

Minutes of the Technical Committee meeting held on 11.3.93. ITEM NO. 30/93/TC

Sub: Adjustment of land allotted to Rajasthani Bhawan Nirman CHBS Pitampura. F23(9)77/Bldg.

Rajasthani Bhawan Nirman CHBS at Pitampura was allotted a piece of land measuring 7.5 acres (30350 sq.mts.) in two pockets. However, the possession was handed over on 8.4.76 for an area measuring 7.46 acres (30180 sq.mts.) In between two pockets there was an existing High Tension Line and therefore the area affecting the high tension line was kept as green which was about 1566 sq.mts. Later on, the high tension line was shifted by DESU at the cost of the society.

2. A part of the plot of the society was affected in the 6.5 mt. wide link as an approach to the village Pitampura to connect it with Road no. 41. Thus, an area of 611 sq.mt. was affected and the society was short of 781 sq.mts. (611 sq.mt. due to the proposed link and 170 sq.mt. was given less initially.)

3. While executing the group housing scheme, part of one of the block is projecting out in the area vacated by the shifting of the High Tension Line, and accordingly, the society has made a request that as they are short of 781 sq.mts. of land for which they have already paid, the adjustment may be made by allotting the land out of this strip of 1566 sq.mts. so vacated by shifting of high tension line.

4. Earlier a reference was made to SE Civil Circle 11, DDA who vide his letter no. 15(37)SE/CC-11/DDA/4271-75 dt. 10.9.90 (copy) has reported that this land is an integral part of the society and cannot be segregated could not be effectively utilised or maintained by the DDA.

5. The matter has been examined in the Area Planning Wing and it is observed that:

- | | |
|--|--|
| a. Area originally allotted | 7.5 acres (30350 sq.mts.) |
| b. Area handed over initially | 7.46 acres (30180 sq.mts.) |
| (170 sq.mt. could not be handed over) | |
| c. Area utilised for construction of link road 6.5 mt. in providing approach to village Pitampura, from road no. 41. | 611 sq.mts. |
| d. Area short/to be adjusted/ to be allotted. | 781 sq.mts.
(611 sq.mt.+170 sq.mt.) |
| e. Balance area out of 1566 sq.mt. vacated by shifting of HT line. | 785 sq.mts. |

The case is put upto the Tech. Committee for consideration of adjustment of the land measuring 781 sq.mt. and the balance land could be considered for giving to the society for maintaining it as a green area with zero FAR and no DU advantage after charging addl. premium for the land 785 sq.mt.

Minutes of the Technical Committee meeting held on 11.3.93 at 12.00 (noon) in the conference room, 'B' Block, Vikas Sadan, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Mr.S.P.Jakhanwal, Vice-Chairman (In chair)
2. Mr.H.D.Sharma, Engineer Member,DDA
3. Mr.A.P.Sinha, Principal Commissioner
4. Mr.J.C.Gambhir, Commissioner(PLanning)
5. Mr.S.Roy, Commr.(Land Disposal)
6. Mr.Santosh Auluck, Chief Architect.
7. Mr.S.C.Gupta, Director(DC&P)
8. Mr.R.G.Gupta, Director(TYA)
9. Mr.P.C.Jain, Director(AP&B)
10. Mr.Chander Ballabh, Jt.Dir.(AP)
11. Mr.A.K.Jain, Jt.Dir.(ZP)
12. Mr.H.S.Sikka, Jt.Dir.(DWK)Phase-III
13. Mr.S.P.Bansal, Jt.Dir.(NCR&UE)
14. Mr.Ashok Kumar, Jt.Dir.(Dwk)
15. Mrs.Savita Bhandari, Landscape Architect.

TOWN AND COUNTRY PLANNING ORGANISATION:

16. Mr.K.T.Gurumukhi, Addl.T.P.

DELHI POLICE

17. Mr.Ramniwas Meena, ACP(9th BN,DAP)
 18. Mr.Rup Chand Sharma, ACP(Traffic)
- For item no.33/93

M.C.D.

19. Mr.Sunil Mehra, Jr.T.P.

SPECIAL INVITEE: AIU Tibbia College

20. Mr.M.A.Lari, Acting Principal
- For item no. 34/93

1. Item No. 28/93:

Sub: Change of land use in respect of Transit Camp near Village Hasthal. F20(7)91-MP

The Technical Committee recommended for approval for change of land use of an area measuring 3.38 ha. in respect of Transit Camp near village Hasthal from 'rural use zone' to 'residential'.

2. Item No. 29/93:

Sub: Hostel building of ITPI at 4-A, Ring Road, IP Estate, New Delhi. F9(38)69-MP

The Technical Committee observed that as a case of 'Special Appeal', the Authority has already permitted 250 FAR for ITPI building prior to 1.8.90 (Enforcement of MPD-2001) and decided that 15% of the floor space as per of the sanctioned scheme may be used for residential purposes including hostel.

✓ 3. Item No. 30/93:

Sub: Adjustment of land allotted to Rajasthani Bhawan Nirman CHBS Pitampura. F.23(9)77-Bldg.

The Technical Committee decided that an area measuring 781 sqm. may be adjusted out of the area vacated due to the shifting of high tension line against the land surrendered by the society for construction of link road and the shortage of land initially allotted to the society. The rest of the area measuring 785 sqm. ^{be adjusted} in such a manner that it forms part of the contiguous land belonging to the Authority. After making this adjustment layout plan for convenient shopping centre be prepared on the available plot.

Further, Commr. (Land Disposal) may examine if, any price of the land is to be charged from the society.

4. Item No. 31/93:

Sub: Consideration of a school site where HT line is passing through the school for the purpose of allotment. F18(90)90-IL

The Technical Committee observed that mandatory clearance due to the location of the high tension line within the plot, be followed while sanctioning the building plan. Further, building envelope be re-adjusted within the plot area and proper set backs be indicated increasing further the distance of the building land from the H/T line.

5. Item No. 32/93:

Sub: Alignment plan of proposed 45 mtr. R/W road over Palam Drain connecting Dwarka Project with the Pankha Raoad. F10(42)DD-Plg.II/92/DWK

Deferred and matter be taken up when representative of Irrigation & Flood Control Deptt. & MCD be also invited.

6. Item no. 33/93

Sub: Construction of Police Lines for Armed Police Battalion at Sultanpur Dabas.F8(7)81-MP

The Technical Committee observed that land under refernce at Sultanpur Dabas is declared as reserved forest and, therefore, Police Deptt., Delhi Admn. should first obtain the Ministry of Environment's clearance for denotifying this land from the reserved forest category.

7. Item No. 34/93:

Sub: Master Plan of Tibbia College at Karol Bagh, N.D. F3(51)91-MP

The Technical committee observed that Tibbia College is run by an autonomous body. This institute is located in Planning Division (Zone B) for which the draft zonal plans approved by the authority for inviting objections/suggestions, therefore, Technical Committee decided that till zonal development plan is finalised, the proposal of Tibbia College for its re-development has to wait as it has to be inconformity with the proposal of zonal plan.

8. Item No. 35/93:

Sub: Proposed draft alignment plan of Palam Dabri Road from Palam Drain to Maude Road (Delhi Cantonment Area) F10(JD)DWK/923

The Technical Committee approved the alignment plan of the portion falling in part II & part III of Palam Dabri Road from Palam Drain to Maude Road (Delhi Cantonment Area). As far as part I (passing through unauthorised /area colonies) of the alignment is concerned, it is observed that more details be worked out and then submitted to the Technical Committee.

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

(ANIL BARAI)
DY.DIR.(MP)
15.4.93.

Draft minutes of the Technical Committee meeting held on 11.3.93 at 12.00 noon in the conference room, 'B' Block, Vikas Sadan, New Delhi.

The following were present:

- DELHI DEVELOPMENT AUTHORITY
1. Mr.S.P.Jakhanwal, Vice-Chairman (In chair)
 2. Mr.H.D.Sharma, Engineer Member,DDA
 3. Mr.A.P.Sinha, Principal Commissioner
 4. Mr.J.C.Gambhir, Commissioner(PLanning)
 5. Mr.S.Roy, Commr.(Land Disposal)
 6. Mr.Santosh Auluck, Chief Architect.
 7. Mr.S.C.Gupta, Director(DC&P)
 8. Mr.R.G.Gupta, Director(TYA)
 9. Mr.P.C.Jain, Director(AP&B)
 10. Mr.Chander Ballabh, Jt.Dir.(AP)
 11. Mr.A.K.Jain, Jt.Dir.(ZP)
 12. Mr.H.S.Sikka, Jt.Dir.(DWK)Phase-III
 13. Mr.S.P.Bansal, Jt.Dir.(NCR&UE)
 14. Mr.Ashok Kumar, Jt.Dir.(Dwk)
 15. Mrs.Savita Bhandari, Landscape Architect.

TOWN AND COUNTRY PLANNING ORGANISATION:

16. Mr.K.T.Gurumukhi, Addl.T.P.

DELHI POLICE

17. Mr.Ramniwas Meena, ACP(9th BN,DAP)
 18. Mr.Rup Chand Sharma, ACP(Traffic)
- For item no.33/93

M.C.D.

19. Mr.Sunil Mehra, Jr.T.P.

SPECIAL INVITEE: AIU Tibbia College

20. Mr.M.A.Lari, Acting Principal
- For item no. 34/93

1. Item No.28/93

Sub : Change of land use in respect of Transit Camp near village Hasthal.

File No.F.20(7)91-MP

The Technical Committee recommended for approval for change of land use of an area measuring 3.38ha. in respect of Transit Camp near village Hasthal from 'rural use zone' to 'residential'.

2. Item No.29/93

Sub : Hostel building of ITPI at 4-A, Ring Road, IP Estate, New Delhi.

File No.F9(38)69-MP

The Technical Committee observed that ^{as a} the case of 'Special Appeal', the Authority ^{has already} earlier permitted 250 FAR for ITPI building prior to 1.8.90 (Enforcement of MPD-2001) and decided that ~~only~~ 15% of the floor ~~space~~ may be used for residential purposes including hostel ^{by} as part of the sanctioned scheme.

3. Item No.30/93

Sub : Adjustment of land allotted to Rajasthani Bhawan Nirman CHBS Pitampura.

File No.F23(9)77/Bldg.

The Technical Committee decided that an area measuring 781 sqm. may be adjusted out of the area vacated due to the shifting of high tension line against the land surrendered by the society for construction of link road and the ^{shortage} shifting of land initially allotted to the society. ~~For~~ The rest of the area measuring 785 sqm., ~~the society be asked to submit the plan adjusting~~ ^{be adjusted} in such a manner that it forms part of the contiguous land belonging to the Authority. After making this adjustment layout plan for convenient shopping centre be prepared on the available plot.

Further, Commr.(Land Disposal) may examine if any price of the land is to be charged from the society.

4. Item No.31/93

Sub : Consideration of a school site where HT line is passing through the school for the purpose of allotment.

File No.F18(90)90-IL

✓ The Technical Committee observed that mandatory clearance due to the location of the high tension line within the plot, be followed while sanctioning the building plan. Further, building envelope be re-adjusted within the plot area and proper set backs be indicated *increasing further the distance of the building line from the HT line.*

5. Item No.32/93

Sub : Alignment plan of proposed 45 mtr. R/W road over Palam Drain connecting Dwarka Project with the Pankha Road.

File No.F.10(42)DD-Plg.II/92/DWK

✓ Deferred and matter be taken up when representatives of Irrigation & Flood Control Deptt. & MCD be also invited.

6. Item No.33/93

Sub : Construction of Police Lines for Armed Police battalion at Sultanpur Dabas.

File No.F8(7)81-MP

✓ The Technical Committee observed that land under reference at Sultanpur Dabas is declared as reserved forest and, therefore, Police Deptt., Delhi Admn. *should first* ~~has to~~ obtain the Ministry of Environment's clearance for denotifying this land from the reserved forest category.

7. Item No.34/93

Sub : Master Plan of Tibbia college at Karol Bagh, N.D.

File No.F3(51)91-MP

✓ The Technical Committee observed that Tibbia College is run by an autonomous body. This institute is located in Planning Division (Zone B) for which the draft zonal plans approved by the authority for inviting objections/suggestions, therefore, Technical Committee decided that till zonal development plan is finalised, the proposal of Tibbia college for its re-development has to wait as it has to

be in conformity with the ²²proposal of zonal plan.

8 Item No.35/93

Sub : Proposed draft alignment plan of Palam Dabri road from Palam Drain to Maude Road (Delhi Cantonment Area)

File No.F10(JD)DWK/923

The Technical Committee approved the alignment plan of the portion falling in part II & part III of Palam Dabri Road from Palam Drain to Maude Road (Delhi Cantonment area). As far as part I ~~portion~~ ^(passing through Y.A. Chowk) of the alignment is concerned, it is observed that more details be worked out and then submitted to the Technical Committee.



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(35)92-MP

Dt.5.3.93

MEETING NOTICE

The Technical Committee meeting of DDA will be held on 11.3.93 at 12.00 ^(2'clock) ~~A.M.~~ in the Conference Room, Vikas Sadan, New Delhi.

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.	28/93	Change of land use in respect of Transit Camp, near village Hasthal.F20(7)91-MP	1
2.	29/93	Hostel building of ITPI at 4-A, Ring Road, IP Estate, New Delhi. F9(38)69-MP	2
3.	30/93	Adjustment of land allotted to Rajasthani Bhawan Nirman CHBS Pitampura.F23(9)77/Bldg.	5
4.	31/93	Consideration of a school site where HT line is passing through the school for the purpose of allotment.Fl8(90)90-IL	6
5.	32/93	Alignment Plan of Proposed 45 mtr. R/W Road over Palam Drain connecting Dwarka Project with the Pankha Road. F10(42)DD?PlgII/92/DWK	8
6.	33/93	Construction of Police lines for Armed Police battalion at Sultanpur Dabas. F8(7)81-MP	12
7.	34/93	Master Plan of Tibbia college at KaROL Bagh, New Delhi. F3(51)91-MP	14
8.	35/93	Proposed draft alignment plan of Palam Dabri Road from Palam Drain to Maude Road (Delhi Cantonment Area) F10(JD)DWK/92	16
9.	22/93	Laid on Table: Carving out additional plot measuring 400 sq.yds. in Diplomatic Enclave Co-operative House Bldg. Society. (West End Colony) F6(33)78/DIP/DDA/Pt.	-

SUB: Change of land use in respect of Transit Camp,
near Village Hasthal.

F20(7)/91-MP

1. In the different parts of Delhi, a number of Transit camps have been developed for the squatters and weaker section. As a policy matter, the change of land use of these pockets is to be considered.

2. The Transit camp of Hasthal (as shown on the plan, laid on the table) having an area of 3.38 hect. The land use of this pocket as per MPD-2001, is 'Rural'. Now the land use of this pocket is to be changed to 'Residential'.

- | | | | |
|------|-----------------|------------|--|
| i. | Area | 3.38 hect. | |
| ii. | Description: | North | Village Hasthal |
| | | West | Village Hasthal |
| | | East | 30 m Road |
| | | South | 30 m Road and existing JJ Colony Hasthal |
| iii. | Master Plan use | | Rural |

3. The case is put up to the Tech. committee for consideration of para 2 above.

Sub: Hostel building of ITPI at 4-A, Ring Road, IP Estate, New Delhi. F9(38)69-MP

The institute of Town Planners was allotted a plot of land measuring 0.5 acres on the Ring Road in IP Estate, Earlier, on the request of the Institute of Town Planners, DDA vide its Resolution no. 38 dt. 16.3.71 had permitted 250 FAR as a 'Special case'.

2. Secretary General, ITPI vide his letter dt. 15.12.92 has requested to Commr. (Plg.) DDA to issue a 'NO objection Certificate' for their hostel block (Annexure). He has also stated that MCD do not accept the plans without such a NOC from DDA.

3. The case has been examined. As per the provision of MPD-2001, the maximum FAR permissible for institutional plot is 100 and ground coverage is 25% of the plot area, 15% of the floor area is allowed for 'Residential' component including hostel. However, in this case the FAR is 250 as allowed by the Authority under 'Special Appeal' prior to MPD-2001 and max. 15% of that could be used for residential/hostel purposes.

4. The matter is placed before the Tech. committee for its consideration/ the recommendation as in above para.



-3-

INSTITUTE OF TOWN PLANNERS, INDIA

(Registered under Indian Companies Act U.S.)

4-A, RING ROAD, INDRAPRASTHA ESTATE, NEW DELHI- 110 002

Phone : 3318571 3327812

Gram : INSTOFPLAN

APPENDIX 'A' TO ITEM NO. 29/

S.S. MATHUR
Secretary General

A-3031
15-12-92

THE TOWN PLANNING
COMMISSIONER
17.01.1992
16-12-92

F.No. ITPI/HQBC/3106
Dated: 15/12/92

To,

✓ Shri J.C. Gambhir
Commissioner (Engg.)
DDA
New Delhi

The Council 1992-93

Abdul Ali

M.S. Belekar

Chandra Ballabh

B.B. Garg

J.K. Gupta

B.P. Kashyap

G.L. Madame

V.M. Marudachalam

S.S. Mathur

C.S. Mehta

D.S. Meshram

Narendra Rajbanshi

Rajinder Sharma

Ranjan Chattopadhyay

A.N. Sachithanandan

B.P. Sinha

R.L.P. Sinha

Somnath Sen

H.R. Suri

L.R. Vagale

Vinod Sakle

Subject: NOC for Hostel Building of ITPI at
4-A, Ring Road, I.P. Estate, New Delhi.

Sir,

We have made an application on 19.8.92
(copy enclosed) requesting for a "No Objection
Certificate" for our Hostel Building.

As M.C.D. do not accept the Plans without
NOC from DDA, we shall be grateful if the NOC
is kindly issued to us as early as possible.

Thanking you,

Yours faithfully

S.S. Mathur
(S.S. MATHUR)
Secretary General

Encl: As above

Dislodged
15/12/92

By you

16/12/92

pt put up

(copy)

11/11/92

29/11/93

16-12-92

~~SECRET~~
F.ITPI/HARC/1930
Dated: 19/10/62

To,

Shri S.C.Gupta,
Director
D.D.A
New Delhi


Subject: NOC for Hostal building of ITPI at
4-A, Ring Road, I.P.Estate, New
Delhi

Dear Sir,

We require no objection certificate (NOC) for the above building situated at 4-A, Ring Road, I.P.Estate. A copy of the plan is enclosed for your consideration. As given to understand by M.C.D., the plans can only be accepted by then when these are submitted with NOC from DDA as requested above.

Thanking you,

Yours faithfully


(S.S.MATHUR)
Secretary General

Sub: Adjustment of land allotted to Rajasthani Bhawan Nirman CHBS Pitampura. F23(9)77/Bldg.

Rajasthani Bhawan Nirman CHBS at Pitampura was allotted a piece of land measuring 7.5 acres (30350 sq.mts.) in two pockets. However, the possession was handed over on 8.4.76 for an area measuring 7.46 acres (30180 sq.mts.) In between two pockets there was an existing High Tension Line and therefore the area affecting the high tension line was kept as green which was about 1566 sq.mts. Later on, the high tension line was shifted by DESU at the cost of the society.

2. A part of the plot of the society was affected in the 6.5 mt. wide link as an approach to the village Pitampura to connect it with Road no. 41. Thus, an area of 611 sq.mt. was affected and the society was short of 781 sq.mts. (611 sq.mt. due to the proposed link and 170 sq.mt. was given less initially.)

3. While executing the group housing scheme, part of one of the block is projecting out in the area vacated by the shifting of the High Tension Line, and accordingly, the society has made a request that as they are short of 781 sq.mts. of land for which they have already paid, the adjustment may be made by allotting the land out of this strip of 1566 sq.mts. so vacated by shifting of high tension line.

4. Earlier a reference was made to SE Civil Circle 11, DDA who vide his letter no. 15(37)SE/CC-11/DDA/4271-75 dt. 10.9.90 (Report) has reported that this land is an integral part of the society and cannot be segregated could not be effectively utilised or maintained by the DDA.

5. The matter has been examined in the Area Planning Wing and it is observed that:

- | | |
|--|----------------------------|
| a. Area originally allotted | 7.5 acres (30350 sq.mts.) |
| b. Area handed over initially | 7.46 acres (30180 sq.mts.) |
| (170 sq.mt. could not be handed over) | |
| c. Area utilised for construction of link | 611 sq.mts. |
| road 6.5 mt. in providing approach to village Pitampura, from road no. 41. | |
| d. Area short/to be adjusted/ to be allotted. | 781 sq.mts. |
| | (611 sq.mt.+170 sq.mt.) |
| e. Balance area out of 1566 sq.mt. vacated by shifting of HT line. | 785 sq.mts. |

The case is put upto the Tech. Committee for consideration of adjustment of the land measuring 781 sq.mt. and the balance land could be considered for giving to the society for maintaining it as a green area with zero FAR and no DU advantage after charging addl. premium for the land 785 sq.mt.

Sub: Consideration of a school site where HT line is passing through the school for the purpose of allotment
File No. F.18(90)90/IL

On the recommendations of the Institutional Allotment Committee, a reference was made to the Planning Department for reporting availability of Sr. Sec. school Site in Paschim Vihar. The case was examined in the Area Plg. Wing and Sr. Sec. School site no. 4, Block 'A', Paschim Vihar was identified for considering in this case for allotment. A HT line for 33 KV is almost bisecting the school plot into two parts. While recommending the site, the Planning Deptt. proposed 18 mtr. wide strip below the HT line which will be retained as no activity zone by fencing it with barbed wire. The benefit of the land below the HT line has however, been recommended in the ground coverage and FAR of the school as per the norms prescribed in the MPD-2001.

2. The case has further been considered by the High Powered Committee under the Chairmanship of Commr. cum-

Secretay (Education), Delhi Admn., and has been recommended for allotment. However, some doubts have been raised regarding the safety to the children mainly below the HT line, because an accident has occurred earlier in the school run by the same society in unauthorised regularised colony of Uttam Nagar.

3. Considering the existence of the 33 KV HT line passing over the Senior Secondary school site, it has been decided to place the matter before the Technical Committee where CE/SE DESU would be requested to attend the meeting as a Special Invitee. The site was jointly inspected by Director (AP&B) Jt. Dir. (AP) I on 18.12.92. Besides the 33 KV HT line there are about 100 jhuggies at the South West corner of the plot which are increasing day by day. A letter has also been returned to CE/SE, DESU and also HSEB, Haryana requesting them for their views in the matter.

4. S.E. (Plg.) I, DESU vide his letter no. SE (Plg.) I 4(1)297 dt. 5.1.93 has mentioned that the said 33 KV power line belongs to Haryana State Electricity Board and is emanating from the Rohtak Road Grid S/Stn. of BBMB. He has also mentioned that if the line is required to be shifted a reference has to be made to that Deptt. directly. In case, however, if the layout plan of the school is developed in such a manner that this line remains in the open area of the school by following a minimum 3.66 mtr. clear vertical clearance and 1.83 mtrs. clear horizontal clearance from the building lines. It has

further been suggested by SE (Plg.)I DESU that it would be better if some additional margin is left while developing the layout so as to take case of the tolerances of the work.

5. The Area Plg. Wing in their draft proposal had suggested 18 mtr. wide strip with 'No activity zone' i.e. 6 mtr. from the central line towards the play area and 12 mtr. towards the building area, which should be adequate, considering the suggestion of DESU. It is further proposed that this area will be no activity zone with proper barbedwire fencing / land scape. There is one Delhi Administration school (site no. 3) functioning in the adjacent with identical situation and a middle school is already functioning.

6. As regards, the development controls, MPD-2001 provides for 37.5% for the building and 62.5% for the playfield. The permissible ground coverage and FAR of 30% and 120 respectively is applicable only for the building area.

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

AGENDA FOR TECHNICAL COMMITTEE

Subject:- Alignment Plan of proposed 45 mtr. r/w Road over Palam Drain connecting Dwarka Project with the Pankha Road.

F10(42)/DD-PLg-12/92/Dwarka

1. LOCATION

The proposed road is a major road connecting Dwarka Project with the Pankha Road. The road is proposed over the existing Palam Drain as there are unauthorised/unauthorised-regularised colonies on either side of the Drain.

2. STRUCTURE PLAN PROPOSALS

The Structure Plan for Dwarka Project, approved by the DUAC, proposed 4 major inter-city connections of which the said proposal is one of the connections to be constructed over the Palam Drain. This connection links Dwarka Project with north and central part of the Delhi area.

3. BACKGROUND

The site of Dwarka sub-city has number of physical constraints with regard to provision of transportation linkages. The problem for making provisions for inter-city movement is more acute as compared to the intra-city movement. This is mainly because of the fact that the entire north and north eastern part of the sub-city is already built up comprising of unauthorised/unauthorised-regularised colonies. In order to facilitate proper linkages of the project with north/central Delhi, the structure Plan for Dwarka envisages a 45 mtr. r/w road to be constructed over the Palam Drain and connecting the Pankha Road.

4. A meeting in this regard was held with Chief Engineer (Irrigation & Flood Controls), Delhi Admn. on 15.5.92. In this meeting, detailed

....2

DD (DCAP)

Ashok Kumar
PPC (DWA)

-: ~~2~~ :-

discussions with respect to the construction of the said road were held. The Chief Engineer (I&F) agreed to the proposal of constructing the road subject to the condition that the proposed road shall be constructed 2 mtr. elevated from Palam Drain for maintenance/cleaning of the drain.

The Chief Engineer (I&F) was also requested to make the necessary provision for construction of this road in the budget for the 8th Five Year Plan.

5. EXISTING CONDITIONS

The proposed road is having a length of 2.9 km. approx. out of which 400 mtr. length is already functioning as existing road having a r/w of 24 mtr.

Proposal

The proposed alignment of 45 mtr. r/w road has been prepared on the survey done by the Aerial photography by the National Remote Sensing Agency ~~in the year~~, Hyderabad in the year 1989-90. Conceptually, the 45 mtr. r/w road over Palam Drain has been planned in two phases. In the first phase two carriage ways of three lanes each have been proposed at ground level on either side of the Palam drain by construction of retaining walls in the drain. The second phase, a two metres raised four lane road has been proposed. The construction of the second phase will be quite time consuming hence the roads at ground level on both the sides of the drain will provide immediate access from Pankha Road side into Dwarka Project area. Thus, it has been possible to adopt approved road cross-section of 45 mtr. road for Dwarka Project from the Pankha Road upto the Palam Drain. For the remaining portion, due to site constraints and physical barrier, ~~in~~ the cross-section of the road has been altered. In which a three lane main carriageway of 10.5 mtr., a footpath of 3.75 mtr. and service roads of 6.5 mtr. each have been

.....3

-: 2 :-

proposed on both sides of this 45 mtr. road from Pankha Road to Sector 5 master plan green for maintaining the power grid along the Pankha Drain for sub-city.

Due to the above constraints the road cross-section has been modified when the road approaches the Palam Drain as per details given above. Bus stops at appropriate places have been proposed.

Special treatment of inter-sections in the road alignment have been proposed. Detailed designing of the inter-sections is to be taken up after approval of the alignment plan. In the inter-section on Pankha Road there is to be a bridged rotary as stipulated by the consultants in the transportation plan for Dwarka.

The 'T' junction of this proposed 45 mtr. road and 60 mtr. road coming from Sector-1 and 2, there is no provision for right turning traffic. It has been envisaged that the traffic destined towards Pankha Road will have to turn right from the main inter-section of this proposed 45 mtr. road with 60 mtr. road. At this junction, it is felt that it will not be appropriate to propose a trumpet junction or a deck level road inter-section here, however, this is subject to detailed designing at the time of implementation of second phase.

A green strip of three metre width has been proposed on either side of the road for the 220 KV High-Tension lines. The number of structures in the entire alignment likely to be affected are to be known subject to actual physical survey of the site.

The draft plan is to be sent to PWD for feasibility check up for indicating the numbers and types of affected physical structures/properties like Bridges infrastructure, trees etc.

-: * :-

The item is placed before the Technical Committee for its consideration and approval on the following aspects:-

- i) The modified road cross-section need to be approved other than standard approved road cross-section due to site constraints.
- ii) To accommodate 2 nos. of 220 KV Power lines on either sides of 45 mtr. r/w road like a 3 mtr. strips of green has been reserved. For this, the existing built up area and proposed master plan sector land uses would be affected.
- In the existing built up area, 1.2 Ha. approx. land would be affected for green strips. *Here change of land use of 1.2 Ha. for Residential to green will have to be provided.*
From sector 2, 0.4 Ha. approx. land would be required for changed the land use from P/S. Public to green
- iii) All inter-section has to detailed out and required signalisation.
- iv) Grade-separated intersection has to be designed at the crossing of Palam Road and Pankha Road (Bridge rotary is suggested in the report of structure plan for Dwarka Sub-city Stage-II.
- v) Necessary street furniture, horticulture has to be done at the time of detailed design.

Dir (DC & P)

[Signature]
Ashu Kumar
PP (DWR)

Sub: Construction of Police Lines for Armed Police Battalion
at Sultanpur Debas. F8(7)81-MP

I. BACKGROUND:

The Deptt. of Police Delhi vide PUC dt. 17.11.92 has intimated about the acquired Gaon Sabha land in the revenue village of Sultanpur Debas measuring approximately 20 hac.(241 bighas and 11 biswas) for construction of Police Lines for two armed battalions. The Deptt. of Police has requested DDA to clear the same from land use point of view.

II. Provisions as per MPD-2001:

As per MPD-2001 there is a provision for Police lines, one each in the north, south west and east Delhi with an area of 4.00 to 6.00 ha.

III. Observations:

The case was studied in the planning wing of DDA and the observations are as follows:

1. Earlier the Deptt. of Police in 1981 had requested DDA for a NOC for musketry (firing range) on part of the DDA same plot of land. The case was rejected in view of the finalisation of requirement of urban extension for next 20 years and the same was communicated to Deptt. of Police vide letter no. F8(7)81-MP dt. 14.9.81.
2. Now the Deptt. of Police has requested DDA to clear the case from land use point of view, for construction of police line for two armed police battalions.
3. The deptt. of Police has identified the site on the part survey of India sheet scale 1:10,000 (laid on the table).
4. The approximate location of the site is marked on the urban extension plan Delhi-2001 (laid on the table) The site under reference falls outside urban extension-2001.
5. However, it is observed that the site falls within Sultanpur Dabas reserved forest hence Deptt. of Police should obtain clearance from the Ministry of Environment.
6. The Police Deptt. may like to furnish the details about the utilisation of the land in terms of activities of residential, open, offices etc., together with their requirements of water, power & other municipal infrastructure etc.

IV. Proposal:

With the observations given above, the case is put up to Technical Committee for its consideration and approval subject to the conditions that (i) the Police Deptt. has to arrange necessary clearances from Ministry of Environment Forest Deptt. (ii) they shall have to arrange for provision of municipal infrastructre on their own, till the adjoining areas are urbanised.

SUB: Master Plan of Tibbia College at Karol Bagh, New Delhi. F3(51)91-MP

1. The Principal cum Secretary Ayurvedic and Unani Tibbia College had submitted the re-development proposal for the land in their possession measuring about 13.5 hects. (33.3 acres) located south of New Rohtak Road.

2. DUAC vide its letter dt. Sept., 16, 1991 & Town Planner, MCD vide its letter dt. 17.2.92 requested for the development controls to be followed for the project.

3. On a reference from DDA M/S. Kothari Associates Pvt. Ltd. has submitted a copy of the lay out plan (laid on the table) proposing therein a Medical college cum hospital along with residential facilities and other allied uses.

4. Comments are as under:

i. As per MPD-2001 (Special Area plan) the site under reference is earmarked for public & semi public facilities (hospital)

ii. As per MPD-2001 provisions the maximum hospital sites size (General hospital of 6 hects. with 500 bedded capacity)

iii. While analysing deficiencies of public & semi public facility in Zone 'B' for the purposes of preparation of zonal plan. It was observed that the part of the land could also be utilised for other facilities.

Accordingly, in the plan submitted to the Authority site is proposed to be utilised as under as facility centre (1-C)

- Page 14*
- i. General Hospital 500 bedded
 - ii. Integrated school with hostel 1 no. facility
 - iii. Sr. Sec. School 2 nos.
 - iv. General Parking

5. The Zonal plan was considered by the Authority and it was resolved to be published after incorporating/ considering the comments of the members of the Authority.

6. While incorporating the comments of the members of the Authority and finalising the report for submission to L.G. before publishing the same for inviting objections/suggestions. The facilities in Facility Centre 1-C are modified as under:

- i. General Hospital: 500 Beds (area 6 hecets.)
- ii. Medical College: (area 4 hecets.)
- iii. Underground parking: Minimum 1500 car spaces
- iv. Sites for guest houses and Nursing Homes.

6. It is recommended for the consideration of the Technical Committee that the facilities being proposed as details given in para ⁴⁽ⁱⁱ⁾ ~~6~~ above. ^{could continue as before} It is suggested that the revised scheme be prepared by Tibbia College Authority.

243

P. G. Jain.

Sub: Proposed draft alignment plan of Palam Dehri road from Palam drain to Maude Road (Delhi Cantonment area) F.10JD/DWK/92

LOCATION:

The proposed alignment plan is a part of structural plan stage II of Papankala sub city. This road has been indicated in the Consultation Project report of Dwarka Ph. I and II. The road under reference is divided into three parts.

- i. Part I: This stretch starts from Palam drain to Pocket 15 which is approximately two kms length passing through the unauthorised colonies on both the sides of ~~the road~~ ^{the road} and ~~meets~~ with 60 mtrs R/W Road running in East/West directions of Dwarka Project.
- ii. Part II: This is a stretch of the road from Mahavir Enclave Pocket No. 15 to Rewari Railway Line. This road passes ~~through~~ ^{between} the existing Manglapuri, JJ resettlement colony ~~scheme~~ and Palam colony and extends upto the railway line serving the existing unauthorised/regularised colonies of Raj Nagar/Sad Nagar I and II.
- iii. Part III: This stretch forms part of the alignment plan which starts from Rewari Rly. line to Maude road., This is the ~~extension~~ ^{extension} of Palam Dabri road passing ~~through~~ ^{es} through the Delhi cantonment area.

BACKGROUND:

Part I: All the above mentioned stretches of the proposed alignment plan are the parts of major circulation network of Dwarka Project which altogether are active and will acts as a major ~~arteri~~ ^{arterial} of the metropolis of Dwarka sub-city. The proposed R/W for the stretch I has been indicated as 45 mtrs as per the structure plan of the Dwarka sub-city. The available existing R/W of Palam Dabri road varies from 25 mtrs. to 35 mtrs in different sections of the entire stretch. The existing road serves a number of unauthorised colonies falling on either sides of the road and which has also a major link approach from Pankha Road side to the Palam area.

hmm na

PART II:

As per the structural plan, the stretch in question is the extension of 60 m R/W passing between sectors 3 and 5, 2 and 6 and 1 and 7. The proposed R/W has been maintained upto the Manglapuri and beyond that it has been proposed along the existing Palam road with reduced R/W as per the site constraints, which is, approximately 24 mtrs. The existing Palam road is passing through the planned/regularised colonies viz. Manglapuri, Sad Nagar on one side and Raj Nagar on other side. As per the regularised plan of the area, the R/W has been indicated as 24 mtrs.

PART III:

This road is the extension of the proposed R.O.B. on the Rewari Rly. Line upto Maude Road to serve as one of the major linkages between Dwarka Project. This part of the road has been proposed partly on the ^{open} agricultural land ^(cantonment area) and ultimately follows along the existing Palam road between village Pahaladpur on cantonment side of ^{and 27} ~~27~~ equipment depot on the airport side. One side of the existing road flows along the existing boundary wall of airport.

PROPOSAL:

PART I:

The road alignment plan of Part I has been prepared based on the survey plan supplied by D.D. (Survey Dwarka) in the scale of 1:1000. The R/W of the road has been taken as 45 mtrs. In order to save the structure, the widening of the road to the extent of 45 mtrs has been done ^{along} ~~on~~ ^{existing road which passes through the} ~~the vacant land in front of the~~ colonies falling on either side of the road. The proposed roads on Palam drain takes a turn and passes through the unauthorised colonies namely Vijay Enclave, Dashrath Puri but both the colonies are not regularised and as per ^{structure} ~~Master~~ Plan of Dwarka approved in ^{July 92} ~~July 92~~. The land use of this area has been shown as 'Master Plan green' ^{R.S.P.}. While preparing the alignment plan of this part of the land the existing nallah running by the side of the Dashrathpuri has been included in the road R/W and thus 45 m. R/W has been achieved. To achieve

this R/W instead of going equal widening on both the sides of the existing road, only one side widening has been proposed to avoid the demolition of a large number of structures on both the sides. Road starting from Pocket 6 is a part of the approved plan in which the R/W has been mentioned as 30 mtrs. instead of 45 mtrs. Thus, the widening has been taken towards pocket 6 as the plan of the Mahavir Enclave on the other side of Pocket 6 has been regularised by MCD. This alignment plan indicates the widening as per the approved plan of Mahavir Enclave. This stretch is approximately a distance of 0.6 kms. Ultimate this alignment plan meets the proposed 60 m. R/W of Dwarka PH. I at Pocket 15.

PART II:

For this stretch in the proposal it has maintained 60 m. R/W upto Manglapuri which is a part of the extension of 60 m. R/W road passing between sector 1-7 of Dwarka Project. The remaining part which starts from south of ^{Mogla Puri} ~~the Pocket 15~~ and passes through ^{Sad Nagar & Raj Nagar} ~~pocket 12~~ upto Railway Line has been proposed for the R/W of 24 mtrs. This stretch is proposed as R.O.B. due to the site constraints. This alignment plan has been prepared in the scale 1:1500 based on the Aerial Survey Map prepared by the National Remote Sensing Agency.

PART III:

This stretch is an extension of proposed R.O.B. on the Rewari Railway Line to Maude Road. From ROB the remaining portion of the alignment of the R/W has been proposed as 60 mtrs. The proposed road is a part of the existing road and mostly widening has been suggested from the edge of the airport boundary on the other side. This alignment plan has been prepared based on the P.T. Survey and map supplied by D.D. (Survey) in the scale of 1:2000.

The case is placed before the Technical Committee for consideration of the following aspects:

OBSERVATIONS

1. For Part 1 of the alignment plan approximately 120 nos. of structures are likely to be affected. Thus it is required to obtain the detailed feasibility report

Amma

from the concerned Engg. Deptt. about the affected properties/infrastructure etc. for finalisation of the detailed alignment plan.

ii.) The detailed land acquisition proposal has to be obtained from the Lands Deptt., DDA indicating the R/W on Sajra Plan.

For part 2 of the alignment plan as per report from S.E. (Project) This is not feasible since it involves demolishing of ~~large~~ ^{large} number of structures, however detailed feasibility report have to be obtained from the concerned Engg. Deptt with a report for the affected structures/infrastructure, services for detailed ~~ed~~ ^{ed} on the alignment plan.

In this section, the availability of R/W for 24 mtrs. R.O.B. proposal and its feasibility needs to be checked for detailed report on either sides indicating the affected structures, trees, services, and other infrastructure

PART III alignment plan of this stretch has been prepared in the scale of 1:2000 on the P.T. Survey map supplied by DD (Survey) Dwk. As the proposal is extension of ROB of Rewari Railway Line and further extend along the existing Palam road on Airport side. The southern edge of the proposed road has been taken on the existing boundary wall of airport and width required for 60 mtrs. Road R/W has been taken on the other side of the existing road. The feasibility report from SE (Project) ~~for~~ is awaited for indicating affected structures/infrastructure trees and service for detailing the plan.

The details of the inter-section/junction depot would be prepared after its feasibility report. The Lands Deptt DDA has to indicate the land required for achieving the R/W for the entire stretch of the alignment plan on the drawing.

With the above observations, the case is placed before the Technical committee for consideration.

Amr