

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

No.F.1(19)/93/MP/

Dated:

Sub: Minutes of the Technical Committee meeting held on 29.4.93 at 11.00 A.M. in the Conference Room of Vikas Sadan, INA, NEW DELHI.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Shri S.P.Jakhanwal, Vice-Chairman.
2. Shri A.P.Sinha, Principal Commissioner.
3. Shri J.C.Gambhir, Commissioner(Plg)
4. Shri Santosh Auluck, Chief Architect.
5. Shri R.G.Gupta, Director(TYA)
6. Shri P.C.Jain, Director(AP&B)
7. Shri R.K.Jhingan, Sr.Landscape Architect.
8. Shri Chandra Ballabh, Jt.Director(AP)
9. Shri A.K.Jain, Jt.Dir(ZP)
10. Shri Prakash Narayan, Jt.Dir(T)
11. Shri Anil Barai, Dy.Dir(MP)
12. Shri Ashok Bhattacharjee, DD(T)
13. Shri D.K.Saluja, DD(TT)

DELHI POLICE(TRAFFIC)

14. Shri Lala Ram ACP

TOWN & COUNTRY PLANNING ORGANISATION

15. Shri K.T.Gurumukhi, Addl.C.P.

LAND & DEVELOPMENT OFFICE

16. Shri L.D.Gupta, Building Officer

NDMC

17. Shri S.N.Kaushal

SPECIAL INVITEES:

18. Shri K.S.Gangadharan, C.E., P.W.D., Delhi Administration for item No.45/93
19. Shri H.K.Srivastava, SEYBPC-II, for item No.45/93
20. Shri A.C.Chakrawarit, SEYBPC-III, for item No.45/93
21. Shri Dinesh Kumar, E.E., for item No.45/93
22. Shri D.Sanyal, Traffic Consultant, for item No.45/93.

The following six items were discussed:

1. ITEM NO. 43/93:

Sub: Pending actions on the decision of the Technical Committee held from 1st January 1992 to June, 1992.

The half yearly report for the year 1992 on the pending actions on the decisions of the TC was reviewed:

Item No.	Date	Subject	Remarks	Remarks
206/91	21.1.92	Inland Container Depot, Tughlakabad.		Undue delax has already occured Change of land use be processed further without delay.
11/92	3.2.92	Issue of NOC to M/S Dewan & Sons for construction complex (on property no. 7391 (pt) Ram Nagar on Qutab Road.		It was explained that the zonal plan of Zone A is being prepared with in the framework of 'Special Area' provisions of MPD-2001. This area is indicated for urban renewal Further necessary action may be expedited by the Area Planning Wing and put up to TC.
21/92	18.2.92	Change of land use of an area measuring about 315.28 hectes from 'Public & Semi Public facilities and 'recreational to residential, institutional commercial and green in the West of JNU New Delhi.		This is being worked out together with the preparation of zonal plan of Zone F. It was also explained that the schemes needs to be finalised to workout details of area involving change of land use

The pending action report will be discussed further in the next TC meeting. It was further desired that the report for the remaining half year of 1992 be also placed before TC in the next meeting. The report may indicate a brief on the TC decision against each item.

2. ITEM NO. 44/93 (LAID ON TABLE)

Sub: Approval of Building Plans for the plots in D.I. Khan, CHBS, GT Karnal Road.

The case was discussed in the detail and TC reiterated its earlier decision taken in the meeting held on 13.4.92

3 ITEM NO. 45/93

Sub: Installation of fair weather ⁷pantoon bridge at the location (i) connecting Ring Road near IP Power Station and Bund Road near Shakarpur (ii) Connecting Road Ring Road near Sarai Kale Khan and Bund Road near Mayur Vihar, Delhi.

The proposal for construction of a ⁸Pantoon Bridge on River Yamuna joining Mayur Vihar and Ring Road near Sarai Kale Khan was discussed in detail. This ^{was} approved with the following conditions:

- (i) The alignment of pantoon bridge should meet the Bund Road at the crossing of Road leading to Mayur Vihar Ph.I. On the west side, it should join the Ring Road to form a crossing. Both the crossing and circulation pattern should be properly worked out.
- (ii) The land around the pantoon bridge should be properly fenced, protected and landscapped to discourage encroachments.
- (iii) It will be a temporary approval and the decision will be reviewed after three years.

A ITEM NO. 46/93 :

Sub: Implementation of the alignment plan of Road No.62 from its intersection with Road No.56/G.T. Road Shahdara Road upto junction of Road No. 70 in Trans Yamuna Area.

- (i) The petrol pumps so effected may be relocated, preferably in the same area.
- (ii) In the first phase the alignment will have six lane carriageway, so that existing park could be saved to the extent possible.

4

ITEM NO. 47/93

Sub: Route alignment proposal for lying 2 Nos. 33 KV underground cable with 2 Nos. of pilot cables from Azadpur Sub-Stations G.T.Karnal Road sub-station.

Deferred.

6 ITEM NO. 48/93

Sub: Ground coverage and FAR in the Junk Market at Mayapuri(Ph.II)

The proposal of Ground coverage and FAR for the plots in Junk Market at Mayapuri Ph.II was discussed in detail. The Technical Committee recommended that the following norms be adopted.

Size of the plot	Ground coverage	F.A.R.	Set backs	
			front	rear
(i) 20 to 50 sqm	100%	100	-	-
(ii) Above 50 sqm to 100 sqm.	75%	120	3 mts.	-
(iii) Above 100 sq mt. upto 400 sqmt.	60%	120	3 mts.	-

Basement and Mezzanine if provided will be counted into FAR and will be equivalent to the ground coverage.

The issue regarding the levy of composition fee and betterment charges will be examined by Commr(LD) in consultation with the Finance Department and put up the same to V.C. on file.

This issues with the approval of the Vice Chairman, DDA.

(ANIL BARAI)
DY.DIR.(MP)
1.6.93

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

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Item No.	Date	Subject	Remarks
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11/92	3.2.92	Issue of NOC to N/s Dewan & Sons for construction complex (on property in the framework of No. 7391(pt) Ram Nagar on Qutab Road.	It was explained that the zonal plan of part Zone A is being prepared with- Special Area' provisions of MPD-2001. This area is indicated for urban renewal. Further necessary action may be expedited by the Area Planning Wing and up put up to TC.
21/92	18.2.92	Change of land use of an area measuring about 315.28 hec from 'Public & Semi Public facilities and 'recreational' to residential, institutional, commercial and green in the West of JNU, New Delhi.	This is being worked out together with the preparation of zonal plan of Zone F. It was also explained that the <u>schemes needs to be finalised to work out details of area involving change of land use.</u>

The pending action report will be discussed further in the next TC meeting. It was further desired that the report for the remaining half year of 1992 be also placed before TC in the next meeting. The report may indicate a brief on the TC decision against each item.

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The proposal for construction of a Pantoon Bridge on River Yamuna joining Mayur Vihar and Ring Road near Sarai Kale Khan was discussed in detail. This ^{is} approved with the following conditions:

- (i) The alignment of pantoon bridge should meet the Bund Road at the crossing of Road leading to Mayur Vihar Ph.I. On the west side, it should join the Ring Road to form a crossing. Both the crossing and circulation pattern should be properly worked out.
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The issue regarding the levy of composition fee and betterment charges will be examined by Commr(LD) in consultation with the Finance Department *and put up for same to VC. on file.*

[Handwritten signature and scribbles]

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F1(19)/93/MP/

Dt: 29.4.93

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8. Sh. Chander Ballabh, Jt.Dir.(AP)
9. Sh. A.K. Jain, Jt. Dir.(ZP) / *AK Jain*
10. Sh. Prakash Narain, Jt.Dir.(T)
11. Sh. Anil Barai, Dy.Dir.(MP)
12. Sh. Battacharya DD(T)
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ITEM NO. 43/93:

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11/92	3.2.92	Issues of NOC to M/s Dewan & Sons for construction of a commercial complex on property no. 7391 (pt.) Ram Nagar on Qutab Road.	It was explained that the zonal plan of part Zone A is being prepared within the framework of 'Special Area' provisions of MPD-2001. This area is indicated for urban renewal. Further necessary action may be expedited by the Area Plg. Wing and put up to TC. at the earliest.
21/92	18.2.92	Change of land use of an area measuring about 315.28 hec. from 'Public & Semi Public facilities and 'recreational' to residential, Institutional, commercial and green in the West of JNU, New Delhi.	This is being worked out together with the preparation of zonal plan of zone F. It was also explained that the scheme needs to be finalised to workout detailed area involving change of land use.

The pending action report will be discussed further in the next TC meeting. It was further desired that the report for the remaining half year of 1992 be also placed before TC in the next meeting. The report may indicate a brief of the TC decision against each item.

Item No. 44/93: (Laid on table)

Sub: Approval of Building Plans for the plots in D.I. Khan, CHBS, GT Karnal Road.

The case was discussed in detail and the TC reiterated its earlier decision taken in the meeting held on 13.4.92. ~~It was stated that the law may take its course to sort out a dispute between the members of the Coop. Society.~~

Item NO. 45/93 :

Sub.: Installation of fair weather pantoon bridge at the location (i) connecting Ring Road near IP Power Stn. and Bund Road near Shakarpur (ii) Connecting Road Ring Road near Sarai Kale Khan and Bund Road near Mayur Vihar, Delhi.

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Item NO. 46/93 :

Sub.: Implementation of the alignment plan of Road no. 62 from its intersection with Road No. 56/G.T. Road Shahadara Road upto junction of Road no. 70 in Trans Yamuna Area,

The alignment plan of Road no. 62 from road No. 56/G.T. Road Shahadara Road upto the junction of Road No. 70 was discussed in detail. The Technical Committee noted that the alignment plan already stands approved by D.D.A. in 1982. The approved alignment plan be maintained, with the following stipulations:

- (i) The petrol pumps so effected may be relocated, preferably in the same area.
- (ii) In the first phase the alignment will have six lane carriageway, so that existing park could be saved to the extent possible.

Item No. 47/93

Sub: Route alignment proposal for lying
2 nos. 33 KV underground cable with
2 nos. of pilot cables from Azadpur
Sub Station to G.T.Karnal Road Sub Stn.

Deferred.

Item No.48/93

Sub: Ground coverage and FAR in the Junk
Market at Mayapuri (Ph. II)

The proposal of Ground coverage and FAR
for the plots in Junk Market at Mayapuri
Ph. II was discussed in detail. The Tech.
Committee recommended that the following
norms be adopted:

	Size of the plot	Gr.Coverage	FAR	Set backs front	rear
(i)	20 to 50 sqm	100%	100	-	-
(ii)	Above 50 sqm to 100 sqm	75%	120	10' 3 meters	-
(iii)	Above 100 sqm upto 400 sqm	60%	120	10' 3 meters	-

Basement and Mezzanine if provided will
be counted into FAR and will be equivalent to the
ground coverage.

The issue regarding the levy of compo-
sition fee and betterment charges will be
examined by Commr.(LD) in consultation with the
Finance Department.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN UNIT)

NO.F.1(35)92-MP

26.4.93

MEETING NOTICE

The Technical Committee meeting of DDA will be held on 29.4.93 at 11.00 AM, 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.DIR. (MP)

I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1*	43/93	Pending Actions on the decision of the Technical committee held from 1st jan. 1992 to June 1992.F1(28)91-MP	1
2.	44/93	Approval of Building Plans for the plots in D.I. Khan, CHBS, GT Karnal Road. F189(9)86-Bldg.	6
3.	45/93	Installation of fair weather pantoon bridge at the location (i) Connecting Ring Road near IP Power Station and Bund Road near Shakurpur, (ii) Connecting Ring Road near Saraj Kale Khan and Bund Road near Mayur Vihar. F5(17)92-MP	10
4.	46/93	Implementation of the alignment plan of Road NO. 62 from its intersection with Road no. 56/ GT Shahdara Road upto junction of Road no. 70 in Trans Yamuna area. F5(31)74-MP-Pt.I	14
5.	47/93.	<i>Laid on Table:</i> Route alignment proposal for laying 2 nos. 33 kv underground cables with 2 nos. of pilot cables from Azadpur Substation to G.T Karnal Road Substation. F6(10)87-MP/PC.	
6.	48/93.	Ground coverage and FAR in Junk Market in Mayapuri - Phase II. F20(7)78-LSBI.	

PENDING ACTIONS ON THE DECISIONS OF THE TECHNICAL COMMITTEE HELD FROM 1st JAN. 1992 TO JUNE 1992.

F1(28/91)Mf

In the half year 1992 there were thirteen meetings of the Technical Committee and ninety two cases were discussed.

ITEM NO.	DATE OF MEETING	SUBJECT	ACTION TAKEN
202/91	14.1.92	Delineation of Bungalow Zone	Authority has approved the boundry of Bungalow Zone and the same was incorporated in the draft zonal plan of D Div. and Min. of Urban Dev. was requested to send their approval for notifying the said boundaries for inviting objections suggestions from the public. However in meantime MUD constituted a committee under the Chairmanship of Chief Planner, TCPO and reports were submitted by the committee had been placed before the Authority in its meeting held on 16.4.92. Minutes are awaited.
220/92 7/92	14.1.92	Involvement of private builders in Urban Development of Delhi.	Further work in this regard is being done by Principal Commr.
218/91 5/92	21.1.92	Report of the committee on policy for locating industrial activities in Delhi.	This has again been discussed in the Tech. committee held on 19.4.92 and the amendments so required in the Master Plan with reference to the policy of location of industrial activity in Delhi was recommended for approval of the Authority. Minutes are awaited
206/91		Inland Container Depot, Tuglakabad.	Recently the ICD authority has submitted the details plans for the change of-land use and the case is being processed for the change of land use.

6/21/92

11/92	3.2.92	Issues of NOC to M/S Dewan & Sons for construction of a commercial complex on property no. 7391 (pt.) Ram Nagar on Outab Nagar.
21/92	18.2.92	Change of land use of an area measuring about 315.28 hectass from 'Public & Semi Public facilities and recreational to residential institutional commercial and green in the West of JNU, New Delhi.
33/92	3.3.92	Allotment of land of 9.80 aacresa was allotted to CRPF in South of Gharoli, Trans Yamuna Area.
219/91	10.3.92	Hire purchase transit camp sites- disposal off:
188/91		Pending action on the discussions of the Tech. Committee for the period Jan. 1991 to Jun 91.

It was decided that in the Zonal Plan for Zone A-6. This is indicated as local shopping centre and therefore it was decided that Area Planning will prepare the layout plan as per the provision of MPPD-2001 and placed before TC for the approval in the first instance. The needful is yet to be done.

It was decided that for change of land use the clear cut boundaries of the various land uses are to be demarcated with their detailed area statement. The same is yet to be done.

The Authority approved the said change of land use and the case has been referred to Min. of U/D, Govt. of India for seeking the approval for notifying the said change of land use for inviting objections/suggestions from the public. The approval from MUD is yet to be received.

The hire purchase of land use for the transit camps in Delhi has been approved by the TC and the case has been referred to Authority for approval for the change of land use.

MRTS Proposed:

1. The communication was sent to Commr. Transport, Delhi Admn. to obtain the approval of Railway Board and other land owning agency for MRTS and same be communicated to the DDA. The communication from Commr. (T) Delhi Admn. is yet to be received.

27/92

Widening of Shanker Road

Delhi Admn. Transport Deptt. has commissioned a traffic study in the month of Jan. 1992 which was to be completed within 4 months. TC desired that this subject should again be placed before TC after receiving the traffic consultant report in May/June 1992. The alignment Plan has already approved by the TC may be referred to land Deptt. for preparation of a conceptual scheme for alternative allotment in respect of existing/owner occupants/tenants of the affected properties.

38/92

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

This case was placed before the Authority and it was desired by the Authority that the LG, Delhi will like to inspect these location for further decision. The inspection by LG has been done and case is being placed before the Authority.

180/92

Alignment plan of Mehrauli Mahipalpur Road on Mehrauli Gurgaon Road NH-8.

The case of NH-8 was placed before the Authority on 16.4.93 and the minutes are awaited.

34/92

Alignment plan of road no. 37 extension in connection of road no. 37 from Ring road to Outer road along the southern side of Western Yamuna Canal.

The TC observed that there was a vacant piece of land indicated as a college, site in the general development plan of Pitampura. However, in MPD-2001 the very same site had been shown as Residential. TC desired that the concerned Area Plan should identify the said site and move to the CA to formulate a residential scheme for the same at the earliest Alternative if the said site was required for college, a proposal for change of the prescribed land use to be prepared and placed before TC at the earliest which is yet to be done.

39/92

MUD village Residentialscheme at Nand Nagri.

The necessary clearance of services were to be obtained by the Ex. Dir. of the Insitute from the MCD and after the same land use change was to be processed. Ex. Dir. MUD Village Society has recentl

45/92

31.3.92

Requirement of land for construction of proposed ground reservoir/booster pumping station at Malviya Nagar

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

shown her inability to submit MCD's Approval. The TC agreed with the proposed site of the Bus Terminal, measuring 4000 sqmt. in Malviya Nagar, area and recommended that the prescribed land use be changed from 'recreational' to 'bus terminal. The draft agenda was to be drafted by Area Planning Wing.

This has been approved by the Authority and Min. was requested to send final notification for the said change of land use and the same is to be done by MUD.

i. Resitment of objectionable Petrol Pump at Kashmere Gate.
ii. Seminar on rejuvenation of C. Place on 6.5.91. The required information from NDMC is yet to be received.

iii. Guidelines for sanction of building plans in the Mehrauli Heritage The case is with Dir. (AP&B)

iv. Proposed links for Miz. Railway Stn. From Mathura Road. DLM stated that the removal of the encroachments was not in the priority list. He was asked to submit a report in the matter.

v. Construction of road from Ring road near Kalindi Colony to Okhla Badarpur. PWD, Delhi Admn. be asked to supply the requisite survey plan.

vi. Development plan of Palla Burari Area. The development plan is being prepared.

Composite alignment plan of The case has been referred by Jt. Dir. (T) to MCD and reply is awaited.
30.48 mtrs. R/W road from

52/92

Mayur Vihar Pocket III Bus Terminal upto and of pocket V along eastern boundary of Acharaya Niketan and Shahi Garden.



54/92

Change of land use of ;MOR
pockets no. 49, 58 & 104 Kalkaji
Extn.

This was approved by the Authority and Min. of Urban De
has been requested to send their approval for inviting
objections/suggestions from the public. The approval is awaited.

56/92

Alignment plan of Road no. 16 along
the eastern side of Jawahar
Lal University from outer Ring
Road to Mehrauli Mahipalpur Road.

The revise alignment plan is yet to be placed before ;the TC
In this regards Jt. Dir. (T) told that the revised feasibility
report is yet to be received. However, this item will be placed
before TC in the first meeting of May 1993.

60/92

Allotment of land to Dehi Admn.
for the construction of staff
quarter in Shalimar Bagh Block C&D.

27.4.92

The case is with the Authority for the change of land use.

16/26/4

Subject:- Approval of Building plans for the plots
in D.I.Khan, CHBS, G.T.Karnal Road.

F189(9)/86-Bldg.

Shri Jasbir Singh of D.I.Khan CHBS had applied for the sanctioning of plot No. A-240 D.I.Khan in the year 1986. Since then his case is pending for sanction of the Building plans. This matter was also discussed in the Technical Committee meeting held on 13.4.92 as Item No. 58/92. A copy of the Agenda is enclosed. Brief history of the case is as under:

1. This plot (free hold - transfer deed) was allotted by the society to Shri Jasbir Singh and Shri Kanwar Nain. In the transfer deed it is mentioned that one part in the name of Shri Jasbir Singh and second part in the name of Shri Tek Chand (Page 30/Corres).
2. The part owner of the plot Shri Kanwar Nain had applied for sanction on 29.4.86 for sanctioning of the building plans. On the site inspection it was found that construction in the half portion of the plot has been carried out. Action for unauthorised construction was initiated against Shri Kanwar Nain. Demolition orders for the same were also passed by Director(Bldg) on 4.5.92 this case was also discussed in Technical Committee and it was decided that no cooperative society plots were to be sub-divided.
3. It has also been reported by the concerned JE that in case of around 40 no. of plots, there appears to be sub-division and the residents are having full facilities like water supply, electricity etc. The list of the plots for which the building permits were issued is also given on page 74/Corres. where the plans for the full plot was sanctioned. The matter was also refer to Commissioner(L&D) for examining the case whether any relief can be given to the co-allottee. The Commissioner(LD)'s observations are reproduced below:

" The observations of Director(Bldg) is available on page 25/N. The case relates to plot No. A-240, D.I.Khan. It is a free hold plot. These plots are allotted to two owners without any condition whether construction or division would be horizontal or vertical. Automatically these plots were sub-divided according to the convenience of the allottees. Hence it would be very unfair to demolish the buildings built by two allottees on a single plot. In the present case the allottee is yet to build in the portion of his plot, I feel that the Technical committee

contd...

decision dated 30.4.92 on page 52/corres. is unfair. Hence if permitted by the Competent Authority, the same can be put up again in the Technical Committee for the consideration. Director(Bldg) may kindly see and advise before the matter is put up before V.C. DDA. Solution of JD(Bldg) is available on page 75/C ('Y')!

The facts of the case now are:-

The part-owner of the plot, A-240 D. I. Khan is suffering and cannot construct in his share of the plot. Since his application on 22.10.91 he is patiently waiting for the decisions. The following options are open:

I. If we have to honour the free hold transfer deed, then we may ask the society to submit revised layout indicating the sub-division of those plots which are free hold and allotted to 2 members in order to maintain the density on such sub-divided plots, we may allow only a single dwelling unit.

OR

II. We may consider for sanctioning of the building plans on such freehold plots allotted to 2 persons on the basis of individual unit in half of the plot with internal staircase within the overall parameters of coverage and FAR permissible on this plot. If this solution is acceptable then for the part of the land of Shri Jasbir Singh we may sanction the building plans and for the rest of the part of the land we may take necessary action against Shri Kanwar Nain under the provisions building byelaws.

OR

III. We send a letter of regret to Shri Jasbir Singh that his building plans cannot be sanctioned as the plot is sub-divided.

The matter is submitted to the Technical Committee for approving one of the options given above.



Minutes of T.C. Meeting held on 13.4.82

Land on Table

Item No. 58/82
Sub: Approval of building plans for the plots in D.I.Khan, CHBS, G.T. Karnal Road

The layout plan of D.I.Khan CHBS was approved vide resolution No. 71 on 21.4.71. In this layout plan 624 plots were carved out. The layout plan was released to the society on 19.10.71. Thereafter, revised set back-cum-demarcation plan including the strip of 1.7 acre was put up for approval. This revised set back-cum-demarcation plan was for 639 plots. The details of 624 plots for which layout was approved on 21.4.71 as given in the layout file is as under:-

Plots under lease	Plots partly fall under lease-hold and partly under free-hold	Plots under free-hold
A Block - 76 plots	A Block - 8 plots	A Block - 254 plots
B Block - 55 plots	B Block - 21 plots	B Block - 210 plots

The setback-cum-demarcation plan was released on 23.5.78 by Town Planner (Bldr). The building activities for the Society were released on 25.10.78. In the release letter conveyed to the society, the conditions enumerated in the office letter of even number dated 24.10.78 and 23.5.78, were conveyed as a binding to the Society. In this building activity release letter, it was mentioned that the individual plot holder can submit the building plans for sanction. As per the note of A.E.(B) in the file, it has been noted that in DI Khan CHBS, one plot stands in the name of 2 persons but they are not sub-divided. On these plots duplex units either vertical or horizontal i.e. 2 kitchens on full plot are being sanctioned. Also at the time of sanction undertaking is obtained that this plot will not be sub-divided.

In Building Section, the building plans are being sanctioned on the plot after obtaining the undertaking and all the documents are signed by both the plot owners.

In case of plot No. A-240, on half of the plot, building has already been constructed. The plans of this building were revoked earlier on 3.7.86. The then VC, DDA in his note had instructed to take up action for demolition of the building and demolition orders were passed. Since then the case could not be decided as the matter is with the Court.

On the another part of the plot i.e. A-240, one Shri Jasbir Singh has submitted the proposal for sanction of building plans.

Technical committee examined the proposal and observed that as a matter of policy, it had already been decided that no coop. society plots were to be sub-divided. Thus action should be taken in this case, as already decided.

18/82

In this Society, one plot . is allotted to the 2 members, therefore, both the owners are required to sign on all the documents and the plans for getting the plan sanctioned.

ii. It has been observed in some of the cases dispute arises between 2 owners and either of the 2 owners are not willing to sign all the documents. In such cases building plans cannot be approved.

iii. It is suggested that wherever 2 owners are willing to make sub-division of the plot, they may be allowed to do so subject to the condition that only one dwelling unit would be constructed in the sub-divided plots. The FAR and coverage on this sub-divided plot would be as per the provision of MPD-2001 except the number of dwelling units which will be restricted to one.

The case is submitted for consideration in Technical Committee.

Sub : Installation of Fair Weather Pantoon Bridge at the location (i) connecting Ring Road near I.P. Power Station and Bund Road near Shakarpur, (ii) connecting Ring Road near Sarai Kale Khan and Bund Road near Mayur Vihar.
F.5(17)92-MP (D-89)

.....

1. BACKGROUND

S.E.III, SSW (PWD), DA vide his letter No. 23(75)/SSW/YBP/403/406 dated 14.7.92 had sent a copy of the letter addressed to Secy.(PWD) to Commr.(Plg.) enclosing one copy of programme and a plan in 1:10,000 scale showing the location of two Pantoon Bridges along with its approach points on both sides of the river connecting Ring Road and Bund Road, (Location Plan is placed at Ann.I)

2. Actions taken by DDA :

S.E.(YBP) was requested vide our letter dated 14.9.92 to submit a map indicating the following :

- (i) Proposed circulation plan on both sides of the approaches of the bridge;
- (ii) Proposed improvement of permanent nature;
- (iii) Proposed improvement of the temporary nature.

3. CLARIFICATIONS BY PWD

- (i) Connecting Ring Road near Bhairon Road & Bund Road near Shakarpur.

PWD vide letter No. 23(43)92/S.E.(YBP)C-II/1981 dated 24.11.92 submitted revised alignment plan of Pantoon Bridge near I.P. Power Station. The revised plan was also submitted in 1:10,000 scale not showing the detail circulation plan of both sides approaches. S.E.(YBP)II, was requested vide our letter No. F.5(17)92-MP/569 dated 18.12.92 to submit the proposed circulation plan on both sides approaches along with proposed permanent and temporary improvement proposals.

- (ii) Connecting Ring Road near Sarai Kale Khan & Bund Road near Mayur Vihar.

Ex. Engg., Surveyor of Works, Office of the S.E.III-cum-SSW, YBP, PWD vide letter No. 23(75)/SSW/SW-III/YBP/132'(A to B) dated 8.2.93 had sent the revised two drawings in 1:500 scale showing the alignment connecting Ring Road near Sarai Kale Khan and Bund Road near Mayur Vihar. This proposal has also been discussed in detail with the concerned Ex. Engg. and the consultant on 4.3.93.

- (iii) As per the explanation given by the concerned Ex. Engg. the modification has been made due to the part of the land is under litigation as per report given by Lands Deptt. of DDA.

- (iv) As per the letter of S.E.(III)-cum-SSW, YBP (PWD) the proposal is based on the consideration of temporary nature of this bridge and also on the advise of the Lands Deptt. of DDA.

4. Comments :-

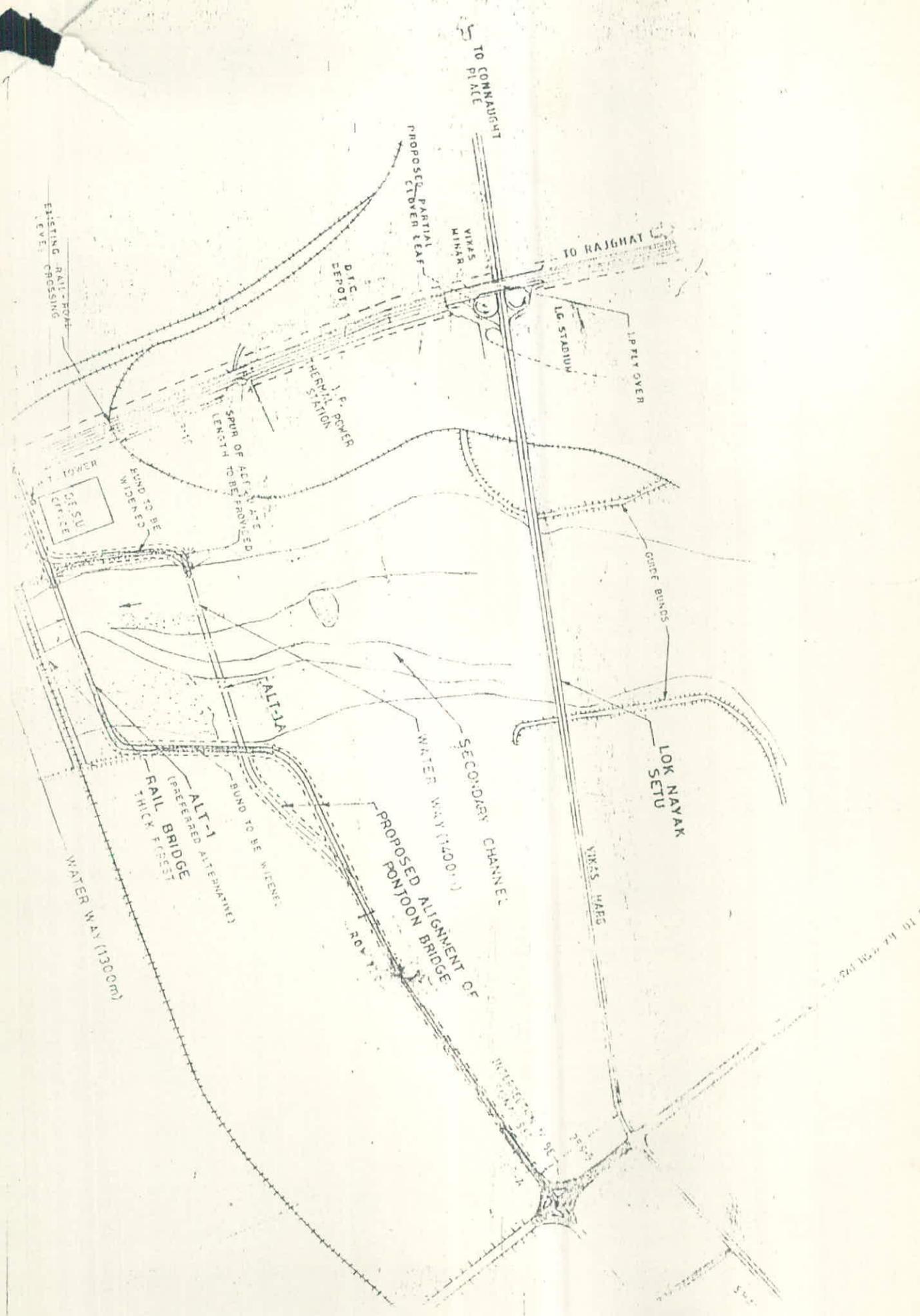
- (i) It is not desirable to connect the approach roads from the Pantoon Bridge on both sides i.e. in East & West in a staggering position with existing 'T' intersections from traffic circulation point
- (ii) The detail information regarding any such constraints like litigation and filling of land etc. may have to be given by the PWD for consideration of T/C before taking position.
- (iii) The proposed addition 'T' intersections with Ring Road (a) near Bhairon Road (b) Sarai Kale Khan shall create problems in the efforts of Delhi Admn. for making the Ring Road as access control (Express way) road.
- (iv) A proper circulation system for these proposed bridges should be worked out to identify other related improvements if any in the catchment area.
- (v) The proposal of proposed pantoon bridge connecting bund road near Shakarpur with Ring Road near Bhairon Road

is to worked on 1:500 scale.

- (vi) The proposal in concept is of temporary nature but experience indicates that once a facility is provided it continues e.g. Pantoon bridge near Old Yamuna bridge. Thus all care should be taken to develop intersections with Bund Road which is the part of Shahdara Ring Road and with Ring Road for which Delhi Administration has prepared an ambitious scheme. In view of this it is suggested that :-
- (a) The details of 2 intersections with bond road and 2 with Ring Road may be worked out at 1:500 scale in consultation with PWD (Zone I).
- (b) The proposed T intersections (approach road to Pantoon Bridge on Ring Road) be properly integrated with the improvement envisaged for Ring Road between flyover on Ring Road near ITO & Ashram.
- (c) The proposed approach to proposed 2nd ISBT at Sarai Kale Khan may also be integrated.
- (vii) The feasibility report indicating effected properties/land status/affected surveys etc. may also be submitted to DDA.

The proposal with above observations is placed before Technical Committee for its consideration.





Sub:- Implementation of the alignment plan of Road No.62 from its intersection with Road No.56/G.T.Shahdara Road and upto junction of Road No.70 in transyamina area.

F5(31)74-MP.Pt.I.

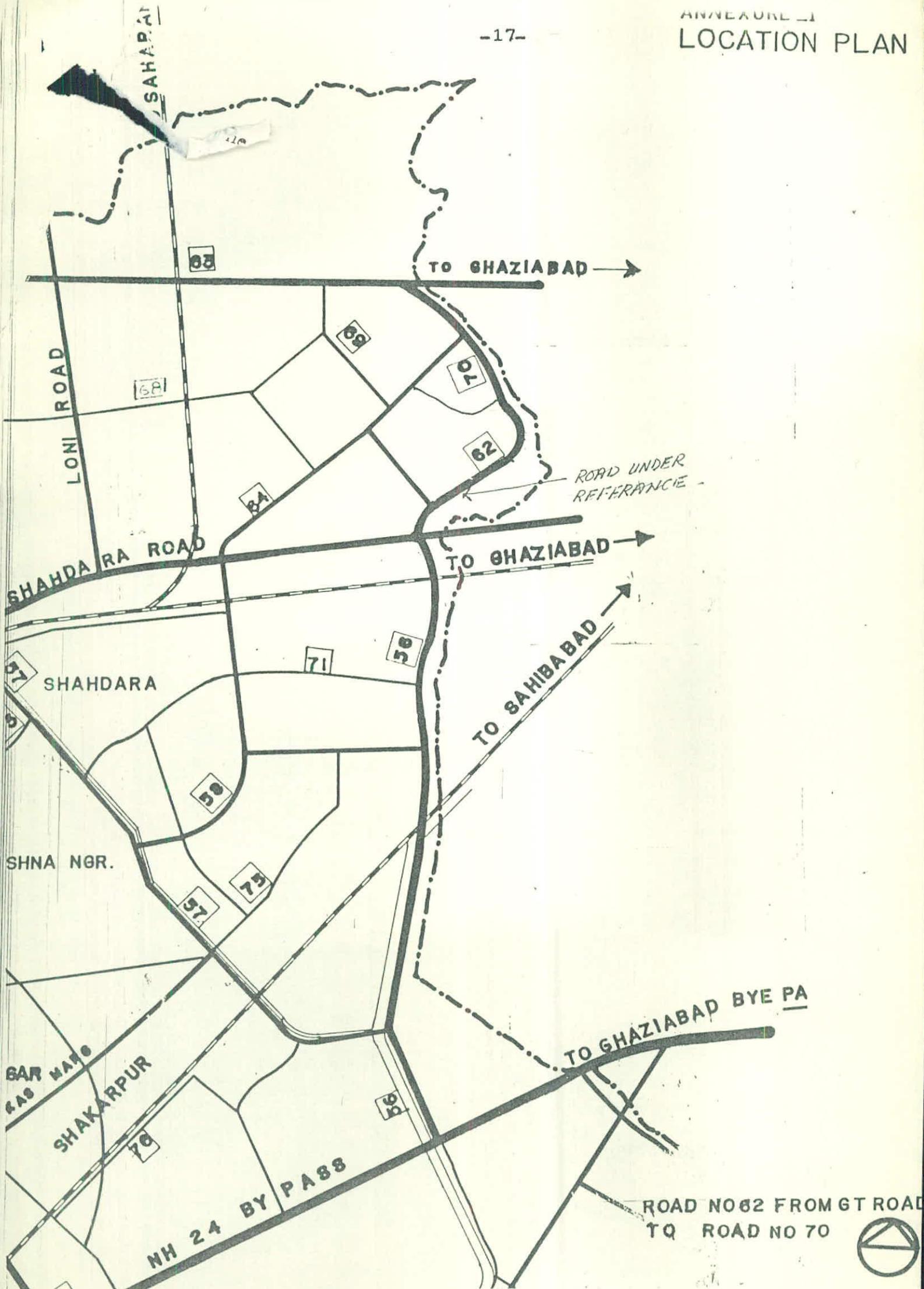
1. Alignment plan of Road No.62 in the above said street was approved by the Authority vide Resolution No.55 dated 4.6.82 with a R/W of 200 ft.(60.96)mtrs. This is a very important road link as it forms part of Shahdara Ring Road between G.T.Shahdara Road and proposed Road No.70(along the periphery of Delhi-U.P.Border). Location plan is placed as Annexure I.
2. The road R/W demarcation as per the approved alignment was taken up by EWD(DA) for construction of the road. During demarcation, it was observed that the R/W as proposed in the approved alignment plan was affecting the trapezoidal park abutting J&K blocks of Dilshad Garden, DDA flats. Subsequent representations from the Residents Welfare Association, Pocket J&K, Dilshad Garden flats addressed to LG, Delhi and through Sh. B.L.Sharma, 'PREM' Member of Parliament of the area were received regarding the construction of the road in the said park abutting their pocket.
3. At the time when the alignment plan was approved by the DDA, no such structures of Dilshad Garden were in existence. The site was inspected and it was observed that a boundary wall along the trapezoidal park abutting J&K pocket is in existence and trees were planted along the periphery & in the park. The trees planted in the park are in semi grownup stage and can be transplanted. It appears that perhaps boundary wall and park had been developed to save the road area from encroachments. The road is supposed to be widened in this park as per the approved alignment.
4. The representations of the residents of Dilshad Garden and the letter received from the Member of Parliament

.....2/-

of the area were discussed in a meeting held under Commr.(Plg), DDA on 19.1.93 which was attended by concerned senior officials of DDA, PWD(DA) and Slum & JJ Deptt. of MCD. Record note of the meeting held under the chairmanship of the Commr.(Plg.) are placed at Annexure II. Following actions were suggested in this meeting.

- i). Between the intersection of G.T.Shahdara Road/Road No.56/ proposed Road No.62 alignment upto the Dilshad Garden J&K Blocks boundary wall, one petrol pump, part of the Family Welfare Building and oxidation pond are affected. Land in this stretch may be taken up for construction of the road as per the alignment plan approved by the Authority vide Resolution No. 55 dated 4.6.82. This road forms part of Ring Road of Transyamuna area. It may not be desirable to reduce its R/W keeping the important role of Traffic distribution in Transyamuna Area assigned to this Ring Road.
- ii). In the stretch of this road abutting J&K blocks of Dilshad Garden flats trapezoidal park of 18-23 mtr. width is in existence with the two row of trees of about one to 2 mtr. height. This land was part of the road No.62 and perhaps enclosed in the Dilshad Garden layout for saving it from encroachments. EE, PWD(DA) Divn.23 informed that if a strip of 10 mtr. is taken from this park then a 6 lane divided carriageway with service road towards the Slum & JJ shopping centre across the road could be constructed. With this, a set back of about 10 mtr. shall be available between the building line of the J& K flats and the carriageway line. This was agreed to and it was suggested that land upto 10 mtrs. width be taken over in the entire stretch upto Seemapuri Chowk. The existing trees be transplanted in the remaining 10 mtr./13 mtr. width.
- iii). As per the site conditions between Seemapuri Chowk and Road No.70 there are some jhuggies and kutcha/semi-pucca, pucca hutments are existing. PWD shall take up

....3/-



Record notes of the meeting regarding the implementation of Road No.62 in Trans Yamuna Area.

Present:

S/Shri

- i) J.C.Gambhir, Commr.(Plg.) in the Chair.
- ii) Prakash Narain, JD(T), DDA.
- iii) Pradeep Khari, Sr.Architect, DDA.
- iv) D.K.Saluja, D.D.(T)I, DDA.
- v) P.K.Behra, A.D.(T)I, DDA.
- vi) S.Gurbani, EE(EZ), ED 3, DDA.
- vii) M.S.Bhati, SE, Circle II, PWD(DA).
- viii) Dinesh Kumar, EE, PWD(DA) Divn.23.
- ix) K.P.Chaughary, Director(Slum & JJ), MCD.

Following points were discussed and actions suggested:

1. Between the intersection of G.P.Shahdara Road/ Road No.56/proposed Road No.62 alignment upto the Dilshad Garden J&K Blocks boundary wall, one petrol pump, part of the Family Welfare Building and oxidation pond are affected. Land in this stretch may be taken up for construction of the road as per the alignment plan approved by the Authority vide resolution No. 55 dated 4.6.82. This road forms part of Ring Road of Transyamuna area. It may not be desirable to reduce its R/W keeping the important ~~role~~ of Traffic distribution in Transyamuna Area assigned to this Ring Road.

Action: SE, Circle II, PWD,DA

2. In the stretch of this road abutting J&K blocks of Dilshad Garden flats trapezoidal park of 18-23 mtr. width is in existence with the two rows of trees of about one to 2 mtr. height. This land was part of of the Road No.62 and ~~at~~ perhaps ~~be~~ enclosed in the Dilshad Garden layout for saving it from encroachments. EE, PWD(DA) Divn.23 informed that if a strip of 10 mtr. is taken from this park then a 6 lane divided carriageway with service road towards the Slum & JJ shopping centre across the road could be constructed. With this, a set back of about 10 mtr. shall be available between the building line of the J&K flats and the carriageway line. This was agreed

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to and it was suggested that the land upto 10 mtrs. width be taken over in the entire stretch upto Seemapuri Chowk. The existing trees be transplanted in the remaining 10 mtr./13 mtr. width.

Action: SE, Circle II,
PWD(DA).

3. As per the site conditions between Seemapuri Chowk and Road No.70 there are some jhuggies and kutcha/semi-pucca, pucca hutments are existing. PWD shall take up the settlement of eligible jhuggies with Commr.(Slum & JJ).

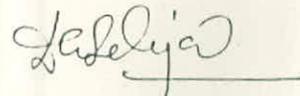
Action: SE, Circle II,
PWD(DA).

Addl. Commr. (Slum & JJ)
M.C.D.

4. Shri S.Gurbani, E.E., ED 3, DDA shall write to the J&K Block association with drawing his earlier letter dated 7.12.92 saying that the road shall be constructed as per the plan as suggested in para 1 above.

Action: E.E., ED 3, DDA.

Meeting ended with a note of thanks to the Chair.



(D.K. SALUJA)
DY .DIRECTOR(T)I, P.W.

Sub:-Route alignment proposal for laying 2 Nos. 33 KV underground cable with 2 nos. of pilot cable from Azadpur Sub-Station to G.T.Karnal Road sub-station.
F6(10)87-MP/Pt.

1. Executive Engineer(Plg.)I, DESU vide letter dated 15.6.92 has submitted a route alignment proposal of laying 2 nos. of 33 KV underground cables with 2 nos. of pilot cable from Azadpur sub-station to G.T.Karnal Road sub-station to augment the power supply in areas such as Pratap Bagh, Reep Nagar, Gujranwala etc.

2. Route alignment details.

The proposed route shall start from 33 KV sub-station at G.T.Karnal Road identified area along 9 mtrs. wide road for a stretch of 300 mtrs. upto G.T.Road below the footpath portion.

Along G.T.Road, which has a R/W of 45 mtrs. the underground cable has been proposed below the inner footpath on the northern side of the road upto the 'Y' junction at Azadpur.

From the existing G.T.Road/Mall Road 'Y' junction, the available R/W is about 25 mtrs. as against proposed 45 mtrs. The cable has been proposed below the existing footpath on the northern side which shall form part of the internal footpath of 45 mtr. R/W.

The route continues upto the 33 KV S/Stn. at Azadpur which is about 200 mtr. away from the Ring Road/G.T.Karnal Road junction.

Total length of the route is about 2.20 ^{Kms} lakh, and is estimated to cost Rs.82 lakhs.

3. Feasibility study:

As per the feasibility study submitted by EE(Plg.)I DESU vide his letter dated 22.1.93(Annexure-I) it has been pointed out that 'This is the only feasible route' and neither any property nor trees are affected.

4. The case is placed before the Technical Committee for the consideration of:

i) Proposal for laying two nos. 33 KV XLPE U/G cable along with two numbers of pilot cables from Azadpur sub-stations to G.T.Karnal Road sub-station as explained under para 2 above and shown in drawing No.13-4155 (laid on the table)

Jalendra

PROFORMA FOR EXAMINING H.T. ROUTE ALIGNMENT CASES OF DISU.

1. Subject:

a) Route Alignment of 33KV U/G cable from Azadpur to G.T. Karnal Road Grid

2. Category of H.T. Line :

a) 33 KV

b) Whether underground or overhead. Under ground

3. A short write up explaining the objectives of the route alignment, details of the route and whether the proposal is part of the overall grid. H.T. Lines proposed in the area may be clarified and shown on the plan.

To give feed to the adjoining area of Partap Bagh, Roop Nagar, Guzrawala etc.

4. Connecting sub-station with allotment details and site plan be furnished.

a) Name of ESS Azadpur S/Str.

b) Status of S/Str. - whether existing/under const. vacant site/yet to be allotted. Already existing

c) Capacity. 33KV 1x20 MVA, 1x16 MVA, 1x10 MVA

5. Total length of H.T. Line in km. 2.3 kms

6. Length of the alignment. 2.3 kms

7. a) Location of phlon on the road cross section. N.A.

Name of Road	No. of towers	R/W as H.F.	Available R/W	Distance from the edge of the available R/W.
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- N.A. -

b) Map indicating exact route on the physical journey at 1:1000 scale (Max) Already submitted

i) Year of base Map 1991-2001

ii) Scale of Base Map. 1:10,000

cont...2/-

:2:

8) Whether the H.T.Line passes in-front-of any Commercial Centre / Distt. Centre / Historical Monument / Distt. / Regional Green etc.

Tower details N.A.

Tower details

Height in Meters:

Design (Map to be enclosed):

9. Width of corridor in Mtr: It is under ground cable route (Way line distance regional from existing buildings)

10. Areas/Localities proposed to be feed: Pustap Nagar, Reep Nagar, Guzerwala

11. Targetted date of execution. March '92

12. Finances available in the annual Plan for the project.

13. Cost of scheme:

If taken O/H 16.5 lacs

If taken U/G Rs. 82 lacs

14. Details of properties/structures effected (to be indicated on a physical survey) No

15. No. of trees that would require to be cut: NIL

16. If any alternatives have been studied: This is the only feasible route.
If yes, details thereof with Map.

17. Any other particulars.

This case pertains to the permission for ground coverage and FAR to the plot allotted by the DDA in Junk Market in Mayapuri Phase-II.

The background of the case is that these units were shifted sometime in 1976 by DDA, the land vacated in the Motia Khan and the allotment was made by the Committee constituted at that time by way of a formula adopted by the DDA to which these units were paying damages at the old site at Motia Khan and according to which proportionate land was given varying from 20 sq. yds to 400 sq. yds in size alongwith the allotment of the plots the area was cleared from the site and these units started the business on the plots allotted to them.

This trade is related to the altering of disposed vehicle or other goods which are dismantled by them at site and the useable parts are re-sold. The activity involved is of altering vehicle and goods and the sale of the produced supported items in different type and accounts. This type of activity be classified partly commercial and industrial activity.

As this area was specially accomodated in this area, the sizes varying from 20 sq. yds to 400 sq. yds were allotted with the perusal of the layout plan of this area as it can be ascertained that there are big number of plots in the small category whereas little percentage exists in small numbers. Time to time this case was discussed in the Tech. Committee and the Tech. Committee took the following decisions:

1. Plot size 45 sq. yds - 100% ground coverage with 120 FAR and the space to be provided for manhole within the plot.
2. Plot size 92 sq. yds and 100 sq. yds - front set back 15'. Max ground coverage - Max. 75% after ensuring the min. front set back, FAR - Max. 120.
3. Plot size 134, 165 and 200 sq. yds - front set back min. 15'. Gr. Coverage Max. 60% after ensuring min. front set back, FAR - 120 max.

Last meeting in this regard was held in the room of the Vice Chairman, DDA with the delegation led by Shri MadanLal Khuranna, MP, minutes have been issued by the Secretary, DDA which conclude as follows:

1. Plot size upto 50 sq. yds 100% coverage, 120 FAR if basement and mezzanine is provided that it is to be counted into FAR.

Rajeev

2. Plot sizes upto 100 sq. mt. 75% ground coverage 120 FAR, if basement and mezzanine is provided that it is to be counted into FAR.
3. Plot sizes above 100, 60% coverage and 120 FAR if basement and mezzanine is provided that it is to be counted into FAR.
4. Regarding set backs as recommended by the Committee and agreed by the delegation during the discussion 10 ft set back in the front and no set back will be in the rear.

The other issues came up in the meeting of the Vice Chairman was about the charging of the composition fee for the belated period of construction. The Association pleaded that we shifted the trade under the orders of the DDA on the allotted site by way of putting temporary structure and due to financial constraints they have not put up the structures. They invited the attention to the order of the then Vice Chairman, Sh H.H. Bugh dated 19th June, 1979 which is placed at Flag 'C'.

It is suggested as the trade has been shifted and basic requirement of the composition charges for which their seems to be reasonably in view of the background expressed above.

The case is submitted to the Tech. Committee for the following three issues:

1. Permissibility of the coverage, FAR and set back.
2. Betterment charges, if any.
3. Applicability of the composition fee.

Req. No.1, summing up of the decision of the Tech. Committee and decision taken in the room of the Vice Chairman, following coverage and FAR are suggested which are acceptable to the representatives:

Size of the plot	Gr. coverage	FAR	Set back	
			Front	Rear
20 sq. mt	100 %		-	-
100 sq. mt	75 %	120	10'	-
above 100 sq. mt	60 %	120	10'	-

Note: Basement and the mezzanine if provided will be counted into the FAR equivalent to the ground coverage.

Req. No.2, as per the earlier Master Plan, the coverage and Max. FAR was permitted as 60 which has been enhanced to 120 keeping in view of the provisions of the MPD-2001. Charges for the additional FAR has to be worked out by the Finance department.

Reg. No.3, as it is pointed in my above para, that the trade has been shifted at the time of the clearance drive and keeping in view of the order of the then Vice Chairman, however, it is suggested that at site most of the units had constructed their buildings without obtaining any sanction, composition fee from the date of issue of these directions, within a period of 2 years, if the person will not receive the completion certificate total composition fee from the date of the possession will be charged.

This arrangement will facilitate to improve the environment of the area and clearing the unauthorised construction on the road. The building activity of this area has since been transferred to MCD, MCD may be informed accordingly of the decision and lands department will issue no objection certificate to the persons after receiving the charges if any will be charged.

Submitted for the consideration of the
Tech. Committee.

Rajan

ITEM NO. 43/93

Sub: Pending Actions on the decision of the Technical Committee held from 1st Jan, 1992 to June 1992.

The half yearly report for the year 1992 on the pending actions on the decision of the TC was ~~discussed~~ *reviewed* ~~partially~~ and following decisions were taken: *on some of the issues:*

Item No.	Date	Subject	Remarks
206/91	21.1.92	Inland container Depot, Tugl ^a kabad.	<i>It was</i> VC, DDA desired that lot of time has been passed but the change of land use has not been processed <i>needs to be processed</i> processed . <i>Therefore,</i> it was directed that this be processed immediately. <i>without delay</i>
11/92	3.2.92	Issues of NOC to M/s Dewan & Sons for construction of a commercial complex on property no. 7391 (pt.) Ram Nagar on Qutab Road.	It was explained that the zonal/divisional plan of part Div. A is being prepared <i>within the framework of special provisions</i> according to special <i>Area plan</i> of MPD-2001. This area is indicated for <i>for</i> under urban renewal. <i>Further necessary action may be expected by the said zonal plan is approved the renewal scheme will be prepared.</i>
21/92	18.2.92	Change of land use of an area measuring about 315.28 hec from 'Public & Semi Public facilities' and 'recreational to residential, Institutional, commercial and green in the West of ^{JNU} New Delhi.	This is being done <i>worked out</i> a part of zonal / divisional plan of Div. F. <i>together with the prep. of a part of zonal / divisional plan of Div. F.</i> and this zonal plan <i>with this</i> the necessary change of land uses will be processed. <i>It was also explained that the scheme needs to be processed to work out detailed areas involving change of land use.</i>

Amr
The ~~remaining~~ pending action report from item no. 37/92 ~~onwards~~ will be discussed *Further* in the next TC meeting. ~~and~~ ~~It was~~ further desired that the ~~pending action~~ report for the remaining half year of 1992 be also placed before TC in the next meeting. *The report may be presented in a brief of the TC decision against each item.*

Item No. 47/93:

Sub: Route alignment proposal for laying 2 nos. 33 KV underground cable with 2 nos. of pilot cables from Azadpur Sub-station to GT Karnal Road sub-station

Deferred.

Item No. 48/93

Sub: Ground coverage and FAR in Junk Market ^{the} in Mayapuri ^{at} (Ph. II.).

The proposal of Ground coverage and FAR ^{for the plots} in Junk Market ^{at} in Mayapuri

Ph. II was discussed in detail and ~~earlier decision taken~~ ^{The Tech. Committee recommended} in the TC meetings were also reviewed and ~~it was decided that~~

The following ^{norms} ~~development control norms~~ be adopted.

Size of the plot	Gr. coverage	FAR	Set-backs	
			Front	Rear
20 to 50 sq.mt.	100%	100 ⁽¹²⁰⁾	-	-
Above 50 sqm. to 100 sqm.	75%	120	10'	10'
Above 100 sqm. to upto 400 sqm	60%	120	10'	-

Basement and Mezzanine ² if provided will be counted into FAR and will be equivalent ² to the ground coverage.

With the above decision the meeting be called with the representative of the Association in the office of ~~the~~ VC, DDA. ^{The issues regarding the} so far as levy of composition fees and betterment charges ~~it~~ will be ^{examined} decided ~~into~~ by Commr. (LD) ^{in consultation with the Fin. Dept.}

Any