

## DELHI DEVELOPMENT AUTHORITY

Draft Minutes of the Technical Committee meeting held on 28.1.93 at 11.30 AM in the Conference Hall, Vikas Sadan, New Delhi.

file No. F1 (5)/93-MP.

The following were present:

## DELHI DEVELOPMENT AUTHORITY

1. 2. 3. 4. 5. 6. 7. 8. 9.	Shri S.P.Jakhanwal, Vice-Chairman (in chai Shri H.D.Sharma, Engineer Member Shri J.C.Gambhir, Commr.(Plg.) Sh.S.Roy, Commissioner(Land Disposal) Shri Santosh Auluck, Chief Architect Shri R.G.Gupta, Director(TYA) Shri S.C.Gupta, Director(DC&P)					
	Shri P.C.Jain, director(AP&B) Shri Prakash Narain, Jt.Director(Tpt.) TOWN & COUNTRY PLANNING ORGANISATION					

Shri K.T.Gurmukhi, Addl.CP, TCPO 10.

N.D.M.C.

Shri Karamchand, Architect 11. 12. Shri Rakesh Goel, Asstt. Architect

M.C.D.

Shri Sunil Mehra, Jr. Town Planner 13.

P.W.D. DELHI ADMN.

- Shri H.S.Luthra, Executive Engineer 14. TRAFFIC POLICE
- Shri Roop Chand Sharma, ACP 15.

L& DO OFFICE

Shri L.D.Ganotra, Engineering Officer 16.

## SPECIAL INVITEES:

- 17. Shri S.S.Nayyar, APEDA, New Delhi. 18.
- Sh.A.K.Gupta, GM, APEDA, New Delhi. 19.
- Dr.A.K.Mishra, Jt.Commr. (Hort.), Ministry of Agricul ture, Govt. of India. 20.
- Sh.S.N.Chandhok, MD, Sheel Biotech Ltd. 21.
- Sh.Anil Kumar, Manager, Sheel Bio-Tech Ltd. 22.
- Sh.P.Rajendran, State Level Coordination Sh.R.N.Mathur, State Level Coordination. 23.

## (36)

## 1. Item No.1/93

Sub: Parking Plan for Cars & HTV's of Loha Mandi Naraina, Near the junction of Road No.25 & 89 Extn.

## F.5(21)89-MP

1.1 Technical Committee recommended the approval of the integrated improvement of T-Junction and the parking plan as proposed (as per plan enclosed in the file and laid on table), subject to (a) provision of a railing segregating the parking area from the road; (b) provision of a sub-way at a suitable location.

1.2 It was also recommended to take further action for removal of encroachment from parking sites, closing of illegal opening of shops on the roads.

#### 2. Item No.11/93

Sub: Request for additional strip of land for Indian Spinal Injury Centre, Vasant Kunj, where the foundation stone laid by former Prime Minister of India late Shri Rajiv Gandhi.

## F.PA/JD(AP)I/92

2.1 Technical Committee approved the proposal in para 6 of the Agenda Note, subject to a proper intersection design and reserving the land to that extent towards the Indian Spinal Injury Centre.

### 3. Item No.13/93

Sub: Directions issued under Section 41 of DD Act 1957 by the Ministry of Urban Development in respect of reducing seating capacity of cinemas to FAR for commercial purposes.

#### F.11(1)91-MP

3.1 Technical Committee recommended the amendments suggested in para 2 above for the consideration of the Authority. Further there should be no increase in the prescribed FAR of the cinema plots.

### 4. Item No.14/93

Sub: Agricultural plant nursery with tissue culture in Asola village.

## F.3(194)63-MP

4.1 The representative of M/s.Sheel Bio-Techno Ltd. explained their project. The land under reference is about 2.7 acres of rural land use in Village Asola. Quantum of construction requested is about 8000 sq. ft. with single-storey-RCC construction which is a technical requirement for the project. Representative of the Ministry of Commerce

(Shri A.K. Gupla, G. MAPEDAnd Ministry J. Agriculture (Dr. A.K. Mishra) explained that they supported the issue of NOC to such foreign earning projects. These representatives felt that the project was covered under the "agrciltural activities".

4.2 The Technical Committee, after hearing the views and detailed discussions, recommended that agricultural plant nursery project may be allowed on the land subject to -

(a) the maximum built up area on the ground floor is confined the 100 sq. mtr.

(b) If extra built up area is required, a maximum of 7000 to 8000 sq. ft., including the ground coverage, could be in the basement and/or in the form of green-house or glass house.

(c) In future, if the land if required/acquired for development of 'regional park' or for any other planned development including widening of roads etc., the permission would not be considered as a constraint and the owner/party will not have any objection.

4.3 Commissioner(Plg.) was of the view that even the permission with stipulations in 4.2 above would require amendment in MPD-2001. Others, however, felt that tissue culture nuresery with only one hundred sq. mtr. of ground floor coverage as in Farm Houses should be judged as agricultural activities and covered in MPD-2001.

4.4 Authority may be approached for a decision.

#### 5. Item No.15/93

Sub: To set up a wholesale grain market in Loni Road Complex.

2. Allotment of additional land in Gazipur for different types of wholesale markets on the basis of comprehensive planning.

FR-1(16)90-Dir.(TYA)Pt.

5.1 Deferred

#### 6. Item No.16/93

Sub: Retail outlet site on east of Kalidas Marg.

## F.13(12)88/Bldg.

6.1 Technical Committee desired that the matter be re-examined and after the site inspection, possibility of alternate site be explored.

6.2 Further, Technical Committee desired that the Sr. Landscape Architect may be invited in the meetings of the Technical Committee.

## 7. Item No.17/93

Sub: Regarding approval of 139 DU's in respect of Citizen CGHS Ltd. at Rohini.

- 3 -

## F.23(9)88/Bldg.

## 7.1 Deferred.

## 8. Item No.18/93

Sub: Regarding allotment of land to Anand Lok Cooperative House Building Society for construction of Community Hall.

## F.2(36)86-IL

8.1 Technical Committee observed that the existing approved policy for disposal of service personnel area be submitted to LG for his perusal and information.

8.2 Technical Committee also observed that the circular quoted in the preamble for allotment of sites to Cooperative House Building Societies does not cover allotment of service personnel area to the Society.

\*\*\*\*\*\*

1, Item No.1/93

Sub : Parking Plan for Cars & HTV's of Loha Mandi Naraina, near the junction of Road No.25 & 89 Extn. F5(21)89-MP

1.1 Technical Committee recommended the approval of the integrated improvement of T-Junction and the parking plan as proposed (as per plan enclosed), subject to (a) provision of a railing segregating the parking area from the road; b) provision of a sub-way at a suitable location.

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Sub : Regarding allotment of land to Anand Lok Cooperative House Building Society for construction of Community Hall. F2(36)86-IL.

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## DELHI DEVELOPMENT AUTHORITY (MASTER PLAN)

No. F.1(35)99-MP

Dated:25.1.93

## MEETING NOTICE

The Technical Committee meeting of DDA will be held on 28.1.93 at 11.30 AM in the Conference Room, Vikas Sadan, New Delhi.

Agenda for the meeting is enclosed herewith.

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

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

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## A THE AND A

Sub:- Parking plan for Cars& HTVs of Loha Mandi, Naraina near the junction of Road No.25 & 89 Extn. F.5(21)89-MP.

1. Location:

The proposed parking is located at the junction of Dev Shastri Marg(Road No.25) and Road No.89 at Naraina. Location Plan is placed at Annexure I.

- 2. Existing condition:
  - Naraina Loha Mandi is one of the busiest wholesale Market for the trading of Iron & Steel in Delhi. The activity generates a large volume of traffic both heavy and light, fast & slow.
  - ii) The existing planned parking spaces in the Loha Mandi being encroached, force the traffic to spill over to the main road i.e. Road No.89 and Road No.25 for parking, loading and unloading.
  - iii) The shops abutting road No.89 have opened their back sides on the main road. The whole footpath is encroached upon with iron sheets, angles etc. One lane of the carriageway is occupied for parking, logding and unloading.
  - iv) A survey of the vehicles parked at the junction of Road No.89 & 25 shows that 40 trucks, 150 cars, 50 tonges, 30 thelas are parked along the main C/w which leaves hardly two long for a traffic movement in each direction.
  - v) Parking within the R/# of Road No.59 is creating lot of congestion.
  - vi) Road No.89 which needs at least 11.0 mtr. C/W on either sides of the central verge has been squeezed into a 4 lane divided C/" due to the parking and unauthorised activity along the footpath.
  - vii) Road No.25 hesinot been spared also. Heavy vehicles such as trucks, tempo are parked along both sides of the road obstructing the smooth movement of traffic.
  - viii)The traffic also take wrong directions for crossing over to Road No.89 from Road No.25 creating not only traffic confusion & bottlenecks but also accidents.
  - ix) The junction of Road No.89 & 25 needs proper geometrics for the smooth flow of traffic such as heavy trucks and other vehicles.
- x) A joint site inspection of ACP(Traffic), LD(T)I &

E.E., Divn.XIV, PWD(DA) was held on 20.11.91 where it was felt that a proper parking plan be developed on the land loging between the IARI boundary & Hoad No.89 R/W covering the existing drain. Accordingly EE, PWD, Division XIV, Delhi Administration vide his letter dated 25.2.92 submitted a detail parking proposal at the junctionof Road No.25 & 89 for approvals.

3. Salient feature of the proposal:

- i) A.1. The 'T' junction of Road Np.25 and Road No.89 Extn. shall be developed as per the plan with the specified geometrics.
- ii) 2. Existing Road No.89 Extension shall be widened from 4 lane to 6 lane divided carriageway.
- 111) ···

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Parking lot shall be developed by religning and covering the existing Kutcha Nallah with 'A' class loading R.C.C.slabs.

iv) 4. Gap in contral verge has been provided for entry & exit.

Parking details.

Separate parking lots have been proposed for different cypes of vehicles.

i) Observing the existing cars parking along Road No.89, a space for 183 cars have been proposed along the northern side of Road No.69 along the IARI boundary wall. This parking lot is connected to Road No.25 by a 9.0 mtrs. link between Inderpuri J.J.Colony & IARI boundary wall. The parking shall have entry from Road No.89 where also a gap in central werge has been proposed for cross movement.
ii) Adjoining the junction, a space for parking of 149 scooter has been proposed.

iii) As the activity requires <u>bulk</u> transportation, parking space for 40 trucks, 46 tempos and 23 theles have been<sup>\*</sup> proposed along open land of Pusa Institute.

19 / Bus stops have been proposed any both sides of the junction.

5 The proposal was sent to DCP(Traffic) for comments. DCP(Traffic; vide his letter dated22.4.92 has sent his comments(Annexue-I1) as follows:

Conta ... 3/-

Comments of LCP(T)

- 1) 1. Two bus stops have been proposed in the said plan one on each side of the Naraina Road. The two bus stops would not be suitable as the road always remains full of traffic. Fly-over to get down/board on the towards Naraina and the other farland the a farlong away towards Patel Nagar which is not desireable.
- 11) -. In the plan a space for 17 Auto Rickshaws and 16 Taxis have also been earmarked whereas space for truck parking is only for f 40 trucks which is quite inadequate. We suggest that the space ear-marked for Taxis and Auto Rickshaws be added with the space ear-marked for trucks and Taxi/ TSR stands can be brought on Todar Pur along the IARI wall.
- 111)'. The above mentioned space will be inadequate to accommodate the vehicles. So spart from going shead with the present plan, the concerned authorities should also acquire some more land out of IARI and develop the same for increasing parking capacity.

## Observation

The bus stands as proposed are not interfering with the local traffic. If the bus stands are taken into far then the passengers te junction during red signal

Theze could be adjusted ne: the 'T' junction on road No.25 by svoiding the footpath on either sides.

In addition to the parking areas proposed we are suggesting removal of existing encroached parking sites in the Lohamandi.

Comments of JD(WC&SA), DDA/observations on the same are 6. as follows:

Comments of JD (WC&SA)

Proposal for parking is incorporated in the Zonal Flan of Zone 'B' being prepared by his Unit. If it is feasible to provide a filling station site in the scheme, it would augment, the requirement of such sites as per MFD-2001 standards.

## Observations

Froposal of filling station site in the parking rlan is not desirable due to nearness to junction & the sloping approach to the bridge.

contd .... 4/-

## 7. Feasibility study:

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EE, PWD(DA) Divn.XIV vide letter dated 27.4.92 has given clarification to the observation made by DDA & also sent the feasibility alongwith copy of this letter which is placed as annexure III. The affected properties/services include about six trees falling in carriageway, 3440 sq.mtrs. land of IARI, two piaos, one electric pole etc. The proposal is feasible as stated in the latter.

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

i) Integrated improvement of 'T' junction of Road No.25/89 Extension and parking plan along Road No.39 extension vide drawing No.PWD(DA)XIV/10.

ii)Clearance of encroschments from parking sites within the Lohamandi layout by Land Deptt. of DDA.

iii)Closing theillegal frontage of Loha Mandi shops opening on Road No.89 enter & removal of encroachments by the Lands Deptt. of DDA.

iv)PWD shall take up the issue of eligible affected properties/ services with the concerned departments.

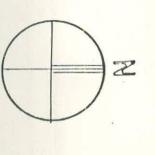
v) PWD may cut only those trees that are affected in the carriageways after obtaining approval of the competent authority. Trees falling in parking bays may be retained.

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FORP FILE No .: F- 5 SCALE

FOR PROPOSED PARKING ALONG RD. No. 89 EXTN./ 25 JUNCTION. (21) 89 MP

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Annexure-I

Annezure-11 OF THE DY. COMMISSIONBROF POLICE: TRAFFIC: DELHI. OFFICE No. /TTP-III, W-1, dated New Delhi, 6718 the 22/4/92 To The Dy. Director(T)-I, Delbi Development Authority, Vikas Minar, 11th floor, .... I.P. Estate, New Delhi. Subject:-Parking plan for Car & HTVs of Loha Mandi, Naraina near the junction of road no.25 & .... Sir, This is with reference to your letter No. F.5(21)/89-MP/1238, dated 6.3.92 addressed to the Executive Engineer, PWD, (DA) Divu.No.XIV-RR Lines, Ring Road, New Delhi and copy endorsed to this office, on the above subject. In this connection, this is to inform you is above subject. In this connection, this is to inform you that the Development Plan received vide your letter under reference has been studied by us, Our comments in this regard Two bus stow have been proposed in the said plan, on each side of the Naraina Road. The two bus stops would not be suitable as the road always remains full of traffic. These bus stops should be shifted, one beyond Naraina Fly-over towards Naraina and the other a farlong away 1. Fly-over towards Naraina and the other a farlong away towards Patel Nagar on Naraina Road. In the plan a space for 17 Auto Rickshaws and 16Taxis 2. have also been ear-marked whereas space for truck parking is only for 40 trucks which is quite inadequate. We suggest that the space ear-marked for Taxis and Auto Rickshaws be added with the space car-marked for trucks and Taxi/TSR, stands can be brought on Toda Pur along the LARI The above mentioned space will be in\_adequate to accomadate the vehicles. So apart from going ahead with 3. the present plan, the concerned authorities should also acquire some more land out of LARI and develop the same for increasing parking capacity. With the Yours faithfully, ( MAXWELL PEREIRA ) DEPUTY COMMISSIONER OF POLICE: TRAFFIC: DELHI. No. /TTP\_III, W-1, dated New Delhi, the Copy forwarded for information and necessary action to:\_ The Executive Engineer, PHD(DA), Divu.XIV, R.R.Lines, Ring 1. stand ..... dres our con Gurudwern · · · · · · · · · · · · · No

FUBLIC WORRS DEFARMENT

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To

Shri D.K. Saluja, Deputy Director (T) I, P.F.W., D.D.A., Vikas Minar, 11th Floor, I.F. Estate, New Delhi.

23(108) Pwain 0A

Sub. :-

Ferking plan for Car & H.T.V's on Loha Handi, Naraina near the junction of Road No.25 and Road No.89 (Extn.).

Dated, New Delhi.

Ref. :-

Your letter Ho. F. 5(21)09-1:1/1238 dated 6/3/1992.

This is with reference to your letter No. mentioned above, we have examined the observations of D. D. A. and following are our comments parawise :=

(i)

(11)

Farking area has been segregated from foot-path by providing a railing between the two as suggested.

It shall not be desirable to connect scooter parking with car parking as the mixing of two is likely to creat congestion at the entry/exit point of car parking. The independent entry/exit as proposed for scooter and car parking is more desirable. As there is no gap in verge in front of entry/exit of scooter and car parking, there should be no problem for left turning movements.

(iii) Signelization of gap in verge in front of entry/exit to car parking may not be desirable as this is 100% from junction of Road No.25 and also speed breakers have been provided for reducing the speed of vehicles to ensure due safety.

The proposal is generally feasible except for minor shifting of some electric poles and acquisition of 1.A.R.I. land as shown on the plan. Feasibility report in D.D.A's Standard Format is attached.

About 3440 Sqm. of just Institute Land shall have to be acquired to develop parking lot for trucks.

The Proposal has been studied by A.C.F.(T), Tatel Nager and has suggested to marge the fact/TGB Stand area with the truck parking to provide for more thuck parking. D.C.F. (Praffic) has suggested to shift the Taxi/TSR Stand on Load No.25. This could be considered by D.D.A. As regards the suggestion to shift the bus stand, may not be a practical solution as the commuters shall have to walk a long distance as per the suggestion fiven by them. As regards the suggestion to acquire more land out of T.A.P.I. to increase parking capacity, this could be taken up once the proposal is agreed to by D.D.A.'s Technical.

Contd....2....

No

Temple, Masque/Church/Gurudwara

Nn

As regard the existing parking area provided by D.D.A. in the Naraina Loha Handi approved plan, it is to inform that all the parking lot are encroached by jhug ies of workers of this area, and by dumping the material by local shop-krepers. In case these jhuggies and dumped materials by the shopkeepers are removed a parking of about 40 to 50 trucks could be developed in that case we may not acquire additional land from the Fusa Institute. However, parking for cars, scooters, taxi, and TSR as proposed out side shall still be required even after the approved parking area inside the Loha Mandi area is made available.

Dacl .: - As stated above.

н. С. LUTINA ELOQUEIVE ENGINEER, (DELHI ADIN.), R. R. LINES, ALNG DOAD, NEW DELHI-110 010.

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## Copy forwarded to :-

- 1. The Superintending Engineer, F.T.D. Circle Wo.V (Delhi Admn.), MSO Bldgs., IP Estate, New Delhi, for his kind information.
- 2. The Deputy Commissioner of Folice (Traffic)/Asstt. Commissioner of Police (Traffic), West Fatel Nagar Folice Station, New Delhi for information and necessary action please.
- 3. The Assistant Indineer, Sub-Divn. No.11, INDXIV(DA), New Delhi for information and necessary action.

( N.S. LUMERA ) LALCULIVE LUCITADR.

Annexu FEASIBILITY REPORT PROFORMA 1. Details of effected structures/ properties in the road if W. Pucca Semi Pucca Kutcha a) Total No. of structures/ 5/S D/S T/S properties affected in 2. ALA the alignment. 2 Nos. (Pino + film levels) Police pasts b) No. of properties with boundary wall and set-backs only affected in one, IARI, Pusa the alignment. c) Width of properties affected in road R/W. 8 m. to 26 m. d) No.of shops affected. 2. Is there any deviation in the approved alignment prepared by TCPO earlier. If yes, give details 3) Whether the alignment confirms to the R/W as shown in the approved layout plans & regulari-sation plans of the colonies abutting this road. If no, give details. 4. Details of affected services Length in mt. a) Overhead high tension lines: 220KV lines 66KV lines 33KV lines 11KV lines b) Underground lines: 220KV lines 66KV lines 33KV lines 11KV lines c) Underground spwerage lines Longth & No.of depth of manholes the lines.affected d) Underground water supply lines Length No.of sluice . valve e) Storm water drainage lines ohambers affected f) No.of electric poles g) No.of telephone poles Length One No. 5. Details of affected trees Total nos. 32 Species Girth No. Sufeda O. Ecu. No. non. 6. Other miscellaneous affected structures 32 Nos Temple, Masque/Church/Gurudwara Petrol Pump (specific location be mentioned) No. Milk Booth Bus stand One No.

Taxi Stand

Developed part with or without railing Pole mounted S/Stn.

Following details may be given for existing 7. petrol pumps along the proposed alignment plan.

1) Existing Status - Filling Station

or

Filling cum Service Station. Title of land ownership DDA/Govt./Dealer. 11)

- 111) Whether affected in the proposed R/W shown in the alignment as per original allotment.
- iv) If affected the length & width may be mentioned.
- v) Size of Petrol Pump after leaving the proposed R/W.
- vi) Whether land acquisition proceedings have been initiated.

General comments about the feasibility to implement the alignment proposal.

LALAVA AB-A /PMD DXIU (DA)

8.

11 कार्यपालक हर्ज मया होगेग्विम्ब्रा (२०४०) - र सक वारज्यार॰ लाईन्त । स्य रोड 1111115 नई दिल्ली.

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Yes/No

ITEM NO. 11/93/TC

Sub:

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Request for additional strip of land for Indian Spinal Injury Centre, Vasant Kunj, where the foundation stone laid by former Prime Minister of India Late Sh. Rajiv Gandhi.

Reference may please be made to the request from the Hospital Authorities and also the inspection of LG on 30.8.91 and the subsequent meeting taken by LG on 4.9.92, at the site. The Indian Spinal Injury Centre were allotted land measuring 6.07 ha. in Vasant Kunj, Block D, for the construction of hospital. However, due to the land litigations ... 1.6 ha. land could not be handed over the hospital. The change of land use for 6.07 ha. stands notified from "Agricultural Green Belt" to "Public & Semi Public Facilities (Indian Institute for Spinal Injury)". The acquisition of the remaining land is being taken up by Commr. (Lands) with the courts for disposal of the court cases at an early date.

The building plans for the project have been 2. sanctioned by the DDA and according to this the approach the hospital has been indicated from the east side, though the land in this area is still not acquired. The intensive care unit of the hospital have been located on the western , side of the plot. In view of this, the hospital authoritien have been representing to LG not to construct a heavy vehicular road on the western side, taken up by DDA for giving approach to the IAAI, Rangpuri Complex where in Ph. I village Nangal Devat to be shifted, which is presently located within Airport. It has also been mentioned by Major Aluwalia that the foundation stone laid by Late Sh. Rajiv Gandhi former Prime Minister of India falls outside the land allotted to the centre. He has requested to increase the area on the western side with a view to include the strip having the stone within the hospital and also it will result in reducing the road width being constructed by DDA.

3. The matter has been examined in the Area Planning Wing. The width of the road presently under construction is 30 mt. and it is possible to reduce it to 24 mt. R/W and thus a 6 mt. wide strip can be considered for allotment to the hospital. It will have two purposes number (1) that the foundation stone will be a part of the hospital site and also the set-back will automatically increased by 6mt. During the site inspection Hon'ble LG had decided on these lines indicated above. Additional land would be about 1050 sq.mt., subject to the conditions that there will be no

## construction in this area.

i.

ii.

4. The latest physical survey for this area has been conducted and the land proposed has been indicated on this survey plan as well as the possession plan of the hospital.

5. As regards the approach road, it will remain from 45 mt. road running along the eastern boundary of the hospital after the fanders acquired and allotted. Accordin to the MPD-2001 this 45 mt. road will ultimately link with proposed 100mt. wide Express Way.

6. The matter is submitted for the consideration of the Technical Committee on the following two issues:

For additional allotment of 1050 sq.mt. (6mt. strip x 175 mt.) to hospital subject to conditions that no construction will be made in this area. The width of the road constructed by DDA will automatically reduce to 24 mt. from the existing 30 mt.

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Sub : Directions issued under Section 41 of D.D.Act'57 by the Ministry of Urban Development in respect of reducing seating capacity of cinemas to a minimum of 300 and utilising the balance FAR for commercial purposes.

## File No.F.11(1)91-MP

Ministry of Urban Development, Govt. of India, vide their letter dt.10.8.92 and letter dt.27.8.92 (Appendix I & II) issued the directions under Section 41 of DDA Act 1957, on the representation of M/s Kapoor Sons & Co. for partial change of Kamal Theatre to 'commercial use', subject to the conditions that (i) atleast 300 seats are retained for cinema theatre and that (ii) the remianing area is used for such purposes as are permissible in 'District Centre or Community Centre' in which the threatre may be situated. It is further stated that (iii) the threatres are permitted to carry out such alterations or modifications in the existing Auditoria as may be necessary for the prupose but subject to the unified building byg-laws. The Ministry is further pleased to direct that (iv) the provisions of the directions will apply mutatis mutandis to all cinema halls who apply for such permission.

2. The above said directions under Section 41 of DD Act 1957 were examined and it was opined that the directions from the Goyt. of India are in confirmity with the MPD-2001 land use zone. However, modifications in the use activity permitted in the use premises at page 155 of the Gazette of India (extra ordinary) Part II and Section 3 sub-section (ii) under the heading, "cinema (0.28) which reads as below:

"Cinema watch & ward residence 20 sq.mt., administrative office, soft drinks and spaces stall, retail shop and commercial office upto 20 per cent of the total floor area", needs to be amended by deleting the words "upto 20 per cent of the total floor area".

-7-

3. Issue about the lease conditions and extra premium are to be dealt with by the Lands Department as per terms of lease etc.

The Architect, Sh.A.Sen Gupta has represented to 4. the Minister of Urban Development, Govt. of India, New Delhi stating that screening of films with conventional cinematograph appratus for a minimum of 300 spectators would not yield any appreciable benefit as compliance various requirements under the Act governing of such screening would virtually make no economic difference whether the number of spectators are 300 or 1000 or even Neither would an exhibitor be able to achieve more. such space for commercialisation as would be adequate to commensurate the expenses to be incurred for effecting any change in existing cinema hall. Therefore, he suggested that (i) the screening of films should be permitted with the aid of video projection instead of conventional appratus for an audiance of max. 300 seats. (ii) there should not be any bar in providing as many

halls as permissible within an existing one for screening of film through video appartus subject to restricting the capacity in each hall not exceeding 300, further subject to providing necessary public conveniences to the total number of spectator accommodated within a single complex, if they are run without any time gap amongst them.

5. The case is placed before the Technical Committee for its consideration the abovesaid amendments in MPD-2001 and issues raised at para 4 above.

Sub: Agriculture Plant nursary with tissue culture Asola Village.

F3(194) 63-MP

1. BACKGROUND:

The case is regarding NOC for construction of 7000 sq.ft. area for agriculture plant nursary with tissue culture techniques at village Asola.

- i. The proposal was studied in the Planning Wing of DDA and a reply from Dy. Dir. (MP) dt. 12.3.92 has been sent to Manager, Sheela Boi Tech. Ltd. stating that no such activity as mentioned in the PUC is germitted in rural use zone and the farm houses.
- ii. We received a PUC dt. 23.7,92 from Town Planner MCD addressed to Commr.(Plg.) DDA wherein it is mentioned that the case was technically examined in the layout committee meeting of MCD held on 10.7.92 with the observation of LG, Delhi which is as follows: "Why should we stand in way? laydown the strict conditions if you will, but allow such hi. tech activities to develop". MCD has requested the views of DDA for processing the case further.

2. VC, DDA has desired that the case should be brought to the Technical Committee meeting a representative of MCD may also be called in the same for presentation. Copy of a communication from Director, Shela Boi Tech Ltd. addressed to VC, DDA is at appendix A. The proposal plan is laid on table.

3. It is not possible to accept such a proposal in the Regional Park because of present urban land policy of land development according to which all lawd is acquired by Govt. agency and their developed for various uses. 4. The case may be put up to the Technical Committee for its consideration.

Appendix A.

August, 27, 1992

REF:SBT/165/92

The Vice Chairman DDA, Vikas Sadan, New Delhi,

Dear Sir,

Sub: Approval of Layout plan for Agriculture plant Nursery with Tissue Culture Technique at village Asola, U.T. of Delhi.

With reference to the captioned subject, we would request you to kindly grant us an appointment at your earliest to discuss the matter in detail.

Thanking you,

Yours faithfully, for SHEEL BIOTECH LTD.

S.N. CHANDAK DIRECTOR

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P.S.: Reference Ms. Girija Vyas Dy. Minisater, Min. of Information and Broadcasting.

ITEM NO. 15/93/TC

Et.m.

SUB: 1. To set up a wholesale grain market in Loni Road Complex.

2. Allotment of additional land in Gazipur wholesale market Complex for different types of wholesale markets on the basis of comprehensive planning.

#### PART-I:

Chief Secretary, Delhi Administration vide his letter dated 6th Nov., 1992 has requested to use the land in Loni Road Area for the purpose of a grain market to shift existing old foodgrain markets in Shahdara Town which is very much congested. He has also stated that the land in Loni Road Complex may not be objected by Air Force Authorities as was in case of fruits and vegetable markets.

This particular piece of land for a fruit and vegetable market was allotted to DAMB sometimes five years back, possession not handed over due to litigations/stay orders in some pockets of the land proposed to be handed over to DAMB and later on location of fruit and vegetable market was also objected by Air Force Authorities. This particular piece of land in Loni Road Complex has now been used/being used for a Facility Centre No.8; plans have been finalised and allotment to Ambedkar College made/possession handed over. So there is no possibility of allotment of any land in Loni Road Complex. Details are available in the files of Lands Branch.

However, alternative land for fruit and vegetable as well as for grain market is being allotted in the south of NH-24 near Gazipur. Details have been given in Part-11.

#### PART-II:

Delhi Agricultural Marketing Board was set up under Delhi Agricultural Produce Marketing (Regulation) Act, 1976 for <u>better</u> regulation of the produce, sale, storage and processing of the agricultural produce and establishment of markets in the National Capital Territory of Delhi. 105 items have been covered under the Act, out of which for Trans-Yamuna Area three are the important ones, namely - i) cattle feeds, grass and fodder; ii) condiments, spices, sugar, gur, sugarcane, khandsari, oil seeds, pulses and grains; and iii) fruits and vegetables. Population of Trans-Yamuna Area is already about 2 million and by the end of the century, it may reach to about 2.5 million, for which these three types of wholesale markets are required. In 1980s, DAMB was expecting to get a piece of land in Loni Road but now that is not feasible due to aviation restrictions, so all the wholesale markets required for Trans-Yamuna Area have to be near Gazipur i.e. south of NH-24 and in the north of Hindon Cut.

## 2. Position of existing markets of Trans-Yamuna Area:

i. Fruit & vegetable market at Shahdara - Bhola Nath Nagar:

It is by and large a vegetable market, specially a sugarcane market. The market is hardly in an area of one hectare divided by a road connectingh G.T. Shahdara road with Bholanath Nagar. The market derives its most of the supplies from outside the state and hardly 8 per cent of the produce from within Delhi. The market serves a population of 2.5 lakhs.

ii. Fruit & vegetable market at Jheel Khuranja:

This is a market of old fashion. Most of the shopkeepers sell their produce by using right of ways of the roads. It dervies 95 per cent of its produce from Delhi and hardly 5 per cent from adjoining states. From planning and environmental point of view, the location of this market is totally unsuitable and hardly any infrastructural facility exist there.

fii. Grain market at Shahara:

This is a market of the old fashion functioning in crowded streets and bazars of old Shahdara town. The location of this market is totally unsuitable from planning point of view and no facilities worth the name are feasible to be provided.

Daily arrivals in terms of bags are between 130 to 150, out of which 90 per cent of the bags are sold on the same day. There are 50 shops each of size 3.5m X 12m and all of them are privately owned. The market is totaly devoid of infrastructural facilities like approach, parking, auction platform, public conveniences and services.

These three existing markets are grossly inadequate to serve the population of Trans-Yamuna Area, so at present, most of the items are purchased from other parts of Delhi by making congestion on existing approaches which are of much less capacity than required. DANB has lot of expertise in planning, development, construction and management of wholesale marekts and is working, since more than one-decade.

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## 3. System of planning of markets:

Following criteria should be kept in designing the Complex at Gazipur.

- Functionality of layout and design to enable ease of operation, optimisation of product flows, adequate protection of product and people, and maximum flexibility for future development.

- Economy of design in order to optimise the initial capital cost.
- Proper hygiene provisions in respect of both products and people.
- Layout and designs to local conditions.
- Structures with minimum maintenance.
- Adequate security and safety provisions.
- Adequate water for smooth flow of sewage in sewer lines.

- Garbage disposal is difficult in wholesale markets especially in fruit and vegetable market. For this, it is proposed that incinators should be installed in one corner of the complex. +To keep sever lines clean they should be flushed periodically with ample quantity of unfiltered water.

- Care should be taken for its expansion.

- Flan for the next 30 to 50 years.
- Parking spaces for light and heavy vehicles would be earmarked.
- Greenbuffer between the market and the adjoining areas so that either of two is not disturbed from each other.

- A fruit and vegetable and wholesale market is a mini town itself: so yould have all types of community facilities, in namely - a small shopping centre with adequate number of shops and restaurants; post office and telegraph office; police post; dispensary; parking areas for different types of vehicles; DTC bus queue shelter; fire station; public toilets at appropriate places; check poul with weighing facilities; farmers rest house; water trough for enimals; drinking water facilities; a wholesale market would be altractive in itself and for this the entire area would be properly landscaped. Shady trees would be grown along the main roads, segregating regional traffic with local traffic. Tree plantation would be done in parking lots also.

These various points are clubbed into the following 8 points:-

- a) Segregation of different types of activities/land uses. h)
- Provision of all community facilities c)
- Possibility of future expansion d)
- Proper parking for fast moving vehicles and slow moving A)
- Proper enclosure to avoid pilferage of goods f)
- Green buffer betgween market and adjoining areas P.)
- Entire area to be landscaped to make it attractive Quick and proper disposal of sewage and garbage. h)

#### 4. Description of the proposed Complex:

It would be bounded by NH-24 in the noth, existing high tension line in the east, Hindon Cut in the south and developed area line of cattle farm in the west. Total area would be about 50 hect. and from th is area under Master Flan uses should be deducted. Assuming that balance area would be 40 hect. which is proposed to be used for the following purposes:

- Fish and poultry market 10 hect. already being planned - Fruits & vegetable market - 15 hect.
- Grain market 10 hect.

These figures would be adjusted after getting report from School of Planning and Architecture, to whom a study of require-ments of wholesale markets and Integrated Freight Complex has

The item is placed before the Technical Committee of 5. Authority for decision on the following points:the

- Construction of grain market in Loni Road Complex is i . feasible due to non-availability of land. not
- The entire area in the south of NH-24 as described in para-4 ii. may be allotted to DAMB for the preparation of plans, development and construction of wholesale markets.: · ........

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TTEM NO. 16/93/TC

## SUBJECT:- Retail out let site on East of Kalidas Marg. F13(12)1881eRe

- Technical Committee in its meeting held on 21.1.91. vide item No. 12 considered the pronosal of carving out of petrol pump sites in Plg. Division 'G & 'H' and out of total 7 sites 5 sites were found feasible/approved each measuring 100'x120' including the one under reference in Planning Division 'H'.
  - The recommednations of Technical Committee were approved by the then V.C./DDA vide his orders dt. 2.3.91 and the details of the approved sites were intimated to Lands Section by Planning Cell for processing their further allotment.
  - The site under reference was allotted to HPC vide letter dt. 14.3.91. and the possession was handed over in September, 1991 with the condition that no tree would be cut wikhout the permission of the Competent Authority. This site was alloted to HPC for shifting their existing petrol pump from Azadpur.
  - HPC has already made the payment for the rent to the DDA amounting to Pc.3,21,340/- and have further obtained NOC from DCP (Licensing), explosive etc.

HPC requested for cutting of trees which has been examined by the Director (Hort.),DDA and have recommended cutting of 41 eclyptus trees (Safeda) and gauva trees as shown on the copy , of the plan (laid on the table). With the recommendation that twice the number of trees shall be planted by the department.

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V.C./DDA vide his note dt. 19.9.92 in the fire bearing No. F.1(1)Misc./92/Hert.II has raised a quarry which is as under:

"Did Tech.Committee know of the existing trees at the site when it considered the residement?What is the existing land use of the new site?"

- 7. Observations are as under:-
- Land in question is located on east of Kalidas Marge 30 Mt. N/W.
- ii) The Land in question alongwith the adjoing vacant land is presently fenced with stone messanory with grilled work.
- iii) Rows of eclyptus trees are planted on the sides of the site along the road.

(iv) Recarding the observations of the Vice-Chairman dated 19.9.92., the relevant para of the Technical Committee meeting held on 21.1.91. is re-produced below:-

> Filling cum service station at east of Kalidas Marg between Gurudwara crossing and drain crossing west of Delhi Administration flats (Gulabibagh). Zone H-1 and 2, 100° road R/W (recommended for approval.

The proposed site along the Kalidas Marc of 30.48m R/W is near Jaswant Nursery. The site measuring 30x36 m for filling-cym-service station. This site is feasible subject to cutting of about 60 grown up eclyptus trees existing within the site/plot.

8. In the meantime, Minister for Surface Transport MS/(SF7)/RES/P/2136/11 dt. 5.11.92. addressed to V.C./DDA has objected for cutting of the trees and has further suggested that a second petrol pump in the area is not needed; as the present one is working satisfactorily.
9.In this connection, it is pointed out that the existing petrol pump is located on the west of the road and the proposed site is located towards the East of the road which is 100° wide and has a central verse in between the carriage way.

No As desired by the V.C./DDA. The matter is a collection of before the Technical Committee for its consideration.

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Sub: Regarding approval of 139 DU's in respect of Citizen CGHS Ltg. at Rohini. F23(9)88/Bldg.

The case is regarding approval of five DU's in addition to 134 DU's approved by DUAC/DDA in case of Citizen CGHS Ltd. at Rohini.

2. The society was allotted land measuring 2.23 acre for 139 DU's as per NOC issued from CH Cell and the plans were released in June 1989 for 134 DU's on the basis of the DUAC approval.

The society is one of the Coop. Group Housing Societies which were shifted from Kondli/Gharoli to Rohini due to the problems about the approval of structure plan of Kondli by DUAC. Since allotment to the society could not be made in Kondli, these were subsequently accommodated in Rohini for which necessary adjustments in the structure plans were made and were approved from DUAC. In the present case the allotment of the land to the society was for 139 DU's but due to the physical constraints and site conditions the equivalent land for 139 DU's at the prescribed density of 60 DU's per acre could not be adjusted and the society was allotted 2.23 acres.

While processing the case for the approval of VC, DDA the society was asked to take up the matter with the DUAC for consideration of the scheme for 139 DU's. The Secretary of the Society vide letter dt. 2.4.89 stated that the scheme for 134 DU's may be released and that the matter of remaining 5 DU's can be considered at a later stage in consultation with DUAC.

3. Technical committee in its meeting dt. 18.2.91 decided to ask the Citizen CGHS to submit fresh layout/building plans within the parameters of MPD-2001. (Appendix A)

4. This case was again placed before the Technical committee meeting held on 27.9.91 on the request of the society and it was desired by the Tech. committee that in the first instance all similar cases in which variation in no. of flats had earlier been approved be placed before the Technical committee. Accordingly a list of such cases has been prepared and is given below: (Appendix B)

1							
S.NO.	Name of Society	PLans sanctioned for no. of DU's	Const.	of DUA for no. of DU's		NO. OF 60 DYAC	-
1.	Janyug CGHS Lt. at Rohini F23(8)87/Bldg (2.11) acres.	132 •	132	132	132	127	

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5. As per the conditions mentioned in the broucher issued at the time of allotment, the societies were allowed to have variation of + 15% on prescribed on density as given in Appendix C. 6. Case is again placed before the Technical committee for its consideration.

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Mahavir CGHS Ltd. at 161 161

Rohini F23(37)85/BLDG.

(2.642 acres)

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Sub: Regarding allotment of land to Anand Lok Cooperative House Building Society for construction of Community Hall.

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## File No. F.2(36)/86-IL.

The Anand Lok Cooperative House Building Society had applied for allotment of land measuring 1788 sq.yds. which is expmarked for service personnel and Dhobhi Ghat in the Layout plan of the society. The procedure for allotment of such land to Cooperative House Building Society has been notified by the Government of India vide circular No. 7-1(5)/69-UD, dated 26/27/30th June, 1970 ( Annexure ....'A') which inter-alia states that:

"The Fresident has been pleased to decide that a part of the land in colonies developed by House Building Cooperative Socie ties under the scheme, other than residential plots leased out to Cooperative House Building Societies, may be allotted to such societies, as had incurred expenditure on premium and development, wherever asked for, for a specific institutional purpose viz. a ' community centre' or a ' Club ' or a 'School' free of cost. The area of the land to be so allotted shall be determined by the Lt. Governor. The land will vest in the Fresident and it will be given to the society on lease on usual terms, but on nominal 'ground rent of Rs. 1/- per annum for which purpose a separate lease deed will be executed. "

2. The Master Flan norms for allotment of land for Community Hall placed a ceiling of 660 sq.mts. for such allotment.

3. The Anand Lok Cooperative House Building Society has been pressing for allotment of the entire plot of land available for service personnel. The society has inlands to develop developed the entire area as a service complex for the benefit of the society.

"The matter was placed before the Hon'ble Lt. Governor on 21.11.1992 who has desired that the method of disposal for development of service complex may be decided expeditiously. It may be decided by the Technical Committee whether the site can be allotted to the above society on the rates to be decided in consultation with the Finance Wing.

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GOVE HAME AT165) (ABTHD WORKS HOUSINGURBAN DE VELOPHENT (DE PARTMENTOF WORKS HOUSING AND UD) New Dolhi,dt.the 26/27/30 June,70

# The Secretary (L&B Department) Dolhi Administration, Vikas Bhawan, N.D.

SUB:-

Scheme of 'Large Scale Acquisition, Develop-ment and Disposal of land in Delhi-disposal of land, gther than that carmarked for construction of residential units in colonies developed by Cooperativa H.B.Societies. Sir,

With reference to your latter No. F.15(33)/56-L&B dated 26th Fobruary 1969, I am diracted to state that clause VIII of the Agreement executed with House Building Cooperative Sociation (Undeveloped

Land) by the Dulhi Administration provides as below; I' Upon the completion of the dowslopment of the land in accordance with the provisions contained harein a ud to the satisfoction of the Chief Commissioner and issued by ham a certificate to that effect and have been duly observed, the president will, in consideration of the expenses incurred by the Society premium and of the yearly rent as herein provided and of the conveneuts on the part of the Society to be contained in the lappo, grant to the Society and the Society shall accept a lease, of such of the residential plots as may be determined by the Chief Commissioner in his absolute discrution in purpetuity in the form of lange attached herete and referred to in Clause X hereof. in

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The President may dispose of the remaining parts of the said land, in any manner and to whomsdover he thinks proper, and the Society shall not be antitled to claim the refund of any amount or any part thereof paid towards promium or expended by it on the development of the land!!

2. The Prosident has been pleased to decide that p part of the land in colonies developed by House Building Cooperative Societies under the Scheme, Building Cooperative Societies Under the Schume, other than residential plots lensed out to Cooperative House Building Societies, may be allootted to such Societies, as had incurred expenditure on promium and development, wherever Saked for, for a specific institutional purpose viz.e 'Community ' Contro' or a ''Club'' or a d'School'' froo of cost. The area of the land to be an allettud shall be determined by the Lt.Governor. The land will vest in the president and it will be given to the Society nn lease on youal tarms, but on nominal ground rent of Ra.1/-per conum for Whith Durpose a superate lansa dead will be executed. 3. The case of each House Building Cooperative Society

for such allowent should be considered on morits. 4. This issues with the concurrence of the Ministry A. This issued with the concurrence of the Ministry of Einance (Delhi State Division), conveyed vide their U.O.NO.1583-DSOS/70dated 15th June, 1970. Volus J/2ithfully, (1.M.Sukhwani) Under Secretary to the Govt, of India;

To

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## DO No.F.19(4)/87-Inst Nov. 6, 1991

As per the policy laid down vide Govt. of India letter No.7-1(5)/69-UL dated 26/27/30 June, 1970, community facility sites in the pockets developed by cooperative house building societies revert to President of India. Traditionally, DDA have been allotting these sites to various institutions for educational, religious and recreational purposes, as per the approved lay-out plans.

2. The principles/procedures governing transfer of amenities and services from DDA to MCD in development areas under Section 36 of DD Act 1957 were finalised in mutual consultation with MCD in Sept. 1986 and approved by the Authority vide their Resolution No. 10 dated 20.10.1986. They clearly provide that transfer of amenities and services to MCD would not affect DDA's role in management, control and disposal of nazul lands.

5. Despite a clearly anunciated policy as above, you will be surprised to learn that in several specific cases, your officers have erroneously claimed and also unauthorisedly taken possession of such sites. For example, a nursery school site was allotted to Rose Educational Society in Bahubal Enclave, Shahdara. The allottee has paid DDA the full premium charges of the said site and the lease deed also has been executed on 16.5.88. The Horticulture Deptt. of MCD has, however, unauthorisedly occupied this site and are depriving the Society of the peaceful exercise of its rights of possession thereof. The Rose Education Society has also approached DDA stating that their building plans are not being approved by MCD on the sole ground that they do not have valid allotment of the land..

4. I would, therefore, request you to look into the matter personally and issue suitable circular instructions to all concerned. I shall be grateful also for your specific intervention to resolve impasse cited above in the case of Rose Education Society.

Yours sincerely, [C.Noronha]

Shri P.P. Chauhan, Commissioner, Municipal Corpu. of Delhi, Town Hall, Delhi.

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