Part I

Existing conditions

A two/four lane divided carriageway is existing

Proposals

A uniform four lane divided carriageway with a separate

Contd....2/-.

between outer ring road and Tanners Colony layout. There is no separate service road for the residential development on the southern side of this road. The road link between Tanners Colony and Antriksh Group Housing Society is yet to be developed.

service road for the residential development on the southern side has been proposed in the 30.48 mtrs. R/W upto Antriksh Co-op. Group Housing Society. Recessed bus bays have also been proposed at suitable locations. Gap in verge have been provided taking into consideration the layout plan of Bodella Residential Scheme, Tanners Colony and general circulation.

Part II

This stretch of road is yet to be developed, it forms part of Bodella Residential Scheme. Between the Bodella Scheme boundary and Najafgarh Drain another parallel drain has been developed by the Irrigation & Flood Deptt. (DA). There are five existing 66 KV HT line pylons which have been erected at a distance of about 18-23 mtrs. from the Bodella Scheme boundary. There is an existing drain along Bodella Scheme constructed by DDA.

An alignment plan of this stretch has been prepared to develop a four lane divided carriageway in the 18 mtrs. to 23 mtrs. available space between the H.T. line pylons & the scheme boundary of Bodella as per Technical Committee meeting decision dated 11.8.87 which is as follows
" 7 mtrs. wide carriageways on either side of central verge be constructed. No cycle track be provided towards society's land. Cycle track towards Najafgarh Drain shall pass under the pylons or outside the pylons. Existing for using it as footpath. All services to pass on the stretch of land towards Najafgarh Drain

It is suggested that the arrangement mentioned above be considered as first phase development only. In the final phase, six pylons shall be shifted along the drain constructed by I&F Deptt. and the road be developed to provide a six lane divided C/W in the available 30 mtrs. to 45 mtrs. R/W.

In the remaining stretch after pylons, four lane divided carriageway is proposed with recessed bus bays and foot-paths on either sides in phase I. The road shall be developed further with the remaining stretch after the pylons are shifted.

Part III

Road in this stretch is yet to be developed. The land along the Pankha Drain is generally available except for some area near Najafgarh Road/Pankha Road intersection where some structure shall be affected. This road shall form skewed intersection with Pankha Road/Najafgarh Road if taken straight as it is.

A six lane divided carriageway with 6.5 mtrs. wide service road on the western side and green belt along Pankha Drain with inner/outer footpaths are proposed. The service road on the western side shall be used for approach to adjoining residential developments. Recessed bus-bays are proposed at suitable locations along the stretch. A part of the Pankha Drain near Najafgarh Road/Pankha Road intersection shall have to be covered to bring the road in the alignment of Pankha Road and to develop a proper intersection.

3. Feasibility Study

Executive Engineer, PWD(DA) Divn.XIV vide letter dated 12.12.91 (Annexure II) has submitted the feasibility of the alignment. According to the feasibility report, one single storeyed structure of one wine shop, 6 HT line pylons, 37 manholes, 23 light poles, 240 safeda trees & 52 kikkar trees are affected.

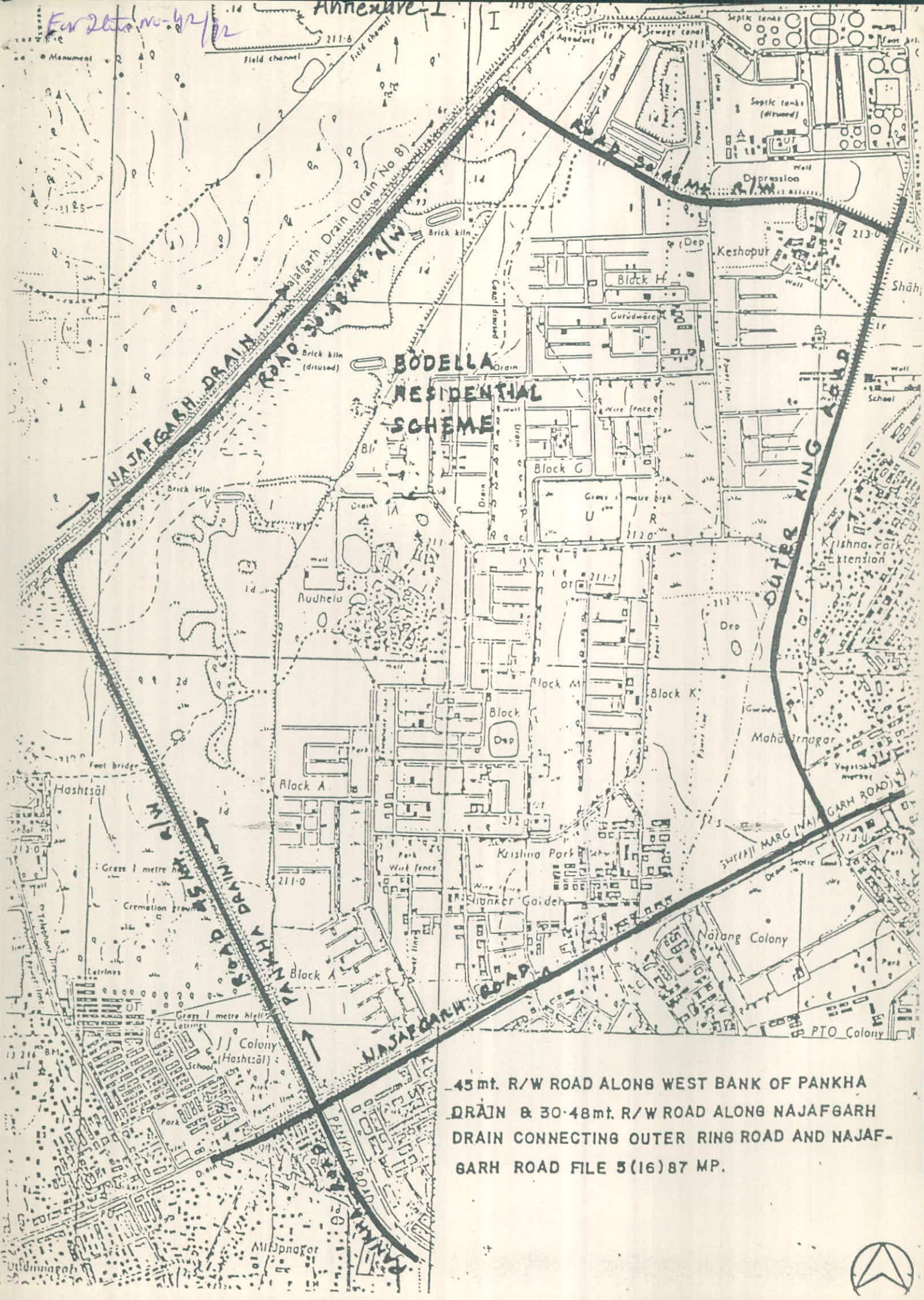
Executive Engineer(P&D), Flood Deptt.(DA) vide letter dated 17.6.91(Annexure III) has informed that the Pankha Drain is not under the Administrative control of their Deptt. They have desired for construction of the road along Bodella residential scheme after leaving the R/W of the Najafgarh Drain.

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

- i) Proposals as mentioned under para-3 above.
- ii) PWD(DA) shall co-ordinate with local bodies for shifting of services.
- iii) PWD(DA) shall protect the R/W.
- iv) Permission for cutting of trees shall be obtained for the Competent Authority.
- v) PWD(DA) shall plant three times the number of trees required to be cut.
- vi) Shifting of structures falling in the R/W may be taken up with the Lands Deptt. of DDA.

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For 2010 no-42/12



45 mt. R/W ROAD ALONG WEST BANK OF PANKHA
DRAIN & 30-48 mt. R/W ROAD ALONG NAJAFGARH
DRAIN CONNECTING OUTER RING ROAD AND NAJAF-
GARH ROAD FILE 5(16)87 MP.

PUBLIC WORKS DEPTT. (DELHI ADMN.)DIVN. XIVR.R. Lines,
New Delhi-110010.

No. 23 (914) PWD XIV / DA-1


Dt. 12.12.91

From: H.S. LUTHRA,
EE, PWD(DA),
Divn. XIV.

To

Sh. D.K. Saluja,
Dy. Director(T)I,
Delhi Development Authority,
Vikas Minar,
New Delhi.Sub:- Feasibility of alignment plan of 45 mtrs. R/W road
along Pankha Drain and 30 mtrs. R/W road along
Nazafgarh Drain/Bodella from Outer Ring Road to
Nazafgarh Road.

As desired during discussion on telephone, a copy of the revised feasibility report of the proposed 45 mtrs. R/W road along Pankha Drain and 30 mtrs. R/W road along Nazafgarh Drain/ Bodella Residential Scheme from Outer Ring Road to Nazafgarh Road is enclosed. It is requested that the case may please be discussed in the Technical Committee at the earliest.

Encls: As above.
(H.S. LUTHRA)
Executive Engineer.
PWD, DA, Divn. XIV.

FEASIBILITY REPORT PROFORMA

1. Details of affected structures/properties in the road R/W.

| | Pucca | Semi Pucca | Kutchha |
|---|-----------------------------|------------|---------|
| a) Total No. of structures/properties affected in the alignment. | 5/3 | 0/0 | 1/1 |
| b) No. of properties with boundary wall and set-backs only affected in the alignment. | — Nil — | | |
| c) Width of properties affected in road R/W. | 26.00 mtrs. (w.m.s. & l.s.) | | |
| d) No. of shops affected. | One wine shop | | |
2. Is there any deviation in the approved alignment prepared by TCPO earlier. If yes, give details

— N.A. —
3. Whether the alignment confirms to the R/W as shown in the approved layout plans & regularisation plans of the colonies abutting this road. If no, give details.

Yes
4. Details of affected services

| | Length in mt. |
|-----------------------------------|--|
| a) Overhead high tension lines: | |
| 220KV lines | |
| 66KV lines | 1400 mtrs. (6 Pylons) |
| 33KV lines | |
| 11KV lines | |
| b) Underground lines: | |
| 220KV lines | — |
| 66KV lines | |
| 33KV lines | |
| 11KV lines | |
| c) Underground sewerage lines | Length & No. of depth of manholes the lines affected |
| d) Underground water supply lines | 1000 mtrs, 1.40 m. depth, 37 manholes Length, No. of sluice valve chambers affected |
| e) Storm water drainage lines | Length |
| f) No. of electric poles | 24 Pylons and 23 Nos. Lighting Poles |
| g) No. of telephone poles | — |
5. Details of affected trees in Carriageway

| Total nos. | Species | Girth | No. |
|------------|---------|----------------|-----|
| | Safeda | 0.5 to 1.00 m. | 240 |
| | Kikar | 0.5 to 1.00 m. | 52 |
| | Pepal | — | — |
| | Siam | — | — |
6. Other miscellaneous affected structures

| | |
|---------------------------------|-----|
| Temple, Mosque/Church/Gurudwara | No. |
| Petrol Pump (specific location) | |

Annexure - II
(page - 3)


/2/

Taxi stand

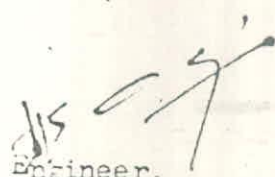
Developed part with or without
railing Pole mounted S/stn.
11KV

7. General comments about the
feasibility to implement the
alignment proposal.

It is feasible


Asstt. Engineer, PWD(DA),
Divn. XIV.

12.12.91.


Executive Engineer,
PWD(DA), Divn. XIV.
12.12.91.

OFFICE OF THE CHIEF ENGINEER (I&F)
DELHI ADMINISTRATION
IV FLOOR ISBT BUILDING KASHMERE GATE DELHI

No. CEF/P&D/ND-Misc/91-92/12581

Dated the 17 June, 91

To

✓ The Deputy Director (T) I,
Vikas Minar, DDA,
I.P. Estate,
New Delhi.

Sub:

Alignment plan of proposed road along Najafgarh Drain & Pankha Drain to connect Outer Ring Road and Najafgarh Road.

Sir,

Kindly refer to your letter no. F.5(16)/87/MP/606 dated 23rd April, 1991 vide which a draft alignment Plan proposed alongwith Pankha Road Drain and Najafgarh Road to connect Outer Ring Road has been forwarded. In this regard, I am directed to forward the following comments:-

i) The Pankha Road drain is not under the administrative control of the I&FC Department. DDA has requested the I&F Department to consider the feasibility of diverting the storm water from Cantonment area (and presently flowing through Palam Drain) into Pankha Road Drain. This proposal appears technically feasible if adequate land is made available for widening the existing Pankha Road drain. When such alternative is being considered by DDA, the proposal of widening the existing Pankha Road towards the drain side may not prove practicable as the Chief Engineer (I&F) does not recommend covering of such large size drains.

ii) Feasibility of construction of a road parallel to Najafgarh Drain should be contemplated only beyond the land width meant for Najafgarh Drain. I&F Department will not be able to spare any land along Najafgarh Drain in the stretch from outfall of Palam Drain upto the Outer Ring Road.

2. In view of the above your Authority may like to review the proposals.

Yours faithfully,

Singh

(GAJRAJ SINGH)

EXECUTIVE ENGINEER (P&D)

Pls put up with the file
2 m/6
Mr. Balas

Item No. 43/92

SUBJECT: - NOC for change of land use with reference to property No. 11/27 from Residential to Convenient shopping (Shop-cum-residential)

File No. F.2(5)81-MP.

1. The owner of the plot No. 11/27 East Patel Nagar, measuring 200 sq. yds. vide his letter dt. 29.1.91. has requested DDA to issue Land use Certificate for his plot in accordance with the provision of approved Zonal Plan of Zone B-6 to be used for Shop-cum-residence so as to take up the matter with L&DO/MCD for conversion of lease and sanction of building plans respectively.
2. The case is examined from Planning point of view and comments are as under:-
 - i) The property under reference measuring 200 sq. yds. is located on a 50' wide road and leased out by L&DO for residential use.
 - ii) MPD-2001 provisions:-
 - a) The property under reference falls in Special Area recommending therein Urban Renewal (Conservative surgery) residential with a density of 350 p.p.h.
 - b) i) Mixed land use policy is recommended to be dealt with, in the following manner
 1. In the Central old built up areas, which actually have a tradition of mixed land use i.e. residential and non-residential activity on the same residential premises should be dealt differently than other areas.
 2. Non-residential activity on residential premises should be permitted selectively carefully taking into consideration its community need, provision for traffic and parking which would be generated and also the environmental impact.
 3. In case of new developments, planned mixed residential and non-residential activity should be introduced right at the time of the preparation of the division plans/layout plans. Mixed use regulations are dealt in the sanction on development code under Clause 10.

Contd..2/-

- ii) Further under clause 10 with regard to mixed use regulations methodology for preparing the plans for areas other than wall city Karol Bagh and other urban union areas streets of mixed use activity shall be identified.
 - iii) Already approved sub-zonal (earlier named Zonal) plans, in conformity with the Master Plan, shall continued to be operative. In the absence of Zonal Plans in any areas the development shall be in accordance with the Master Plan.
- C) The Urban renewal plan of the areas are to be prepared, since the same have not yet been started.

MPD-62/Approved Zonal Plan provisions:-

- i) The property falls in the area earmarked for Convenient shopping centre in the approved Zonal Plan of Zone B-6.
 - ii) As per the text of approved Zonal Plan of Zone B-6 it is stated that "the streets predominant in shopping have been indicated as Convenience Shopping area and will be on ground floor only."
3. The subject matter with regard to policy for Land use of Delhi Improvement Schemes, in relation to MPD-2001 was discussed vide item No.109/91 in the Technical Committee meeting held on 1.7.91. wherein following decision was taken:-
- "After some discussion, the Technical Committee desired that the matter be referred to C.L.A., for his opinion on the following issues:
- i) Whether the lease document/contract superceded the corresponding Master Plan provisions as per the law of the land.
 - ii) whether the layout plans prepared under rules prior to MPD-2001 are to be honoured as per the provisions of MPD-2001.
 - iii) what are the implications vis-a-vis the land use prescribed in the Master Plan?

The Technical Committee further noted that the redevelopment scheme for the Special Area is yet to be prepared. It is, therefore, decided that individual cases are to be examined merits.

4. DDA in similar cases, prior to the approval of MPD-2001, based upon the approved zonal plans has been issuing NOC in the areas like West Patel Nagar. New Darya Ganj, Karol Bagh etc. subject to the condition that ground floor will be used for shops & upper floors for residential, with residential bldg. regulations.
5. Keeping in view the above matter is placed before the Technical Committee for consideration.

II
T/Am No. 44/92

Sub:- A composite alignment plan of road No.35 (Marginal Bundh Road) from Vikas Marg to NH-24 bye pass integrating ROB proposal on Delhi-Ghaziabad Rly.Lines.

1. Location: F5(19)/G1-MP

Marginal Bundh Road(Road No.35), part of a Ring Road of Trans Yamuna Area starting from Wazirabad road upto NH-24 bye-pass. This particular case deals with the composite alignment plan of marginal bundh Road between Vikas Marg and NH-24 bye-pass. Location Plan is placed as Annexure-I.

2. Zonal Master Plan

R/W of this road as per MPD-2001 is 60 mtrs. Along the eastern side of the road it is predominantly unauthorised-regularised residential development. On the western side is the Yamuna river bed. There is no community/district or any other major commercial/industrial complex abutting this road.

3. Background

An alignment plan of marginal bundh road was prepared earlier in 1979. A detailed alignment plan of this road between Vikas Marg and Wazirabad road was prepared in 1985 and the same was approved by the TC of DDA subject to its clearance by Flood Deptt.(DA). The detailed alignment plan of this stretch of road between Vikas Marg & NH-24 has not been prepared.

4. Existing conditions:

At present the road is not in existence only an approach road from the two Ranny wells is existing from Vikas Marg & NH-24.

5. Proposal

Considering the regularisation plan of unauthorised-regularised colonies abutting this road and the existing site conditions, two alternative alignment proposals has been worked out, details of the same are as follows:

Alternative:I.

In this alternative the R/W has been taken from the toe of the existing embankment. The entire R/W has been taken towards the city sides from the toe lines. This is as per the regularisation plans of the authorised-regularised colonies. In this proposal 8 lanes divided carriageway is

is proposed through out the stretch. No service road is proposed on either sides. A green buffer is proposed between the C/W space & R/W line. An ROB is proposed on Delhi-Ghaziabad Rly. line. 11 Mtrs. wide carriageways are proposed on the either side of the central verge on the ROB. Slope of the approaches to the bridge shall be in the ratio of 1: 30. A loop is proposed below the bridge for right turning on either side of the railway line. The detailed junction/intersections with Vikas Marg and NH-24 are also integrated in the proposal. The existing embankment is proposed to be developed as green. Top of the embankment is proposed for footpath. In this proposal an existing built up temple in an area of about 450 sq.mtrs., two Ranny Wells of MCD along with 250-300 other built-up structures and several jhuggies are affected.

Alternative II.

In this proposal the widening is proposed on either sides of Marginal Bundh in alignment with the remaining stretch between Vikas Marg & Wazirabad road. The central verge are proposed on the ROB. Slope for approaches to the bridge shall be in the ratio of 1:30. A loop is proposed below the bridge on either sides of the railway line for right turning. As per the feasibility report submitted by EE, PWD(DA) Divn.XXIII (copy enclosed as Annexure II).

A total of 8 single storeyed/12 semi-pacca, 205 jhuggies along with 8 mtrs. strip of land from Ranny Well are affected in this proposal. A part of the temple is also affected in the R/W but the same can be retained beyond the carriageway.

6. Feasibility

As per the observations of PWD(DA) alternative II with 4 lanes on city side and 4 lanes on river side is better. According to them, alternative-I is not desirable as 8 lanes are proposed on the city side due to which about 250 - 300 structures, entire built up temple, H.T.pylons and service lines from Ranny Wells shall be affected.

Comments of TYA and Area Planning wing of DDA are placed as Annexures III & IV respectively.

8. The case is put up to the TC for consideration of:
- i) Approval of the alternative II alignment proposal with equal widening of the road from ^{the} central verge on existing bundh on either sides. As per details

given in the alignment plan including the ROB proposal on Delhi-Ghaziabad railway lines.

- ii) R/W as per the alignment plan shall be maintained by PWD(DA).
- iii) Re-settlement of the affected structure shall be taken up with the Lands Deptt. of DDA.
- iv) Three times the number of trees required to be cut shall be planted after obtaining permission of L.G.

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Sub:- Alignment plan of Marginal bundh Road from
Vikas Marg crossing to NH-24 crossing. At II

FEASIBILITY REPORT PROFORMA

1. Details of affected structures/
properties in the road R/W.

Pucca
S/D | D/S | T/S

Semi Pucca Kutchha

- a) Total no. of structures
properties affected in
the alignment. 8 - - 12 Jhuggies
105

- b) No. of properties with
boundary wall and set
backs only affected
in the alignment. About 8m strip of land from
two Rainey wells shall be
affected.

- c) Width of properties
affected in road R/W.

- d) No. of shops affected.

2. Is there any deviation
in the approved align-
ment prepared by TCPO
earlier. If yes, give
details. Alignment plan is yet to
be approved.

3. Whether the alignment
confirms to the R/W
as shown in the approved
layout plans & regular-
isation plans of the
colonies abutting this
road. If not,
give details. R/W is as per Master Plan.

4. Details of affected
services

Length in mtr.

- a) Overhead high tension lines: 220 KV lines-
66 KV lines- HT pylon
falls in R/W
33 KV lines- this may be
11 KV lines- adjusted after
carriageways.
c) Underground sewerage lines: Length No. of
& depth affected. of manholes- Nil
of the lines. affected.
d) Underground water supply lines: Length No. of
sluice valve Nil
chambers
affected

- e) Storm water drainagelines Nil Length
f) No.of electric poles Nil
g) No.of telephone poles Nil
5. Details of affected trees
Total nos. 30
species Safeda 20 others 10 Girth No.
6. Other miscellaneous affected structures
Temple, Mosque/Church/Gurudwara One pucca built up area
Petrol Pump(specific location temple in about 450
be mentioned) sq.mtrs.in affected
in R/w, but part of
it can be retained after
four lanes.
Milk Booth
Bus stand
Taxi stand Nil
Developed part with or with Nil
at railing Pole mounted S/Stn.
11 KV.
7. General comments about the feasibility to implement the alignment proposal. Alternative II with four lanes on city side and four lanes on river side is more feasible. Alternative I is not desirable as all the eight lanes are proposed on the city side due to which about 250-300 structures, entire built up temple, HT pylons and service lines from Rainey wells shall be affected.

Sd/-
EE/PWD-23(DA)

Sd/-
AE-IV/PWD-23.

Annexure III: Comments of Trans Yamuna Area Wing.

Comments for both Alternatives No.1 & 2.

- i) Alignment plan of Sh. Jai Parkash Narain Bridge be also incorporated and taken into consideration while finalising the alignment plan and inter-section design with Vikas Marg.
- ii) Ultimately, there will be also a grade-separator at the inter-section of this road and N.H.24 and it is possible that toe level of this grade-separator may be very near to the toe level of bridge over Railway Line. Therefore, it would be better if certain portion of the bridge is continued over the NH-24 also, because under pass is not practicable due to the Marginal Bund for River Yamuna.
- iii) All the structures i.e. regularised as well as not regularised and the number of trees affected in these Alignment Plans, be marked separately and given in the report also.
- iv) Due to future Traffic load & N.C.R. proposals, width of this road may have to be increased to 90 mtrs.

Comments for alternative No.1:

- i) It is observed that the alignment line towards River Yamuna has not been taken along the top end of the Marginal Bund, which should be taken so that comparatively less number of structures on Shakkar Pur/Pandav Nagar side will be affected.
- ii) The openings in the central verge near the bridge are not desirable, particularly, when there is a loop road below the bridge. Instead a service road may be provided towards Shakkar Pur/Pandav Nagar side.
- iii) A well is also affected in the service road. Therefore, alignment may be shifted accordingly.
- iv) A part of Shahdara Drain is also affected in Road Alignment Plan. Thus, alignment need to be shifted accordingly.
- v) A pylon of Electric Wires is affected in carriageway. Therefore, also, alignment be shifted.

Comments for alternative No.2:

It is not clear as to why the loop roads below the bridge have not been shown in this alternative when they have been shown in alternative No.1. These have since been incorporated.

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Comments of Area Planning Wing

- i) Looking into the perspective requirement the width of carriageway on the flyover(Road overbridge) may be kept as 4 lanes on each side including the service roads.
- ii) The concept of channelisation of river yamuna would mean the construction of another bundh perhaps parallel to the existing marginal bundh thereby creating two parallel embankment one of which i.e. existing marginal bundh is agreed to be converted into a road of 60 mtr. as per MPD-2001. The land in this area would have to be protected.

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Item No. 45/92

SUB: Requirement of land for construction of proposed ground Reservoir/Booster pumping station at Malviya Nagar.

F-645/Dir.(APB)/91.

Reference has been received from Sh. S.K. Chadda, Chief Engineer WDS & SD Undertaking, MCD dt. 14.5.91 requesting DDA for the allotment of minimum additional land of 1.6 acres, because it is submitted by them that the existing land is of a smaller size to accommodate the required reservoir and booster pumping station, after considering 6 m depth of water in the ground reservoir.

2. The site were jointly inspected by Chief Engineer WDS & SD Undertaking, MCD, Dir.(AP&B), DDA, Sh. M.N.Khullar, Addl. Chief Architect, DDA and the undersigned on 30.1.91. Considering the non-availability of land in South Delhi, it was discussed that by utilising part of DTC land in Geetanjli facility centre, it may be possible for MCD to construct reservoir and booster pumping station in the extension of existing over head tank. Accordingly, the exercise has been made by MCD which proposes to utilise the entire area earmarked for DTC Terminal of the Facility Centre, opposite Aurobindo College.
3. The matter was referred to Chief Arch. It has been indicated that no other piece of land is available which could be considered for allotment for the existing reservoir and booster pumping station in Facility Centre. As per the approved layout plan the pocket to the South of MCD over head tank has been indicated and area reserved for further development not for housing.
4. Since, there is no other area which can be considered for this use and in fact from planning point of view, it would be advisable to have land allotted in the extension of the existing over head tank which will reduce a number of other common area required for basic infrastructure.

Contd.....2

5. The matter was discussed in the meeting of Technical Committee held on 26.11.91 under Item No.194/91. Sh. S.K. Chadha, Chief Engineer (Water Supply) MCD, who was present in the meeting, described the overall programme for augmentation of water supply in the Union Territory of Delhi during the VIII plan period. He mentioned interalia that under the said redistribution plan, water supply to an extent of 10 MGD would be made available for the newly developed areas of Dwarka Project by January, 1994. Further, about 2 MGD would be available for the DDA colonies in Vasant Kunj. Additional drinking water would also be made available to the Kondli area in East Zone, pending the completion of Tehri Dam in 1995 or so. Accordingly, Shri Chadha made out a strong case for allotment of the entire piece of 1.6 acres for DWS & SDU for improving the water supply distribution system in South Delhi as part of the overall augmentation plan. Chief Architect, DDA pointed out that this site had been earmarked for a bus terminal which was to be relocated from Malviya Nagar. As such, Chief Architect, DDA suggested that part of the site be kept reserved for the said terminal facility.

The Technical Committee agreed to earmark the entire site for the use of the Water Supply Department subject to an alternative site being found for the bus terminal. The area planner for Mehrauli was accordingly requested to make a spot inspection alongwith the DTC authorities and prepare a fresh proposal for the location of said bus terminal.

6. A joint site inspection consisting of representatives from DTC, CA, Lands Branch & Area Planning was held on 8.1.92. Two alternative sites, one near Saket & the other near Aurobindo College opposite facility centre No.29 were identified after detailed discussion. It was agreed that the site falling between Aurobindo College & Rehabilitation colony in an area of 4000 sq. mtrs. may be proposed for the terminal. The details

Contd.....3

survey of both the sites has been done. Accordingly a site has been proposed & is shown in the enclosed plan. The land use as per Master Plan is district park & open space & will therefore involved change of land use.

7. The matter is placed for the consideration of Technical Committee for following two issues:-

- i) Allotment of 1.6 hect. land in the facility centre for the expansion of ground Reservoir/ Booster Pumping Station.
- ii) Proposal for utilizing 1.0 hect. land as an alternative site out of undeveloped green area for DTC Terminal by changing the land use.

IL/No. 46/92

Sub:- Problems of New Zakhira Traders Association shifted to Mangolpuri Industrial Area Ph.II.

- i) Norms for building control and
- ii) Sanction/regularisation of building plans of the building constructed without sanction.

File No:PA/JL(B)/Bldg./88/289.

1. Mangolpuri Industrial area Ph-II located in the east of Outer Ring Road is an approved scheme of DDA wherein the uses of light and service industries except food, cold storages, acids & chemicals, rubber, paints, varnishes, petroleum products and pollutant industries as per the provision of MPD-2001 have been permitted. The scheme has largely been developed and plots have been disposed of as per the policy on the subject. In the approved scheme plots of various sizes varying from 10 sq.mtr. to 600 sq.mtr. have been provided and were conceived largely on the basis of 50% Ground Coverage and 60 FAR with the condition that the basement was not be counted in calculating the FAR.
2. Two of the plot owners in Block 'A' Mangolpuri Ph-II vide their letter dt: 25.10.90 have drawn the attention to the variance in terms of Ground Coverage, FAR set backs to be followed in the scheme in view of the approval of MPD-2001 on 1.8.90.
3. The case is examined by the Area Planning Wing and a comprehensive comparative statement with reference to set back and coverage as per approved plan and as per MPD-2001 has been prepared and annexed (Annexure-I). The subject matter was discussed in the Technical Committee meeting held on 11.8.87 wherein the following decision was taken: (Agenda/decision enclosed. Annexure-II).

"The proposal was explained by Director (CP) with the help of the layout plan of the area Director (DC&B) pointed out that as per the draft MPD-2001 the maximum FAR is 125 subject to counting of basement and mezzanine floor in the FAR calculations. Therefore, maximum FAR for plot sizes falling between 120 sq.mts. to 600 sq.mts. will be 125 instead of 60. The Technical Committee approved the proposal of 125 FAR counting basement and mezzanine floor as part of this and the other regulations as specified in the agenda item subject to the provision contained in para 4 of the agenda."

4. The case is examined again with reference to the approved scheme, decision taken from time to time and the following norms are proposed by Area Planning Wing.

| | | <u>Proposal</u> | <u>Remarks</u> |
|------|---------------------------------------|--|---|
| i) | Group A&B (10 sq.m to 50 sq.m) | Keeping in view that the allottees of 100 20 sq.m. plots had already constructed basement T/C had earlier approved standard design with a provision of basement. Therefore, it is suggested that for Group 'A' i.e. upto 25 sq.m 100% Ground Coverage , 200 FAR & basement below ground coverage shall be permitted & will be counted in FAR. Max. height 4 m. | |
| ii) | Group C (51 to 99 sq.m) | Set back FRSS 3000 | Ground coverage 60 125 9M Max.floor allowed shall be basement, gr. first floor & basement shall be equivalent to ground coverage will be counted in FAR. |
| iii) | Group D&E (100 Sqm.to 600 sqm). | Recommendations of MPD-2001. be followed. | |

5. During the site inspection made on 21.6-91 it was observed that almost 50% of the plots have already been constructed. Most of these plots have basement, mezzanine and first floor and some of the buildings also have second floor as well. It was also observed that the construction has been made without obtaining sanction from the building section and the norms regarding width of the staircase, height, ventilation to the basement, ect. are not strictly observed in accordance to the Building Bye-laws 1983. Under the category of the shifting of the plots from Zakhira flyover area of the plots varied from 10 mtrs. to 80 sq.mtrs. in size.
6. The pending cases for approval of building plans could be considered for regularisation after completing the following requirements:
- As per the Building Bye-laws 1983 prior to sanction charges @ Rs. 100/- per sq.mtr. of the covered area constructed unauthorisedly and required to be charged before sanction of the building plan.
 - The owners of plot have submitted only possession slips at the time of submission of building plans. As per the

As per the BBL, the building plans need to be regularised before the construction of the building plans. However, in view of the actual position of the site and the construction carried over by the allottees and pending building plans cannot be regularised even if the above requirements are fulfilled. Since the buildings do not conform to the BBL w.r.t. width of staircase, height of basement etc.

7. In view of the above facts and difficulties arising while sanctioning/regularisation of the building plans the following points are submitted for consideration of the Technical Committee:

- i) The proposal contained in para 4 above about the applicability of norms for various sizes of plots.
- ii) Relaxation with respect to width of stair case and the height of basement above ground level for light and ventilation.
- iii) The charges for the construction prior to sanction at the time of approval of the building plans submitted by the allottees affected due to shifting from Zakhira flyover.

Change of land use of an area measuring about 3.00 acres from 'recreation to 'residential' for public lines near Race Course Area.
F.16(91)/77-MP .

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Reference is invited to the Technical Committee's item No 154/91 dated 19.8.91 and it was observed that in MPD-2001 the land under reference is earmarked for 'district parks and open spaces'. It was also noted that this land was in the vicinity of the Safdarjang Aerodramme air funnel. It also formes part of the Bunglow Zone area.

2 A reference has been sent to the Ministry of Urban Development vide letter dated 13.2.91. The Govt. of India Ministry of Urban Development has conveyed the approval of the Central Govt. under section 11-A of Delhi Development Act, 57 to issue a public notice for inviting objections or suggestions for the proposed change of land use of an area measuring 3.00 acres from 'recreational' to 'residential' for temporary construction for location of a police line with the proviso that this use of the land would revert back to 'recreational' after Delhi Police vacates the site and shift to an appropriate location. Accordingly, a public notice was issued on 7.12.91.

3 In response to that public notice, only one objection /suggestion has been received from the Secretary, DUAC and he has stated that the matter has been discussed by the Commission in its meeting held on 3.1.92 and the Commission noted that the plot is proposed to be used to house Delhi Police Security (VIP Security). Looking at the notification for temporary change of land use, the Commission wondered, if at all a notification was really necessary in the case. Further, requested to clarify if the change of land use is at all necessary looking at the temporary nature of the project .

Observations:

- a. As the notification also mentions that reverting back to the same use it is complete in itself.
- b. In general, it may not always be necessary to process change of land use for temporary use. The MPD-2001 is silent on the issue and it can be interperated eigher way.
- c. The proposal is placed before the Technical Committee for its consideration.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Supplementary Agenda for the meeting of Tech. Committee to be held on 31.3.92 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority, I.P. Estate, New Delhi.

| S.NO. | ITEM NO. | SUBJECT | PAGE NO. |
|-------|----------|--|----------|
| 13. | 32/92 | Unauthorised Garment market which is stated to be biggest in Asia flourishing in East Delhi in a Residential Area. F3(1)92-MP To be presented by JD (TYA) | 1-2 |
| 14. | 48/92 | Existing retail outlets at Bahlolpur Khader. F11(237)91/LPB/SE To be presented by JD (SA) | 3 |
| 15. | 49/92 | Relaxation of higher ground coverage and FAR for Police Station at Hauz Qazi, Delhi. F8(9)90!MP To be presented by JD(SA) | 4-5 |
| 16. | 50/92 | Location plans of new petrol pump sites in TYA. F13(18)/86/CRC/pb-II (24-Nov-90-MP) To be presented by Dir. CTYA | 6 |

Item No. 32/92

Sub:- Unauthorised Garment Market, which is stated to be biggest in Asia, flourishing in East Delhi in a Residential Area.
F,3(1)/92-MP/

Ref:- Assurance to the Rajya Sabha Question No.1059, 1064(admit No.754) fixed for 6.9.91.
* * *

The case is regarding the reply to be given by DDA to the Assurance made to Rajya Sabha by the Govt. on the Question mentioned at Reference above for the existing Garment Market in the Residential Area of East Delhi, which is stated to be the biggest in Asia. In the Question name of the area has not been mentioned. However, from observation it is felt that the same may be the existing, whole-sale Ready made garments Market in Gandhi Nagar Colony of East Delhi.

This ~~is~~ market is situated in the area which is under the jurisdiction of MCD, because it is not a development area of the DDA. However, since it is an existing whole-sale market, the Ministry has requested DDA as to whether this market can be regularised and as to what action DDA is contemplating to the unauthorised activities under-going in the area. As regards to the action against unauthorised activities under-going in this area, the same needs to be taken by MCD, because the area is under their jurisdiction, it not being the development area of the DDA.

As per MPD-2001, the land use of this area is "Residential". Therefore, as per our assessment, since it is a large whole-sale Market in nature, functioning in congested residential area, it should not be regularised. Instead, it should be shifted to the ~~various commercial centre and whole-sale market of~~ ^{Trans Yamuna} Area, to be planned, developed and constructed. As per Master Plan, there is a provision of one sub-central Business Distt. five Distt. Centres and a Whole-sale Textile & Textile products Market, with ware housing facilities, where this type of trade would be permitted. Some of the Centres are in the planning stage and one Distt. centre at Laxmi Nagar is being developed and constructed upon.

As per Master Plan, one of the whole-sale market, with warehousing facilities, for textile and textile products is to be located in patparganj area in East Delhi i.e. between Village Gazipur and Delhi U.P. Boundary, alongwith other whole-sale markets. In addition a whole-sale Market site has been shown in Loni Road area in the M.P.D.-2001; but on this site, DDA has already been constructed Housing complex. Therefore, the Whole-sale Markets, proposed in Lone road area in the Master Plan, need to be shifted to the patparganj (Gazipur) area. Thus, the total quantum of land required for wholesale market would be approximately 111 Hects. in the patparganj area, which is not fully available. Therefore, re-distribution of the quantum of land for various whole.sale Markets will need to be done.

In addition 60 hec. of area for Integrated Freight-Complex also need to be provided here. Therefore, the entire area along with the Delhi U.P. Boundary, in the North and South of N.H. Bye pass no. 24 and Hindon Canal, would be needed for provision of Integrated Freight Complex-cum-all the Whole-sale markets. However, quite a large portion of this area has been encroached upon and also there is a proposal for allotment of land for (i) jhuggi jhopri R/settlement and (ii) Establishment of a Slaughter house. Thus there is scarcity of land and great care need to be taken for planning and development of this entire Integrated Freight Complex-cum-all the Whole-Sale-Markets, land. For that purpose, School of Planning & Architecture (Transport Deptt.) New Delhi has been appointed as a Consultant for initiating the studies and assessing the quantum of land required for various whole-sale markets and Freight-complex.

In view of the above, it is suggested that reply to the Assurance may be given in the following form:

"Since existing Garment Market in Gandhi Nagar Colony is a Whole-sale Market in nature, functioning in congested residential area, it should not be regularised. Instead it should be shifted to various commercial centres and wholesale Trade Market of Trans Yamuna area, to be planned, developed and constructed. For stopping of unauthorised activities under-going in Gandhi Nagar Area, MCD may be requested to take necessary action because this is not a development area of DDA and is thus under the jurisdiction of MCD."

Since this is a policy item, the case is placed before the Technical Committee for consideration and decision.

Sub: Existing retail outlets at Behloulpur Khadar.

F11(237)91/4 PB/SE.

There are two petrol pumps functioning on Ring Road between Nizamuddin Bridge and Kalindi Colony towards river Yamuna located in Zone 'O' (river Yamuna). Both these petrol pumps are located in the 'development area' of the DDA and the land acquisition proceedings have already been initiated and contested in the court of law.

None of the site is earmarked for a petrol pump in the earlier Master Plan or Zonal Plan or in the MPD-2001. The area is to be developed as part of the river channelisation scheme. The petrol pumps are functioning by obtaining the licence from the Licensing Authority. After coming into operation of Delhi Master Plan and the Zonal Development Plan petrol pump are located on Govt. land and also allotted for new petrol pumps for shifting of objectionable retail outlets as per Master Plan/Zonal Plan/Layout plan to the Ministry of Petroleum/Oil Company. Later on, the same is allotted by the concerned company to the dealer according to their police and DDA charges the licence fee and also execute the licence deed with such company.

As no land has been allotted in these two cases by the DDA, these are functioning against the said police and of against the land use, as none of the site is earmarked for the petrol pump.

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

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Item No. 49/92

SUBJECT:- Relaxation of higher ground coverage and FAR for Police Station at Hauz Qazi, Delhi.

(File No. F3(9)/90-MP)

A INTRODUCTION:-

1. The Senior Architect, PWD, Delhi Administration has submitted a proposal for the reconstruction of the existing police station building at Hauz Qazi.
2. The plot area is 2343.59 sq.mts.
3. In the site plan submitted by the Senior Architect the building is proposed to be 4 storeyed, Ground coverage is within 1/3rd of the 75% of the plot area meant for the police station. The total covered area on all the floors of police station building is 2212.4 sq.mts. i.e. FAR is about 100.
4. The remaining 25% of the plot area which is proposed to be utilised for residential use would thereby increase the FAR of the plot if constructed.
5. It has, therefore, been requested to relax FAR from 100 to 130.

B OBSERVATIONS:-

1. The site is located in Special Area (urban renewal area-Walled City).
2. The provisions given in MPD-2001 are as under:-
 - a) the public and semi-public uses and services like hospitals, dispensaries, colleges, schools, police stations, fire-stations, post office, local office, parking etc. shall be retained in their present locations and also additional sites could be indicated in the Urban Renewal and Zonal Plans.
 - b) Controls for buildings/building within the use premises
 - i) Maximum ground coverage, FAR shall be same as for residential plot in the plotted development.
 - ii) The street width in front of the plot shall be left on the basis of Urban Renewal Scheme.
 - iii) The building shall be permitted to be constructed practically in the same form and style as existing as far as possible.

The Urban Renewal Scheme /lay out plan of the area are yet to be prepared.

Contd..2/-

C RECOMMENDATIONS:-

Keeping in view the provisions of MPD-2001 we may allow the reconstruction on the existing Police station plot on the basis of the norms as for residential plot in plotted development which are given as under:-

| | |
|-----------------|----------|
| Ground coverage | : 33.3% |
| FAR | : 83% |
| Maximum height | : 11mts. |

OTHER CONTROLS:-

- 1) Basement shall be under ground floor and maximum to the extent of the Ground floor coverage parking @ 1.33 Car Space per 100 sq.mts.

Set backs:- Front : 9mts.
Sides : 6mts.

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

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ITEM AGENDA FOR TECHNICAL COMMITTEE

Sub: Location plans of new petrol pump sites. T.Y.A.

F13(18)186/CR/PB-II

This particular item came for discussions as a part of Item No.6 on the caption "Change of landuse from District Park to facility/service centre near Gokalpuri Village" in a meeting held on 11.2.91. The technical committee desired that the requirements of petrol pumps be worked out based on the population of Delhi-2001 and decided as under:-

44 petrol pumps sites were required out of which 25 were to be provided in the various commercial centres. As the development of these centres would take a lot of time, it was felt that 30 petrol pump sites would have to be provided immediately in the various residential and industrial schemes and also in the service centres. At present, there were 19 petrol pump sites in existence.

2. The subject has been further examined and details are as under:-

1) Location of existing petrol pump sites.

There are 19 existing petrol pumps situated on various roads with a break-up of 11 on G.T. Shahdara Road, 4 on Wazirabad Road, 2 on Loni Road, One on Vikas Marg (Preet Vihar) and One on Pandav Nagar Chowk.

ii) Newly approved sites.

Recently 7 sites have been approved with a break-up of one in Nand Nagri (possession is being handed over), one in East of Road No.56 (possession has been handed over), one in Anand Vihar (detailed plans have to be prepared), one in Kondli Gharoli (possession is being handed over), one in Shashi Garden (site is full of unauthorised construction and jhuggies), 2 in service centres on National Highway.

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iii) Proposal

Five more sites have been proposed and details are as under:-

- a) East of Road No.56; One site has been proposed between Road No.56 and Delhi U.P. boundary adjacent to already approved petrol pump site. Sufficient land is available for one more petrol pump site where no trees are there. Rest of the area is between Road No.56 and Delhi U.P. boundary is proposed for tree plantation. Landuse of the pocket is District Park, Playground, open spaces.
- b) In the North of NH-24; Lands Department, DDA has identified 2 bigas of land owned by DDA lying vacant and unutilized and is liable to encroach upon if not utilized.

The site was physically surveyed and plan of location of one petrol pump site has been prepared after leaving 100 mtr. distance between bund road and entry to the proposed filling-cum-service station. Area of the site is as per standards. Area to the west of proposed petrol pump site can be used for parking of battery buses at night for which there is a request from Delhi Admn. Triangular portion to the east of proposed site can be used for a small park or post office.

- c) South of 45 mtr. wide road in Kondli Gharoli Complex.

Layout plan has been prepared for the land between DDA SFS Pocket and CRPF site by proposing a standard site for filling-cum-service station. Landuse of the pocket is residential.

- d) Two petrol pump sites in the north of Wazirabad Road.

There is a vacant available pocket between r/w of Wazirabad Road and Jail Boundary as per MPD-2001. Landuse of the pocket is public and semi-public (Jail). However, compound wall of the jail has already been constructed and this pocket of land cannot be added to the proposed

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jail. Two sites each of 45 mtr. X 33 mtr. are carved out.

3- The item is placed before the technical committee of the DDA for approval of location and detailed plans of 5 petrol pump sites.