

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F1(46)/93-MP

Dated: 6-9-93

Minutes of the meeting of Technical Committee held on 18.8.93 at 3.00 P.M. in the VC's conference room, Delhi Development Authority, Vikas Sadan, INA, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman (In-Chair)
2. Sh.J.C.Gambhir, Commr.(Plg.)
3. Sh.K.J.Alphones, Commr.(LM)
4. Sh.S.Roy, Commr.(LD)
5. Sh.S.C.Gupta, Director(DC&P)
6. Sh.R.G.Gupta, Director(TYA)
7. Sh.P.C.Jain, Director(AP&B)
8. Sh.Santosh Auluck, Chief Architect.
9. Sh.Chander Ballabh, J.Dir.(AP)
10. Sh.A.K.Jain, Jt.Dir.(ZP)
11. Sh.R.K.Jhingan, Sr.Land Scape Architect.
12. Sh.Ashok Kumar, P.P.(Dwk.)

TOWN AND COUNTRY PLANNING OFFICE.

13. Sh.K.T.Gurumukhi, Addl.T.P.

POLICE DEPTT.(TRAFFIC)

14. Sh.Lala Ram, A.C.P.

NEW DELHI MUNICIPAL CORPORATION

15. Sh.S.V.Kaushal, Dy.Arct.

L & D O

16. Sh.I.D.Gupta, Building Officer.

D.E.S.U.

17. Sh.Deepak Kapoor, XEN (Plg.I)

SPECIAL INVITEES

I.A.A.I.

18. Sh.B.S.Mathur, C.E. For Item No.80/93
19. Sh.Eric P.Man, C.A. -do-
20. Sh. Harpal Singh, Senior Architect. -do-

1. ITEM NO.82/93.

SUB: PROPOSAL FOR CHANGE OF LAND USE FROM RECREATIONAL (DISTRICT PARK - PART OF JAHAPANAH CITY FOREST) TO 'RESIDENTIAL' FOR A PLOT 3.04 (7.5 ACRES) TO RELOCATE THE KATHPUTLI COLONY. FROM THE SITE NEAR PATEL NAGAR FLY OVER.

File No.F.20(11)/93-MP.

1.1 MCD has identified about 7 acres of land in the vicinity of Tara Apartments out of Jahapanah Forest Area to ^{shift and} rehabilitate Bhule Bisre Kalakars from the vicinity of Patel Nagar Fly Over. The Technical Committee noted that the land under reference is a part of 'Jahapanah forest', declared as 'reserved forest' and in the Master Plan, land use of this site is 'recreational (green) use' and the pocket is thickly planted. The Committee noted that Minister for Environment and Forest has ^{already} sent a letter indicating no objection to the site in Jahapanah Forest being used for relocation.

1.2 The Technical Committee also considered the alternate site. It felt that the ^{alternate} site (part of recreational area in the vicinity of Lado Sarai Village) may be more suitable for the relocation of these kalakars due to the following reasons:

- a) The location would be nearer the historical monument area where the site has been selected for the performance.
- b) The area is not declared as 'reserved forest' area.
- c) The site is in continuation of the existing Lado Sarai settlement in the vicinity of Janta flats built by the DDA.
- d) The location would not be on the main road and the surroundings on either side will restrict unauthorised growth.

1.3 However, the land use being for 'recreational use' (green) is recommended to be changed to 'residential' for this site in the vicinity of Lado Sarai shown on the plan enclosed.

1.4 If for any reason, the ^{alternative} site by the side of Lado Sarai Village is not acceptable, Technical Committee recommended that the ^{matter be brought before} the Technical Committee again. Ministry of Environment and Forest may be ^{approached} for a formal concurrence as well ^{accordingly}.

1.5 L.G. may be requested to take a meeting and finally decide the site for relocation.

2. ITEM NO.83/93.

SUB: CHANGE OF LAND USE FOR AN AREA IN SUB-ZONE, D-2 FROM RECREATIONAL TO RESIDENTIAL AND INSTITUTIONAL (COMMERCIAL)

File No.F.3(46)/90-MP.

2.1 The Technical Committee observed that the site under reference was earlier planned to provide facilities for second entry to the New Delhi Railway Station towards Thompson Road such as parking, Bus Terminal and other transport activities for efficient and proper functioning of the second entry. However, in MPD-2001, this is shown for 'recreational use' wherein the activities relating to circulation, parking are permitted to the extent of parking, terminal.

2.2 The Technical Committee observed that the site is not suitable for change of land use either for Delhi Stock Exchange (commercial use) or for residential use due to heavy traffic on the roads surrounding this pocket.

2.3 Part of the site is already developed as parking and Shivaji statue has been installed, and, therefore, ^{Technical Committee} is of the opinion that the land use should remain as shown in MPD-2001.

3. ITEM NO.80/93

SUB : CHANGE OF LAND USE OF THE REMAINING 27.25HECT. OUT OF TOTAL 60 HECT. (ACTUAL 60.67HECT.) LAND ACQUIRED BY INTERNATIONAL AIRPORT AUTHORITY OF INDIA IN SOUTH OF MEHRAULI MAHIPALPUR ROAD, RANGPURI.

F.3(61)/90-MP

3.1 The Technical Committee observed that the land which was acquired at this location for international Airport Authority was with a view to first rehabilitate/re-locate the existing settlements coming within the International Airport complex and to provide airport related activities which could not be located within the complex. Therefore, the Technical Committee recommended that the land use for the land measuring 27.25 hect. as phase-II of the scheme be changed to transportation (Airport). While formulating the ^{detailed} layout plan, Master Plan road and area under 'heritage scheme' be incorporated.

4. ITEM NO.84/93

SUB : LAYING OF ONE NUMBER OF 33 KV 3x300 sqm.x
L.P.E. CABLE BETWEEN SUBZI MANDI 220/33KV
SUB-STATION AND 33 KV SHAKTI NAGAR SUB STATION.
F.6(3)/92-MP

Deferred.

5. ITEM NO.85/93

SUB : DEVELOPMENT CONTROL NORMS FOR TECHNICAL
EDUCATION CENTRE AT DWARKA SCHEME, NEW DELHI.
F.1(55)90-DWK

Deferred.

This issues with the approval of Vice Chairman,DDA.

(ANIL BARAI)
DY.DIR.(MP)

Delhi Development Authority.
[Office of the Vice Chairman]


No.F.1(46)/93-MP

August , 1993.

Sub: Proposal for relocation of Kathputli Colony from Patel Nagar
Fly Over to South Delhi.

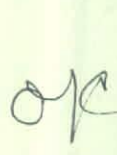
There is a proposal to shift and relocate about 600 Bhule Bisre Kalakars from the existing location in Patel Nagar to Lado Sarai/Jahapanah area. MCD has suggested a site, which is a part of Jahapanah Forest. DDA has suggested that a site near Lado Sarai Village may also be considered for this purpose.

2. An urgent meeting at the level of Lt.Governor may be desirable for giving the necessary push to this important project. PMO has been monitoring this project closely. C/MCD will also attend.


[S.P. Jakhanwal]
Vice Chairman.

Lt.Governor.

Copy to PS to Lt.Governor - for indicating date and time convenient to Lt.Governor.


[S. Prakash]
OSD to VC.

Issued.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Minutes of the meeting of Technical Committee held on 18.8.93 at 3.00 P.M. in the VC's conference room, Delhi Development Authority, Vikas Sadan, INA, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman (Th-Chair)
2. Sh.J.C.Gambhir, Commr.(Plg.)
3. Sh.K.J.Alphones, Commr.(LM)
4. Sh.S.Roy, Commr.(LD)
5. Sh.S.C.Gupta, Director(DC&P)
6. Sh.R.G.Gupta, Director(TYA)
7. Sh.P.C.Jain, Director(AP&B)
8. Sh.Santosh Auluck, Chief Architect.
9. Sh.Chander Ballabh, Jt.Dir.(AP)
10. Sh.A.K.Jain, Jt.Dir.(ZP)
11. Sh.R.K.Jhingan, Sr.Land Scape Architect.
12. Sh.Ashok Kumar, P.P.(Dwk.)

TOWN AND COUNTRY PLANNING OFFICE.

13. Sh.K.T.Gurumukhi, Addl.T.P.

POLICE DEPTT.(TRAFFIC)

14. Sh.Lala Ram, A.C.P.

NEW DELHI MUNICIPAL CORPORATION

15. Sh.S.V.Kaushal, Dy.Arct.

L & D O

16. Sh.I.D.Gupta, Building Officer.

D.E.S.U.

17. Sh.Deepak Kapoor, XEN (Plg.I)

SPECIAL INVITEES

I.A.A.I.

18. Sh.B.S.Mathur, C.E. For Item No.80/93
19. Sh.Eric P.Man, C.A. -do-
20. Sh. Harpal Singh, Senior Architect. -do-

1. ITEM NO.82/93.

SUB: PROPOSAL FOR CHANGE OF LAND USE FROM RECREATIONAL (DISTRICT PARK - PART OF JAHAPANAH CITY FOREST) TO 'RESIDENTIAL' FOR A PLOT 3.04 (7.5 ACRES) TO RELOCATE THE KATHPUTLI COLONY FROM THE SITE NEAR PATEL NAGAR FLY OVER.

File No.F.20(11)/93-MP.

1.1 MCD has ^{identified} ~~proposed~~ about 7 acres of land in the vicinity of Tara Apartments out of Jahapanah Forest Area to ^{shift and} ~~rehabilitate~~ Bhule Bisre Kalakars from the vicinity of Patel Nagar Fly Over. The Technical Committee ^{noted} ~~observed~~ that the land under reference is a part of 'Jahapanah forest', declared as 'reserved forest' and in the Master Plan, land use of this site is 'recreational (green) use' and the pocket is thickly planted. The Committee noted that Minister for Environment and Forest has ^{already} ~~sent~~ a letter indicating no objection to the site in Jahapanah Forest being used for relocation.

1.2 The Technical Committee also considered the ^{alternate} ~~alternate~~ site. ^{It felt} ~~and observed~~ that the ^{alternate} ~~site~~ ^{as} (part of recreational area in the vicinity of Lado Sarai Village) may be more suitable for the relocation of these kalakars due to the following reasons:

- a) The location would be nearer the historical monument area where the site has been selected for the performance.
- b) The area is not declared as 'reserved forest' area.
- c) The site is in continuation of the existing Lado Sarai settlement in the vicinity of Janta flats built by the DDA.
- d) The location would not be on the main road and the surroundings on either side will restrict unauthorised growth.

1.3 However, the land use being for 'recreational use' (green) is recommended to be changed to 'residential' for this site in the vicinity of Lado Sarai shown on the plan enclosed.

1.4 If for any reason, the ^{alternative} ~~site~~ by the side of Lado Sarai Village is not ^{acceptable} ~~finally~~ approved, Technical Committee recommended that the ^{matter be brought} ~~land use of the site~~ ^{before the T.C. again} ~~at Jahapanah Forest~~ may be processed for a change to "residential." Ministry of Environment and Forest may be ^{approached} ~~approved~~ for a formal concurrence as well. ^{Accordingly.}

1.5 LG. may be requested to take a meeting and finally decide the site for relocation.

2. ITEM NO.83/93.

SUB: CHANGE OF LAND USE FOR AN AREA IN SUB-ZONE, D-2 FROM RECREATIONAL TO RESIDENTIAL AND INSTITUTIONAL (COMMERCIAL)

File No.F.3(46)/90-MP.

2.1 The Technical Committee observed that the site under reference was earlier planned to provide facilities for second entry to the New Delhi Railway Station towards Thompson Road such as parking, Bus Terminal and other transport activities for efficient and proper functioning of the second entry. However, in MPD-2001, this is shown for 'recreational use' wherein the activities relating to circulation, parking are permitted to the extent of parking, terminal.

2.2 The Technical Committee observed that the site is not suitable for change of land use either for Delhi Stock Exchange (commercial use) or for residential use due to heavy traffic on the roads surrounding this pocket.

✓ ii) 2.3 Part of the site is already developed as parking and Shivaji statue has been installed, and, therefore, ^{Technical Committee} is of the opinion that the land use should remain as shown in MPD-2001.

3. ITEM NO.80/93

SUB : CHANGE OF LAND USE OF THE REMAINING 27.25HECT. OUT OF TOTAL 60 HECT. (ACTUAL 60.67HECT.) LAND ACQUIRED BY INTERNATIONAL AIRPORT AUTHORITY OF INDIA IN SOUTH OF MEHRAULI MAHIPALPUR ROAD, RANGPURI.

F.3(61)/90-MP

3.1 The Technical Committee observed that the land which was acquired at this location for international Airport Authority was with a view to first rehabilitate/re-locate the existing settlements coming within the International Airport complex and to provide airport related activities which could not be located within the complex. Therefore, the Technical Committee recommended that the land use for the land measuring 27.25 hect. as phase-II of the scheme be changed to ^{detached} transportation (Airport). While formulating the layout plan, Master Plan road and area under 'heritage scheme' be incorporated.

4. ITEM NO.84/93

SUB : LAYING OF ONE NUMBER OF 33 KV 3x300 sqm.x
L.P.E. CABLE BETWEEN SUBZI MANDI 220/33KV
SUB-STATION AND 33 KV SHAKTI NAGAR SUB STATION.
F.6(3)/92-MP

✓ Deferred.

5. ITEM NO.85/93

SUB : DEVELOPMENT CONTROL NORMS FOR TECHNICAL
EDUCATION CENTRE AT DWARKA SCHEME, NEW DELHI.
F.1(55)90-DWK

✓ Deferred.

Signature

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN UNIT

No.F.1(22)93-MP

Dated : 17.8.93

MEETING NOTICE

The Technical Committee meeting of DDA will be held on 18.8.93 at 3.00 P.M. in the Conference Room, Vikas Sadan, New Delhi.

Agenda for the meeting is enclosed.

You are requested to kindly make it convenient to attend the meeting.

(ANIL BARAI)
DY.DIRECTOR(MP)

I N D E X

<u>S.No.</u>	<u>ITEM NO.</u>	<u>PARTICULARS</u>	<u>PAGE NO.</u>
1.	82/93	Bhule Bisre Kalakar. F.20(11)/93-MP	1
2.	83/93	Change of land use for an area in sub-zone, D-2 from recreationate residential and Institutional (commercial). F.3(46)/90-MP	5
3.	80/93	Change of land use of the remaining 27.25 hect. out of total 60 hect. (actual 60.67 hect.) land acquired by International Airport Authority of India in South of Mehrauli Mahipal- put Road, Rangpuri. F.3(61)/90-MP	7
4.	84/93	Laying of one number of 33 KV 3x300 sq.m.xL.P.E. cable between Subzi Mandi 220/33 kv. sub-station and 33 kv Shakti Nagar Sub-station. F.6(3)/92-MP.	11
5.	85/93	Development controls norms for Technical Education centre at Dwarka Scheme , New Delhi. F.1(55)90-DWK.	15

.....

SUB : PROPOSAL FOR CHANGE OF LAND USE FROM RECREATIONAL (DISTRICT PARK - PART OF JAHAPANAH CITY FOREST) TO 'RESIDENTIAL' FOR A PLOT 3.04 Ha. (7.5 ACRES) TO RELOCATE THE KATHPUTLI COLONY FROM THE SITE NEAR PATEL NAGAR FLY OVER.

File No.F.20(11)/93-MP

Commissioner, MCD vide his D.O. letter no.PM/1810/P-60/S/90/Pt./D-464 dt.19.7.93 ^(Appendix.....) made a reference of the minutes of the meeting held on 9th June, 1993 under the chairmanship of Chief Secretary, Delhi to consider the treatment given to Kathputli Colony/JJ Cluster located opposite Shadipur DTC Bus Depot under Patel Nagar, Fly-over. He has mentioned that seeing the urgency expressed by the Hon'ble Lt.Governor, Delhi in the implementation of the project, it was requested to expedite the action on the following decisions concerning to DDA.

1. DDA has to bear the cost of resettlement of squatter families @ Rs.29,000/- per eligible family and ineligible squatter families will be removed by the land owning agency.
2. The site at Tuglakabad where the squatter families are to be resettled is to be transferred to S&JJ Deptt. by DDA. Since the land originally belonged to Gaon Sabha which was passed on to DDA free of cost as a result of the urbanisation, cost etc. in respect of this can be decided later.
3. Land use of identified pocket in Tuglakabad is to be changed to residential for which a proposal may please be moved by DDA.
4. DDA has also to transfer a small portion of land pocket near Qutab Minar, to be used for project purposes, for providing Open Air Theatre and Display Space.

2. The matter has been examined by Commr.(LM) who has observed that "if it is decided to relocate there 600 families (Kalakar only) at Tuglakabad, the following is the course of actions:

- a. We have to place at the disposal of MCD the land at Tuglakabad for residential purposes and the land at Qutab for open air theatre (about 11 acres).
- b. Land use of the land at Tuglakabad has to be changed to residential purpose from Master Plan green. (letter from Minister of State (Environment & Forest) dt. 21.7.93, in this regard, we will have to pay MCD Rs.1.74 crores @ Rs.29,000/- for 600 juggies.

VIRENDRA SINGH
COMMISSIONER



M. S. Munir / By Sd/- M. S. Munir

MUNICIPAL CORPORATION OF DELHI
TOWN HALL, CHANDNI CHOWK,
DELHI - 110 006

Phone : Office : 2511012
Res. : 3316634

D.O. NO. PM/1810/P-60/S/
90/Pt/D- 464

Dated: 17.11.92

Dear Shri Jakhnwal,

I am enclosing herewith a copy of the minutes of the meeting held on 9th June, 1993 at 3.30 P.M. under the Chairmanship of Chief Secretary, Delhi at Raj Niwas for considering the treatment to be given to Kathputli Colony-a IT Cluster located opposite Shadipur DTC Bus Depot under Patel Nagar, Fly-over.)

According to the decision taken in the meeting the squatters settlement in question is to be taken under the Sites & Services Programme backed by cash construction loan for resettlement of families encroaching the land pocket as per policy in phased manner by S&JJ Department. Seeing the urgency expressed by the Hon'ble Lt. Governor, Delhi in the implementation of the project, I would like to request you to look into it personally in expediting the following decisions concerning DDA, taken during the course of the meeting.

1. DDA has to bear the cost of resettlement of squatter families at the rate of Rs. 29,000/- per eligible family and ineligible squatter families will be removed by the land owning Agency.
2. The site at Tuglakabad where the squatter families are to be resettled is to be transferred to S&JJ Department by DDA. Since the land originally belonged to Gaon Sabha which was passed on to DDA free of cost as a result of the urbanisation, cost etc. in respect of this can be decided later.
3. Land use of the identified pocket in Tuglakabad is to be changed to residential for which a proposal may please be moved by DDA.
4. DDA has also to transfer a small portion of land pocket near Qutab Minar, to be used for project purposes, for providing Open Air Theatre and Display Space.

With regards,

Encls : As above + locational
Plans " into sites.

Shri S.P. Jakhnwal,
Vice Chairman, DDA
Yokas Sadan,
NEW DELHI.

Yours sincerely,

(VIRENDRA SINGH)

Sub: Change of land use for an area in sub-zone D-2 from recreational to residential and institutional/commercial
F.3(46)90-MP

1. The land use of the area (triangular shape), bounded by hospital on the North, Minto Road on the East and Thompson Road on the West (sub-zone D-2), is earmarked for 'District park' in the Master plan for Delhi-2001. The Ministry of Urban Development vide its letter No.J-13012/12/90-90-LD(USLII) dt. 10-9-92 (appendix.A.. has desired for change of land use of this area from 'district park' to 'Residential' (general pool housing) and 'Institutional' (commercial) for Delhi's stock exchange. No details or break up of the area have been mentioned in the Ministry's letter. At present this pocket is having single storeyed govt. quarters.

2. The case has been examined during the preparation of the draft Zonal Development plan for Zone-D and, it was observed that the proposed 'District park area' would be essentially required as 'lung space' to give relief from the surrounding congested developments and also for extension of facilities, like, circulation, parking etc. connected with the second entry to New Delhi railway station at a latter date, if necessary. Besides this, if this area is converted in the 'commercial and 'residential' uses this would further add to the generation of additional traffic and compound traffic problem manifolds as even today it is in itself nearly unmanageable at this location.

3. The draft Zonal Development plan of Zone-'D' was discussed in the meeting of the Authority held on 27.7.93 and was approved for further processing. In this plan the area referred above is shown as 'district park' with a Bus Terminal/parking symbolically.

4 The matter is placed before the Technical committee for its consideration the proposal of the Ministry of Urban Development as in para 1 above.

.....

Resolution No. 766 dated 27.10.90 and is being further processed under Section 11 A of Delhi Development Act., 1987.

6. The IAAI has now requested DDA to process the change of land use for the remaining area covered in Phase-II and a scheme has been submitted for 23.07 hect. and the remaining 12.12 hect. out of the total 35.19 hect. has been shown as owned by Ministry of Defence. The detailed scheme for Defence land has been submitted. The details for 23.07 hect. are given below :

i) Residential plots	- 7.60 Hect.
ii) Public and Semi-Public facilities	- 3.44 Hect.
iii) Area under infrastructure	- 2.99 Hect.
iv) Commercial	- 0.65 Hect.
v) Park & open space	- 3.61 Hect.
vi) Circulation	- 4.70 Hect.

7. The scheme submitted by IAAI has been examined in consultation with conservation scheme being formulated for Sultangarhi Monument Area. According to this about 1.00 hect. land would be required in the conservation scheme and thereby leaving 22.07 hect. area left in the phase-II. It is further pointed out that about 2.64 hect. would also be required out of the 12.12 hect. defence land located in the North West corner of Phase-II scheme and for which the details are yet to be submitted by Ministry of Defence.

8. The matter was discussed in the meeting of the Technical Committee held on 22.7.91 in the presence of the representatives from IAAI. The decision of the Technical Committee is reproduced below :-

"It was pointed out that International Airport Authority had earlier acquired a large chunk of land for operational Purposes for which a Master Plan had been formulated and approved. On the other hand, the site now under reference at Rangpuri had been acquired mainly for the relocation of Village Nangal Devat and other human settlements falling within the area of International Airport Complex. Further, the prescribed land use thereof was 'residential'. As such the Committee felt that the proposal to use a part of the site for accommodating airport infrastructure and related activities might neither be viable nor appropriate. Keeping these aspects in view, the Technical Committee desired that the International Airport Authority should make a detailed presentation of the said master plan so as to facilitate an examination of the proposed changes of the land use in the Rangpuri site in the light of its total requirements and also the comprehensive land use plan proposed by it for the airport project."

21/6/90

Sub:- Change of land use of the remaining 27.25 hect. out of total 60 hect. (actual 60.67 Hect.) land acquired by International Airport Authority of India in South of Mehrauli Mahipalpur Road, Rangpuri.

F.3(81)/90-III

Indira Gandhi International Airport Authority has approached DDA to develop a scheme for resettlement of village Bangal Deval as a deposit work on the land measuring about 25.48 hect. out of which a total land of about 60 hect. acquired by them is the area South of Mehrauli Mahipalpur Road near Gitan Gachi monuments.

2. The issue has been under active consideration with the DDA and the various meetings have taken place with L.G. Secretary L&B, the then V.C. DDA and finally it has been decided to formulate a scheme carving out a total number of 963 plots of various sizes in order to implement the same.

3. Accordingly a scheme has been formulated for phase-I on the site handed over by International Airport Authority of DDA for which the salient features are given as below:-

- i) The total area of the scheme work out 25.48 hect.
- *ii) The land use of the site handed over as per MPD-62 and PDP-2001 is agricultural green belt/rural use zone and is recommended to be changed to residential by the Technical Committee in its meeting held on 13.1.89.
- iii) The entire scheme is conceived on the basis of plotted development and the plots of 26, 32 and 60 sq.mtrs. are clustered in such a manner that even the smallest size of plot is able to get 2 sides open for proper light and ventilation.
- iv) A total number of 974 plots against the total requirements of 963 plots of various sizes have been provided in the scheme with supporting sites of community facilities required for the population in the area.

4. The layout plan alongwith detailed report and standard designs to be followed for plots of 26, 32 and 60 sq.mtrs. were placed before the Technical Committee for its consideration/approval.

5. DDA in consultation with IAAI prepared a scheme for 25.48 hect. area carving out 974 plots in the size of 26, 32 and 60 sq.mtrs. and the same was considered by the Technical Committee in its meeting held on 27.3.89 under item No. 87 and was approved. The matter was placed in the agenda of 28th meeting and the scheme was approved vide

11. Recently a meeting was held in the Chamber of W.C on 16.5.93 which was attended by Chairman, IAAI and Director (AP) from the ODA. The following priority points were emerged during the discussion:

1. Land use clearance from Tech. Committee for Phase-II, Rangpuri.
2. Construction of approach road to Phase-I.
3. Closure of Shahbad Mohd.pur railway level crossing with a view to restrict traffic on this road for Airport related traffic only.
4. Unplanned unauthorised construction along NH-8 and Mehrauli Mahipalpur Road, suggestion for possibility of planned development.

12. The above points have been examined and comments are submitted below:

1. The proposal is included in para 10 above for change of land use of 23.97 HAC.
2. A 24 mt. wide road has already been approved as an approach road to the IAAI Complex. It is requested that the clear portion which is not under dispute, the construction of the road can be completed immediately. In case there is some dispute of land, OIA may be requested to clear the dispute and put up the land at the disposal of the engineering department for the construction of road.
3. The matter is already under study along with the Quarka project and alternative for approach to Quarka are being worked out separately in consultation with the IAAI and Cantonment. Till such time, alternative is finalised and implemented, the present arrangement may have to continue.
4. The portion referred to in the letter in the form part of ODA Development Area No.176. Commr. (LM) may take appropriate action in this regard. Earlier a reference has been made in this regard to MCO, since it was the area under their jurisdiction.
5. Proposal contained in para 12 above is submitted for consideration of the Tech. Committee.

9. The decision of the Technical Committee was conveyed to IAAI vide letters dt. 3.9.91, 6.12.91 and 31.12.91 and meetings were also held between Chairman IAAI and V.C., DDA. As a follow up a meeting was held in the room of Director (AR&B) on 9.2.93 where the view point of the Technical Committee, the finalisation of 24m approach road and extra provision for 45m proposed master plan road running along the spinal boundary of injury hospital and simultaneously linking the proposed express way, where emphasized.

10. Some of the clarifications have been received in the letter of Member Engineer dt. 24.3.92 and the modified plan received vide letter dt. 6.4.93. It has been pointed out by Engineer Member, IAAI that the major portion of the airport is required for the operational use, such as run-ways, taxiways and aprons, passenger and cargo terminal complexes with their land side infrastructural facilities both for inter-national and domestic operations. Land is also identified for essential commercial requirements at airport, such as airport hotels, flight catering units etc. to meet long term needs. Therefore, by about year, we expect that about 15000 will have permanent jobs with various agencies at IGI Airport, of whom the single largest agency is IAAI. In order to accommodate this staff, residential accommodation for about 5000 people will have to be provided in the vicinity of the airport. This has been further examined and the details of the Phase-II scheme are given below:-

- i) Total area of Phase-II Scheme : 23.07 ha. (57.0 Acs)
- ii) Area Proposed under Residential use : 4.69 ha. (11.60 Acs)
- iii) Proposed area under Airport infrastructure (TRANSPORT) : 13.98 ha. (34.53 Acs.)
- iv) Area under 45m wide proposed road. (TRANSPORT) : 3.4 ha. (8.40 Acs.)
- v) Area required for Heritage scheme around Sultan Garhi Monuments. (Garden) : 1.0 Ha. (2.47 Acs.)

CMR

Sub: Laying of one number of 33KV 3 X 300 Sq.mm XLPE cable between Subzi Mandi 220/33 KV sub-station and 33 KV Shakti Nagar sub-station.

File No.F6(3)92/MP

1. Executive Engineer(Plg.-I) DESU vide letter dt.2.4.93 has submitted the revised proposal of laying one number of 33KV cable between Subzi Mandi sub 220/33 KV sub-station and 33KV Shakti Nagar Sub-station. The route has been proposed to strengthen the 33 KV sub station at Shakti - Nagar and to feed the adjoining areas.
2. Details of the Route Alignment. Total length of the proposed route is 2.72 kms. The route plan with sections has been shown in the Drawing No.13-4396 in two sheets. Starting from the 220/33 KV substation at Subzi Mandi, the route has been proposed below the foot path leaving 1.5mt from the property line, ~~7.8~~ 7.8 to 12.5 mt wide layout road, passing through Kabir Basti up to Malka Ganj Road (Refer cross sections A'A', B'B', C'C'). Along Malka Ganj Road which has an existing R/W of 22.5mts against 24.0 mt as proposed in the zonal plan, the route has been proposed below the footpath leaving 1.5mt from the property line (Refer cross section DD,EE) upto Bunglow Road. Existing width of Bunglow Road varies from 19.5mts to 18.8mt as against the proposed 18.0mt R/W. The route has been proposed below the existing footpath leaving 1.5mt from the property line up to the 33 KV sub-station at Shakti Nagar.
3. Feasibility study. As per the feasibility study submitted by EE(Plg.-I) DESU, vide letter dt.22.2.93, this is the only feasible route after studying the various alternatives. No property is affected in the route alignment proposal (Annexure-I).
4. DDA's observation. The case has been examined in DDA, The following observations are made:
 - i) The R/W as mentioned in the Drawing are the existing R/W, with builtup properties on either side.

.....2....

Handwritten signature

Sub.: Development controls norms for Technical Education Centre at Dwarka Scheme New Delhi.

F.1(55)90-DWK.

..

Deptt. of Training and Technical Educational, Delhi Admn, have been allotted 3.5 ha. of land in Dwarka which was a site earmarked for 'integrated school'.

2. Development Central norms for Technical Education Centre in respect of ground coverage, FAR etc. have not been given in the Development Code. In the case under consideration, Training and Technical Education Deptt. of Delhi Administration have been allotted 3.5 ha. of land in Dwarka. For a Technical Education Centre which would understandably have a polytechnic and IIT, as given in the MPD-2001 for this centre in terms of area as well as strength of students is comparable to the norms prescribed for senior secondary school and integrated school with hostel facility for working out suitable norms of development control. The whole issue of prescribing norms has been discussed in detail with the Director(DCAE). The following norms are suggested to be adopted for development of the Technical Education Centre.

- | | | |
|------|---|----------|
| i) | Total Area | 3.5 ha. |
| ii) | Play field Area
(This is comparable with play field area of senior Secondary school) | 1.00 ha. |
| iii) | Building area for Technical Centre including polytechnic and IIT | 2.0 ha. |
| iv) | Residential area including Hostel.
(This is comparable with the area provided for residential use for integrated school with hostel facility). | 0.50 ha. |

The Development Central norms for the Technical Centre building would be as under:-

Maximum ground coverage	25%
Maximum FAR	100
Maximum height	14 mt.
Basement	If provided shall be counted in FAR.

The Development Control norms for the residential component including hostel as under:

contd.../-

SUB : PROPOSAL FOR CHANGE OF LAND USE FROM RECREATIONAL (DISTRICT PARK - PART OF JAHAPANAH CITY FOREST) TO 'RESIDENTIAL' FOR A PLOT 3.04 Ha. (7.5 ACRES) TO RELOCATE THE KATHPUTLI COLONY FROM THE SITE NEAR PATEL NAGAR FLY OVER.

File No.F.20(11)/93-MP

Commissioner, MCD vide his D.O. letter no.PM/1810/P-60/S/90/Pt./D-464 dt.19.7.93 ^(Appendix.....) made a reference of the minutes of the meeting held on 9th June, 1993 under the chairmanship of Chief Secretary, Delhi to consider the treatment given to Kathputli Colony/JJ Cluster located opposite Shadipur DTC Bus Depot under Patel Nagar, Fly-over. He has mentioned that seeing the urgency expressed by the Hon'ble Lt.Governor, Delhi in the implementation of the project, it was requested to expedite the action on the following decisions concerning to DDA.

1. DDA has to bear the cost of resettlement of squatter families @ Rs.29,000/- per eligible family and ineligible squatter families will be removed by the land owning agency.
2. The site at Tuglakabad where the squatter families are to be resettled is to be transferred to S&JJ Deptt. by DDA. Since the land originally belonged to Gaon Sabha which was passed on to DDA free of cost as a result of the urbanisation, cost etc. in respect of this can be decided later.
3. Land use of identified pocket in Tuglakabad is to be changed to residential for which a proposal may please be moved by DDA.
4. DDA has also to transfer a small portion of land pocket near Qutab Minar, to be used for project purposes, for providing Open Air Theatre and Display Space.

2. The matter has been examined by Commr.(LM) who has observed that "if it is decided to relocate there 600 families (Kalakar only) at Tuglakabad, the following is the course of actions:

- a. We have to place at the disposal of MCD the land at Tuglakabad for residential purposes and the land at Qutab for open air theatre (about 11 acres).
- b. Land use of the land at Tuglakabad has to be changed to residential purpose from Master Plan green. (letter from Minister of State (Environment & Forest) dt. 21.7.93, in this regard, (c) we will have to pay MCD Rs.1.74 crores @ Rs.29,000/- for 600 juggies.

Refer

While (a) & (b) can be done. Payment of Rs.1.75 crores would be a burden on DDA. Therefore, we may propose to MCD as follows:

- i) Land at Tuglakabad and Qutab would be allotted to MCD at EWS rates.
- ii) Land reclaimed at Kathputli Colony could be transferred to MCD free of cost in lieu of Rs.1.75 crores to be paid".

3. VC has observed that first thing is to process the change of land use from regional park (reserved forest) to 'residential' & we shall bring it before Technical Committee/Authority after L.G. has seen.

4. L.G. has observed "Please expedite the change of land use. There is a Rotary International commitment for the kalakar's colony".

5. The site near Tuglakabad, mentioned above, is part of the City Forest (Jahapanah) under the heading 'recreational use' as 'Master Plan Green'. The Senior Land Scape Architect has pointed out that "Jahapanah Forest has been declared as Protected Forest vide Notification No.SCÖ/32(c)Noti.80-81 dt. 10.4.80".

6. The matter is placed before the Technical Committee for its consideration, the proposal for change of land use of the site under reference at Tuglakabad from 'recreational use' (district park- part of Jahapanah Forest) for 'Residential Purpose' for the re-location of kalakars.

de. f. m. l. o. c. l. p.



MUNICIPAL CORPORATION OF DELHI
TOWN HALL, CHANDNI CHOWK,
DELHI - 110 006

Phone : Office : 2511012
Home : 3316634

D.O. NO. PM/1810/P-60/S/
90/P1/D- 464

Dated: 19.2.93, 21.2.93

Dear Shri Jalkhanwal,

I am enclosing herewith a copy of the minutes of the meeting held on 9th June, 1993 at 3.30 P.M. under the Chairmanship of Chief Secretary, Delhi at Raj Niwas for considering the treatment to be given to Kathputli Colony-a IT Cluster located opposite Shadipur DTC Bus Depot under Patel Nagar, Fly-over.)

According to the decision taken in the meeting the squatters settlement in question is to be taken under the Sites & Services Programme backed by cash construction loan for resettlement of families encroaching the land pocket as per policy in phased manner by S&JJ Department. Seeing the urgency expressed by the Hon'ble Lt. Governor, Delhi in the implementation of the project, I would like to request you to look into it personally in expediting the following decisions concerning DDA, taken during the course of the meeting.

1. DDA has to bear the cost of resettlement of squatter families at the rate of Rs. 29,000/- per eligible family and ineligible squatter families will be removed by the land owning Agency.
2. The site at Fuglakabad where the squatter families are to be resettled is to be transferred to S&JJ Department by DDA. Since the land originally belonged to Gaon Sabha which was passed on to DDA free of cost as a result of the urbanisation, cost etc. in respect of this can be decided later.
3. Land use of the identified pocket in Fuglakabad is to be changed to residential for which a proposal may please be moved by DDA.
4. DDA has also to transfer a small portion of land pocket near Qutab Minar, to be used for project purposes, for providing Open Air Theatre and Display Space.

With regards,

Encls : 1. S. above & locational
Plans. 2. Intro. Sides.

Shri S.P. Jalkhanwal,
Vice Chairman, DDA
Vikas Sadan,
NEW DELHI.

Yours sincerely,

(VIRENDRA BHAGH)



मंत्री
पर्यावरण एवं वन
भारत
MINISTER
ENVIRONMENT & FORESTS
INDIA

प. सं. (प. व.)/सं. सं. 198
MOS (E & F)/सं. No VY-20. 196

21 JUL 1993

Dear *Savjee*

The long standing problem of the re-settlement of artists and craftsmen currently residing in a JJ cluster at Pandav Nagar is under the active consideration of the Delhi Development Authority.

I am given to understand that a possible site for relocation has been identified. The site is near Tughlaqabad Fort and is owned by the D.D.A. The location is indicated in the enclosed map in red.

I feel that since the location faces the green belt, it shall not disturb the surroundings from the environment point of views. The sanction of this site for the relocation of the kalakars who have brought the country laurels in the international field may kindly be expedited.

With regards,

Yours sincerely,

(KAMAL NATH)

Shri P.K. Dave,
Lt. Governor
of Delhi
Raj Niwas
Delhi