

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

F.1(27)93-MP

Date: 21-6-93.

Minutes of Technical Committee meeting held on 28.5.93 at 11.00 A.M. in the V.C.'s Conference Room, Delhi Development Authority, I.N.A., New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Shri S.P.Jakhanwal, Vice-Chairman (in c-hair).
2. Mr.H.D.Sharma, Engineer Member
3. Mr.A.P.Sinha, Principal Commissioner.
4. Mr.J.C.Gambhir, Commr(Planning), *Membership Secy.*
5. Shri R.G.Gupta, Director(TYA)
6. Shri P.C.Jain, Director(AP&B)
7. Mr.Santosh Auluck, Chief Architect.
8. Mr.A.K.Jain, Jt.Dir(ZP)/Officiating Dir(DC&P)
9. Mr.Chandra Ballabh, Jt.Director(AP)
10. Shri K.K.Bandyopadhyay, Project Planner(Rohini)
11. Mr.N.K.Aggarwal, Jt.Director(T)Area Planning)
12. Mr.Prakash Narayan, Jt.Director(T)
13. Shri Ashok Kumar, Jt.Director(Dwarka)
14. Mr.R.K.Jhingan, Sr.Landscape.Arch.

D.E.S.U.

15. Mr.Deepak Kapoor.

M.C.D.

16. Mr.Sunil Mehra, J.T.P.

Town & Country Planning Organisation

17. Mr.K.T.Gurumukhi, Addl.C.P.

POLICE DEPARTMENT

18. Mr.Lala Ram, Addl.C.P.(Traffic)

CONCOR

19. Mr.A..Kohli, GGM(Engg) for item No.26/93.

1. ITEM NO. 47/93

Sub: Route alignment proposal for laying 2 Nos. 33KV under ground cables with 2 nos. of pilot cables from Azadpur sub-station to G.T.KARNAL ROAD sub-stn.

The route alignment proposal for laying 2 nos. 33 KV underground cables with 2 nos. of pilot cables from Azadpur sub-station was discussed in detail and the Alignment Plan laid on table was approved.

2. ITEM NO. 49/93:

Sub: Alignment plan of NH-2 bye pass connecting Ring Road(near Kalindi Colony) to Okhla /Badarpur Faridabad.

Deferred.

3. ITEM NO. 20/93 :

Sub: Approval of alternative cremation ground site in lieu of disputed cremation ground of village Naharpur.

The alternative cremation ground site No.II(opp. Sewage Treatment Plant) was approved.

Further action be taken to process the change of landuse.

4. ITEM NO. 51/93:

Sub: Location of four filling-cum-service station for alternative allotment to affected units due to construction of a large flyover on G.T.Shahdara Road(National Highway).

Director(TYA) explained the proposal of ^{siting} four petrol pumps in relation to Master Plan norms.

(a) After detailed discussions two sites bearing No. 1 & 2 on the south of G.T.-Shahdara Road were approved. It was also decided that area between Railway line and these two petrol pumps may be properly developed so that it is not encroached upon.

(b) Site No. 3 in the south of G.T. Shahdara Road was not approved.

(c) Proposed petrol pump site no. 4 near Sub-Central Business District Centre approved nor it would be sited in the Commercial Centre being planned by the HUPW.

(d) It was also decided that the question whether new sites are to be used for alternate allotment or not, is to be decided separately on file.

5. ITEM NO. 52/93:

Sub: Approval of five revised proposals for filling stations /filling cum service stations in residential area of Rohini Phase I & II.

The revised proposal of five pumps sites (filling station for two & three wheelers only) in Rohini was discussed in detail. Technical committee approved the site no. 5 falling in CSC No. 4 of sector 5.1 Other sites i.e. nos. 7, 8 & 10 were not approved. The Technical committee observed that petrol pumps should be located in Community Centres / District Centres. Chief Architect should put up proposals for petrol pumps in community centres falling in sectors 3, 8 & 9 on priority basis.

/ & site no.6
falling in LSC
no.7 of sector
8

6. ITEM NO. 53/93:

Sub: Retaining of Palam Drain within Dwarka Project.

The retaining of Palam Drain within Dwarka Project and consequential modifications in the structure plan / sector layouts were discussed in detail. The Technical committee recommended that the proposal be placed before the Authority for its approval. The proposal should indicate comparative analysis in respect of land use.

7. ITEM NO. 18/93:

Sub: Regarding allotment of land to Anand Lok Cooperative House Bldg. Society for construction of community Hall and utilisation and allotment of service personnel area provided in Co-op. House Bldg. Society. / Co.-op Group House Bldg. Societies

* Deferred.

8. ITEM NO. 54/93:

Sub: Minor modifications in the layout plan of Delhi officers Co.-op House Bldg. Society (plotted development Madhuban.

Deferred.

9. ITEM NO. 55/93:

Sub: Development of area for shifting of noxious and hazardous trade: change of land use from Rural use zone to Commercial (warehousing & storage) and recreational.

The Technical committee observed that the layout plan needs modification by providing green buffer all round the scheme area and also in respect of buffer space within the clusters of individual plots. A facility centre / service centre with fire station and other required facilities should be an integral part of the scheme.

It was decided that the change of land use the Delhi Development Authority as proposed in the agenda for the land required for noxious and hazardous trades be processed.

The MCD should bring a comprehensive plan before the Technical Committee within a fortnight i.e. before the matter is put up to the Authority.

10. ITEM NO. 56/93:

Sub: Review of the policy regarding allotment of nursery school sites for use other than by nursery schools.

It was noted that by an order of the L.G. further allotment of nursery school sites had been stopped. The unallotted nursery school sites had been recommended for the following activities vide Authority resolution no. 140 dt. 29.10.81:-

1. Post offices
2. Community hall / library
3. Dispensary / OPD Health Centre
4. Day Care Centre / creches
5. ESS upto 11 KV only where no site is available in the vicinity.
6. Residential Co-operative store
7. Milk Booth
8. Fine Art School

After detailed discussions, the Technical Committee recommended that:

(i) In addition to the activities mentioned in Authority Resolution no. 140 dt. 29.10.81 vacant nursery school sites may also be considered for allotment to nursery / primary education facilities.

(ii) In the layout plan such plots should be indicated in general terms as 'other housing facility' (OHF) with nine indicative uses as above.

(iii) The case should be processed for modifications in the Master Plan if necessary.

(iv) Each layout plan having vacant nursery school sites should be studied for re-designating the vacant sites of nursery schools and for prompt disposal.

This issues with the approval of Vice Chairman, DDA.

(ANIL BARAI)

DY.DIR. (MP)

21.6.93

1. DSD to VC for the information of the later.
2. Engineer Member.
3. Principal Commissioner
4. Commissioner (Plg.) Member Secy.
5. Commissioner (Lands)
6. Chief Architect
7. Director (DC&P)
8. Dir. (TYA)
9. Director (AP&B)
10. Chief Town & Country Planner,
Town & Country Planning Office,
Vikas Bhawan, E-Block,
New Delhi.
11. Chief Architect
DMC, Palika Kendra,
New Delhi.
12. Town Planner,
MCU, Old Hindu College Bldg.,
Kashmere Gate, Delhi.
13. Secretary,
DMAC, DMC Commercial Complex,
Lok Nayak Bhawan, Khan Market,
New Delhi.
14. Land & Development Officer,
Land and Development Office
Nirman Bhawan, New Delhi.
15. Sr. Architect,
H&T P(1), Unit, Room No. 316,
'A' wing, 3rd floor,
Nirman Bhawan, New Delhi.
16. Deputy Commissioner of Police (T),
MSO Bldg, IP Estate,
New Delhi.
17. Chief Engineer (Plg.) DESU,
Shakti Sadan,
Dindayal Upadhaya Marg,
New Delhi.
18. Mr. R.K. Thingen,
Sr. Landscape Architect.
DDA, V. Arora, New Delhi.

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Sept -59-

**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION**

Draft minutes of Technical Committee meeting held on 28.5.93 at 11.00 A.M. in the V.C.'s Conference Room of Vikas Sadan, Delhi Development Authority, I.N.A., New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Shri S.P.Jakhanwal, Vice-Chairman (in c hair)
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10. Shri K.K.Bandyopadhyay, Project Planner(Rohini)
11. Mr.N.K.Aggarwal, Jt.Director(T)Area Planning)
12. Mr.Prakash Narayan, Jt.Director(T)
13. Shri Ashok Kumar, Jt.Director(Dwarka)
14. Mr.R.K.Jhingan, Sr.Landscape.Arch.

D.E.S.U.

15. Mr.Deepak Kapoor.

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16. Mr.Sunil Mehra, J.T.P.

Town & Country Planning Organisation

17. Mr.K.T.Gurumukhi, Addl.C.P.

POLICE DEPARTMENT

18. Mr.Lala Ram, Addl.C.P.(Traffic)

CONCOR

19. Mr.A..Kohli, GGM(Engg) for item No.26/93.

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1. ITEM NO. 47/93

Sub: Route alignment proposal for laying 2 Nos. 33KV under ground cables with 2 nos. of pilot cables from Azadpur sub-station to G.T.KARNAL ROAD sub-stn.

The route alignment proposal for laying 2 nos. 33 KV underground cables with 2 nos. of pilot cables from Azadpur sub-station was discussed in detail and the Alignment Plan laid on table was approved.

2. ITEM NO. 49/93:

Sub: Alignment plan of NH-2 bye pass connecting Ring Road(near Kalindi Colony) to Okhla /Badarpur Faridabad.

Deferred.

3. ITEM NO. 20/93 :

Sub: Approval of alternative cremation ground site in lieu of disputed cremation ground of village Naharpur.

The alternative cremation ground site No.II(^{Sewage} ~~sewerage~~ Treatment Plant) was approved, ~~by the Technical Committee.~~ Further action be taken to process the change of landuse.

4. ITEM NO. 51/93:

Sub: Location of four filling-cum-service station for alternative allotment to affected units due to construction of a large flyover on G.T.Shahdara Road(National Highway).

Director(TYA) explained the proposal of ^{Siting} four petrol pump ~~sites~~ in relation to Master Plan norms ~~existing in T.Y.A and detailed proposals:~~

(a) After detailed discussions two sites bearing No. 1 & 2 ^{on} in the south of G.T.-Shahdara Road were approved. It was also decided that area between Railway line and these two petrol pumps may be properly developed so that it is not encroached upon.

(b) Site No. 3 in the south of G.T. Shahdara Road was not approved.

(c) Proposed petrol pump site No.4 near Sub-Central Business District ~~would be relocated~~ ^{Central Business District} in the Commercial Centre being planned by the HUPW.

(e) It was also ^{decided that} ~~noted~~ by the Technical Committee ^{the question} ~~that~~ whether new sites are to be ^{used} ~~treated~~ for alternate allotment or not, is to be decided separately. *file*

5. ITEM NO. 52/93:

Sub: Approval of five revised proposals for filling stations/filling-cum-service stations in residential area of Rohini Phase I & II.

The revised proposal of five pump sites in Rohini was discussed in detail, and Technical Committee approved the site No.5 falling in CSC No.4 of Sector No.5 and site No.6 falling in LSC no. 7 of Sector-8 (filling station for two & three wheelers only) ~~alongwith two sites of nursing homes in LSC NO. 7 of Sector-8.~~ Other sites i.e. No.s 7, 8 & 10 were not approved. The Technical Committee observed that petrol pump should ^{be located} ~~come~~ in Community Centres/
district Centres ~~area~~, for which, Chief Architect ^{should} ~~is to finalise~~ the proposals ^{for petrol pumps in} in community centres falling in sectors 3, 8 & 9 on priority basis.

6. ITEM NO. 53/93:

Sub: Retaining of Palam Drain within Dwarka Project.

The retaining of Palam Drain within Dwarka Project and consequential modifications in the structure plan /sector layouts were discussed in detail. The Technical Committee recommended that the proposal be placed before the Authority for its approval. The proposal should indicate comparative analysis in respect of land use.

7. ITEM NO. 18/93:

Sub: Regarding allotment of land to Anand Lok Co-operative House Bldg. Society for construction of community hall and utilisation and allotment of service personnel area provided in Co-op. House Building Society/Co-op. Group House Bldg. Societies

Deferred.

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8 ITEM NO. 54/93

Sub: Minor modifications in the layout plan of Delhi officers co-op. House Bldg. Society (plotted development Madhuban)

Deffered. ✓

9. ITEM NO. 55/93

Sub: Development of area for shifting of noxious and hazardous trade; changes of land use from Rural use zone to commercial (warehousing & storage) and recreational.

The proposal of the MCD and layout plan for shifting of noxious and hazardous trades ^{as in the agenda note} was discussed in detail. The Technical Committee observed that the layout plan needs modification ^{by providing} in respect of green buffer all round the scheme ^{area} and also ^{in respect of space} as buffer within the clusters of ^{individual} plots. A facility centre/service centre with petrol pump, fire station and other ^{required} facilities should be an integral part of the scheme.

^{as proposed in the agenda for this land required for noxious and hazardous trades} It was decided that the change of land use through the Delhi Development Authority ^{be} processed. The MCD should bring a comprehensive plan before the Technical

Committee ^{at the earliest}. ^{within a fortnight i.e. before the matter is submitted to the Authority}

10. ITEM NO. 56/93

Sub: Review of the policy regarding allotment of nursery school sites for use other than nursery schools.

~~The policy regarding allotment of nursery school sites was discussed in detail.~~ It was noted that by an order of the L.G., ^{hitherto} the allotment of nursery school sites had been stopped. The unallotted nursery school sites had been recommended for the following activities vide Authority resolution No. 140 dated 29.10.81.

1. Post ^{offices}
2. Community hall/library
3. Dispensary/OPD Health Centre.
4. Day care centre/ ^{creche}
5. ESS upto 11 KV only where no site is available in the vicinity
6. Residential co-operative store.
7. Milk Booth
8. Fine Art School.

After detailed discussions, the Technical Committee recommended ~~that~~ *that*.

(i) ~~That~~ in addition to the activities mentioned in Authority Resolution No.140 dated 29.10.81 ~~the~~ vacant nurserary school sites may also be *considered for* ~~allowed for~~ *allocation to* nursery/primary education facilities.

(ii) In the ^{*layout*} ~~plans~~ ^{*such plots*} ~~it~~ should be indicated in general terms as *other housing facility* ^{*(OHF)*} ~~area~~ ^{*note*} ~~into~~ ^{*indicative*} ~~uses as above~~.

(iii) The case should be processed for modifications in the Master Plan, *if necessary.*

(iv) Each layout plan ^{*having*} with vacant nurserary school sites should be studied ~~in detail~~ ^{*for*} in re-designating the vacant sites of nurserary schools ~~and for~~ ^{*pryft*} ~~disposal~~ *disposal*

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN UNIT)

No.F.1(22)93-MP

Dated:20.5.93

MEETING NOTICE

The Technical Committee meeting of DDA will be held on 26.5.93 at 11.00 AM in the Conference Room, Vikas Sadan, New Delhi.

Agenda for the meeting is enclosed. However, agenda for item nos.47/93, 49/93, 20/93, 52/93, 53/93, 18/93 have already been circulated vide meeting notice of Technical Committee dt. 14.5.93.

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

(ANIL BARAI)
DY.DIR.(MP)

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I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	47/93	Route alignment proposal for KV laying 2 nos. 33 KV under ground cables with 2 nos. of pilot cables from Azadpur sub-station to G.T. Karnal Road Sub-Stn. F.6(10)87-MP-Pt.I	1 Agenda has already been circulated.
2.	49/93	Alignment plan of NH-2 bye pass connecting Ring Road (near Kalinidi Colony) to Okhla/Badarpur/Faridabad. F5(8)89-MP	4 -do-
3.	20/93	Approval of alternative cremation ground site in lieu of disputed cremation ground of village Naharpur. PPR/1001/86/Cremation Ground.	17 -do-
4.	51/93	Location of four filling cum service station for alternative allotment to affected units due to construction of a large fly over on G.T. Shahdara Road (National Highway) FR1(4)93-Dir.(TYA)	21 -do-
5.	52/93	Approval of five revised proposal for filling stations/filling-Cum-service stations in residential area of Rohini Phase I & II PPR/100V93/575	27 -do-
6.	53/93	Shifting /retaining of Palam Drain within Dwarka Project.F1(89)92-DWK.	34 -do-
7.	18/93	Regarding allotment of land to Anand Lok cooperative House Bldg. Society for construction of community Hall and utilisation and allotment of service personal area provided in Coop. House Building Society/Coop. Group House Bldg. Societies F2(36)86-IL	41 -do--
8.	54/93	Minor modification in the layout plan of Delhi officers Coop. House Bldg. Society (Plotted Development) Madhuban. PA/DD-11/TYA-92-32F	43

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

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

2. Route alignment details.

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

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

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

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

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

3. Feasibility study:

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

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

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

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PROFORMA FOR EXAMINING H.T. ROUTE ALIGNMENT CASES
OF D.S.U.

1. Subject:

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

2. Category of H.T. Line : a) 33 KV

b) Whether underground or overhead. Under ground

3. A short write up explaining the objectives of the route alignment, details of the route and whether the proposal is part of the overall grid. H.T. Lines proposed in the area may be clarified and shown on the plan. To give feed to the adjoining area of Partap Bagh, Keop Nagar, Guzrawala etc.

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

a) Name of DSE Azadpur S/Stn.

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

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

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

6. Length of the alignment. 2.3 km

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

Name of Road	No. of towers	R/W as H.P.	Available R/W	Distance from the edge of the available R/W.

- N.A. -

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

i) Year of base Map 1991-2001

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

cont...2/-

- 8) Whether the H.T. Line passes in-front-of any Commercial Centre/Distt. Centre/Historical Monument/Distt./Regional Green etc.
- Tower details N.A.
- Tower details
- Height in Meters:
- Design (Map to be enclosed):
9. Width of corridor in Mtr: It is under ground cable route (Way line distance regional from existing buildings)
10. Areas/Localities proposed to be fed: Phatap Nagar, Roop Nagar, Gusewala
11. Targetted date of execution. March '92
12. Finances available in the annual Plan for the project.
13. Cost of scheme:
- | | |
|--------------|-------------|
| If taken O/H | 16.5 lacs |
| If taken U/G | Rs. 82 lacs |
14. Details of properties/structures effected (to be indicated on a physical survey) No
15. No. of trees that would require to be cut: NIL
16. If any alternatives have been studied: This is the only feasible route.
If yes details thereof with Map.
17. Any other particulars.




-7-

Sub :- Alignment Plan of NH-2 Bye-pass connecting Ring Road (near Kalindi Colony) to Okhla/Badarpur/Faridabad.

F.5(8)89-MP (D-87)

1. LOCATION :

MPD 2001 has proposed this bye-pass of 90 mtrs. R/W which will connect Ring Road at its existing turning point near Maharani Bagh in the North; and pass along the Eastern side of Yamuna Canal and connect with the existing Faridabad bye/pass at Delhi U.P. Boundary in the South. Location Plan is placed at Annexure/I.

2. BACKGROUND :

- (i) The perspective Planning Wing of DDA had indicated the above alignment plan for part F.7 & F.19 (Madanpur Khaddar) as approved by Authority vide Resolution No. 124 dt. 30.7.93.
- (ii) Chief Engg.(I), PWD, DA vide note No. 16(1)06 W1/DA dated 11.5.89 had addressed to P.S. to L.G., Delhi mentioning that there is a need for constructing of this link in the area to reduce the amount of traffic on Mathura Road.
- (iii) Chief Engineer(PWD) vide D.O. letter No.F.12/796/W/DA dated 9th Jan., 1989 had forwarded a representation of Welfare Association of New Friends Colony. In the said letter Chief Engg. also requested that the proposal of taking the NH-2 on the banks of river Yamuna is essential required which will not only speed up the

movements of the National Highway but also reduce the congestion on the Ring Road and Mathura Road.

- (iv) On the basis of the first representation and on the basis of the Chief Engineer, PWD's letter he was requested to supply physical survey plan for the 300 mtrs. wide strip letter PA/DD/T-11/PPW/89/D-23 dt. 31.1.1989.
- (v) Supdt. Engg. (PWD), Circle-1, DA vide Letter No. 23(98)/PWD/CV/DA/D-XXI/5501-03 dt. 22.8.89 submitted the P.T. Survey Plan (Part) of the proposed road on Ring Road near Maharan Bagh upto Okhla Barrage near Batla House.
- (vi) Commr. (Pig.) along with the officers from Min. of Surface Transport, PWD(DA), LDA (Lands) and representatives of Secy. (Lands & Bldg.) DA, inspected the site on 2.1.90

3. EXISTING CONDITION :

No road is existing in the alignment plan of proposed bye/pass and there is also encroachments on the alignment of the proposed bypass.

4. T/C MEETING ON 8.10.91

a) This case was placed before the T/C on 8.10.91 with the following observation :

- (i) The proposed alignment from Batla House to Badarpur Thermal Plant upto Haryana Border seems to be feasible along the part of disused Agra Canal beyond the meeting point of Road No. 13-A along with Canal upto Haryana Border.
- (ii) Number of Bungalows, residential plots, warehouses of U.P. Irrigation Deptt. are on the left bank of canal. The same vacant land is

14.11

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still available on either sides of the canal to get a divided carriageway for the proposed bye/pass where a canal will act as a divider.

(iii) The consultant NATPAC had submitted a Technical Report stating that the bye/pass could best be provided in the alignment running along side river Yamuna within the boundary of Union Territory, Delhi as the same would have most desirable horizontal alignment and also effectively stop mixing up local and through local.

b) The case was placed before the T/C to discuss the following aspects :

1. Unless and until the unauthorised structures and constructions are checked near Zakir Ngr area, no land will be available for the construction of road.
 2. Buildings have already been constructed and unauthorised construction even in progress at site are to be checked.
 3. A policy decision is taken at the highest level that already innumerable buildings and other permanent structures coming the way shall have to be demolished for the purpose.
 4. In addition there has to be some machinery to ensure that no future construction comes up in the proposed alignment.
 5. For remaining part of the alignment plan from Okhla Park to Maryana Border, the P.T. Survey for the Zone 300 mts. along both the defused canal and main Agra Canal is to be required in the scale 1:500.
- 14-

- c) Decision of the Tech. Committee is reproduced below :

"Technical Committee after a detailed discussion decided that alignment plan of the road should be prepared in accordance with the relevant provisions made in MPD-2001, and the detailed survey plan to be supplied by PWD, Delhi Admn., in the light thereof. No deviation should be made except where absolutely necessary in order to provide for regularised unauthorised colonies falling within the alignment plan. The Technical Committee further desired that as the area has been notified as a 'development area' of the DDA, Dir.(LM) should take effective action to stop unauthorised building activity immediately demolishing all fresh constructions which were reportedly coming up in the form of boundary walls. It was further decided that a joint inspection of the concerned area be carried out by Dir.(LM) alongwith Revenue Deptt. of Delhi Admn. at the earliest, to confirm that the ownership of the land, being nazul land forming part of the river bed area, vested in DDA. Incidentally, the satellite imageries recently made available for the said area should also be utilised in order to freeze all building activity falling within the the proposed alignment area"

5. ACTION TAKEN ON THE T/C DECISION DATED 8.10.91

As per the decision of the T/C following actions were taken :-

- (i) Ex.Engineer (PWD), Div.XXI,DA was requested on 7.2.92 to indicate the existing physical features in a copy of plan for taking a reference

point to draw the R/W line as per MPD-2001. Accordingly, 10 copies of the approved development plan of the area showing of the NH-2 bye-pass were issued to Ex.Engineer, PWD on 25.5.92.

(ii) DLM was requested on 24.9.02 to take effective action on the rest of the T/C decision regarding stopping of unauthorised building activity and demolition of fresh construction and confirmation of the ownership of the land etc.

(iii) DLM vide his note dated 14.8.92 had requested Commr. (Plg.) to request concerned officer of PWD to indicate the exact requirement of land on the basis of road alignment proposed in the area and also to arrange the money for land proposed to be acquired. Accordingly, Ex.Engineer (PWD), Div.XXI was requested vide letter dated 7.9.92 to take necessary action in this regard. Ex.Engineer (PWD) vide his letter dated 9.12.92 has clarified that the financial ^{bid for the} survey work for the above job is completed. DLM has been intimated about the position of the same as explained by Ex.Engineer (PWD) vide note dated 22.1.93. in response to our letter to Ex. Engineer dated 19.6.92, S.E(PWD), Circle-V vide his letter dated 12.3.93 has sent a reconnaissance survey report prepared by the consultant giving merits and demerits of three alternative alignment for NH-2 bye-pass.

6. PROPOSAL AND FEASIBILITY SENT BY PWD:

6.1 S.E. (PWD) vide his letter dated 12.3.93 has submitted a reconnaissance report along with the proposed three alternative alignment shown in a line diagram on a copy of a base map in 1:10,000 scale. SE(PWD) has also given his opinion that alternative I could be a better choice considering the various merits-demerits of these three alternatives. The comparative assessment of alternative alignment is given in para-9I of the Reconnaissance report given at Annexure-II.

6.2 Ex.Engineer (PWD), XXI (DA) vide his letter No.3(DB)/PWD/XXO/DH/11861 dated 23.4.93 has submitted the proposed three alternatives marked on a copy of base-map in 1:10,000 scale showing the section-wise details of encroachments or other physical constraints as given in the report of merits and demerits of these alternative alignment plans. This feasibility drawing in a sketch form also contains crosses sectional details at three points along the Agra Canal.

6.3 OBSERVATION:

Proposed three alternatives submitted by PWD have been marked on the copy of approved development plan of F.19 & F.7 (Part) showing the MH-2 bye-pass alignment MPD-2001. Detail observation is given below :-

(i) Part A From Ring Road to Balia Hunge

Apart from this, there will be a problem of having a proper R/W as per cross section details for alternative-II along east of Yamuna Canal. About 15 Mtrs. to 25 Mtrs. of land width having trees is available between Agra Canal and Badarpur (6 to 8 Mtr.) width. As discussed with PWD officers and consultant, there could be a problem of utilising Badarpur parallel channel and removal of encroachment in the East of Agra canal for having a proposed R/W on NH-2 bye-pass. As per the feasibility drawing, the portion between Outer Ring Road to Okhla Village has been designated as C-1 i.e. most critical (impractical). The section between Okhla Village and a point in between is shown as C-2 i.e. 'critical (site/cost constraints). The section between this point to Madanpur Khadar village is designated as 'restricted' i.e. R/W is available less than 90 mtrs. due to various constraints.

Alternative-III :

This alignment as a problem of affecting the bungalow, lake and park developed by U.P. as in alternative-II. The cross sectional details for these alternative-III shows that this alignment is proposed in the East of Agra Canal. However, section of this road upto Okhla Village is same as Alternative-II and has been designated as C-1 i.e. 'most critical/impracticable' as per the cross section available for the second between Okhla Village and Jasola Village the West of Agra Canal has agricultural land having an width of 60 to 80 mts. and this section has been designated as C-2.

Extension) Areas). This part of proposed alignment is common to all the three alternatives proposed by PWD/Consultant. However this alignment differs with the proposed MPD-2001 alignment. The proposed line of alignment as shown in the red line has been proposed further towards the river in eastern side of the existing structures of Joga Bai and Batla House Colonies. As per the feasibility drawing submitted by PWD, this portion is shown as C-2 i.e. critical (considering site/cost constraints).

(ii) PART-B - (From Batla House to Madanpur Khadar Village).

This part has three different alternative alignments.

Alternative-I : This alternative proposal completely differs with the MPD-2001 alignment proposal. This alignment has been taken along the Yamuna River. This has advantage of having proper R/W for NH-2 bye-pass without less difficulty for removal of encroachments etc. except for the disadvantage at two points i.e. from Batla House upto Okhla Barriage and from Kalindi Kunj to Madanpur Khadar. These two sections have been designated as C-2 i.e. critical section in terms of site/cost constraints.

Alternative-II : Almost same alignment in the East of Agra Canal as proposed in MPD-2001. But, this alignment will affect a number of bungalows/lake and park developed by H.P. Govt.

i.e. "critical" in terms of site/cost constraints. However, the section covering the portion along Jasola Village has been designated as 'R' i.e. "less R/W" is available within the proposed 90 mts. R/W. The section between Jasola Village and Madanpur Khadar has been designated as C-2 i.e. "critical" in terms of site/cost constraints.

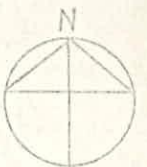
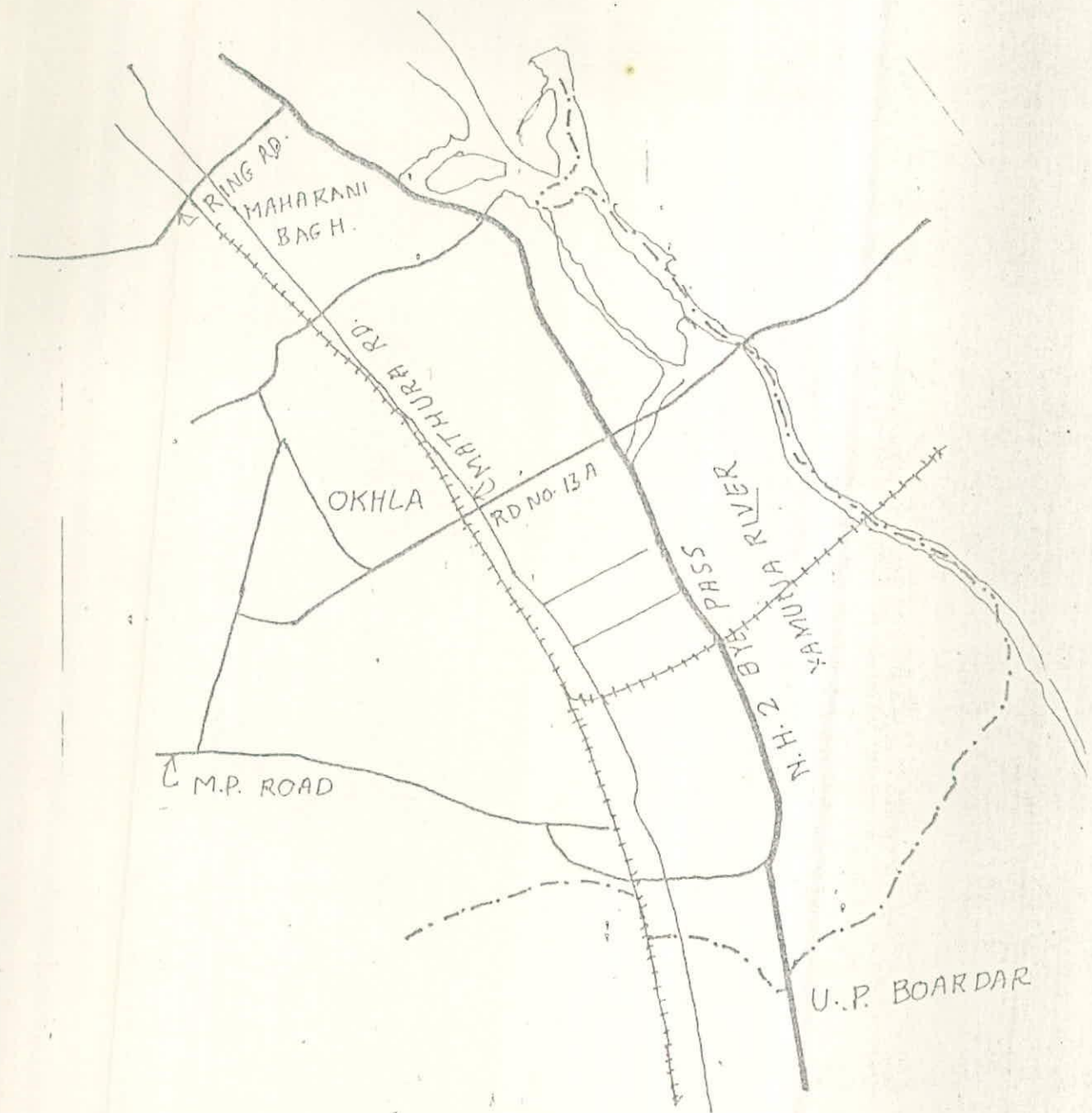
PART-C : (i.e. Madanpur Khadar Village upto Border)

This section of the proposed road is same as MPD-2001 as per the PWD's report. There is no site constraints in constructing the by-pass for this section.

7.0 Comments :-

As per the T/C decision as mentioned at Sl.4(c) The alignment plan of this road should be prepared in accordance with the provisions made in MPD-2001 and detailed survey plan was to be supplied by PWD. It was also desired that the DLM should take effective action to stop unauthorised building activity by demolishing off fresh construction etc. Accordingly, PWD and DLM were conveyed T/C decisions as mentioned in para-5 above. In response to our letter, PWD has submitted these alternate proposals for deciding the most suitable alignment, physical survey of the same is carried-out by PWD. The report on the actions desired by the T/C has not been received from DLM. DLM has been requested again to present report in the T/C.

8.0 The proposal is placed before the T/C for :



LOCATION PLAN
SCALE: 1:18,000

COMPARATIVE ASSESSMENT OF ALTERNATIVE ALIGNMENTS

Considering the various important factors viz practical feasibility, utilization of available infrastructure, geometric standards, objectives of bypass compatibility with the existing route, bridging requirements, economy, etc for selection of alignment, the following comparison is made on the basis of reconnaissance surveys conducted for three possible alternative alignments.

Sl No.	Factors for Comparison	Alternative I, II, & III		
		A-1	A-2	A-3
1.	Practical feasibility	Highest	Lowest	Medium
2.	Utilization of available infrastructure	Maximum	Moderate	Minimum
3.	Compatibility with existing route	(a) Good for Delhi-NOIDA & NOIDA-Faridabad Links (b) Fair for Delhi-Faridabad Link	Fair Good	Fair V. Good
4.	Availability of ROW (90m)	Available with minimum problems	Needs demolition of structures	Needs some demolition of temporary structures.
5.	Alignment-Horizontal Geometry	Poor (2-substandard Reverse Curves)	Fair (2-Reverse Curves)	Good (Smooth Curves)
6.	Alignment-Vertical Geometry	Good (Gentle grades with filling)	Poor (Steeper grade with heavy filling)	Fair (Gentle grade with filling)
7.	Bridging requirements	Two New Skew bridges over Agra-Canal (250 m)	Three new bridges over Agra Canal (450m)	Two new bridges over Agra Canal (250m)
8.	Interchanges/Grade separations required for bypass (NOS)	5	5	5
9.	Economy	Highest (Maximum use of existing infrastructure, minimum demolition & shifting of utilities.	Moderate (Partly use of existing infrastructure demolition of structures)	Lowest (minimum use of existing infrastructure, demolition of structures & shifting of utilities.

SUB: Approval of alternative cremation ground site in lieu of disputed cremation ground of village Naharpur in public and semi public facility area no. 1 (adjoining to District Centre site)
F.F.R/1001/86.

The residents of village Naharpur recently set up a cremation ground inside the public and semi public facility area no. 1 adjoining to District Centre. A report to this effect was sent to C.E.(R) vide this office letter no. PP/R/1069/E/92/3089 dt. 17.9.92. This was followed by the site visit of Commr. (Plg.) and Sh. Sajjan Kumar, M.P. on 21.9.92.

2. The matter was also discussed in the chamber of V.C., DDA on 14.10.92 in the presence of Sh. Sajjan Kumar, MP along with residents of village Naharpur. The EM, DDA Commr. (Plg.), Commr. (Lands), C.E.(R), P.P. (Rohini) and other officers were also present in this meeting and it was decided that the Commr. (Lands) would visit the village for on the spot study and would ascertain the alternative proposals in consultation with the villagers and Plg. Deptt. Accordingly Commr. (Lands) visited the site on 16.10.92. The villagers produced a copy of revenue record claiming the title of land to be with Gram Sabha. The Commr. (Lands) desired to get the title of the land verified but nothing has been heard from his office so far. Recently he sent file no. F5/17/LPB/92 which also does not contain the verification of title of the land. This file is sent back to him with a request to bring the necessary record regarding land title etc. in the Technical committee meeting when this matter is discussed.

3. On detailed examination following opinions were emerged:

i. The Commr. (Lands) vide his note dt. 2.12.92 in file no. F/5/17/LPB/92 opined that the alternative cremation ground site be allotted to them on other side of the road over the land reserved for auction plots.

ii. The Commr. (Plg.) vide his note dt. 10.12.92 opined that the cremation ground be retained in its present location and the matter be placed in the Tech. committee for retaining it.

4. The opinions expressed in above paras were further discussed with Commr. (plg.) in the review meeting of Rohini Project held on 6.1.93 in the chamber of PP (R) and it was concluded as under:

i. It will not be desirable to relocate the cremation ground on the land meant for auction plots in Sector VII since it will be in the midst of the residential area and secondly due to the reason that the land in question is presently in litigation.

ii. It will also not be desirable from planning point of view to retain this cremation ground in its present location due to the reason that a. it is just opposite to District Centre and secondly b. being just adjoining to the proposed Education/College premises there by spoiling its atmosphere.

5. In view of above observations, it was decided in the Review Meeting to carve out the alternative cremation ground site in the green area to the north of District Centre (City Centre) adjacent to 65 KV Grid sub station R-4 to be accessible from 45 mt. road. It would be convenient for the residents of village Naharpur to use this site since it is not far off from village Naharpur. Earlier, we have already proposed two cremation grounds, one in Sector 1, which is functioning and second one in Sector 19 which is likely to start in the near future.

With the above proposal, the total no. of cremation ground sites would be 3 located in three different directions which would be convenient for all the people of Rohini Phase I and II.

6. Accordingly, the proposal of cremation ground measuring 0.8 hect. is prepared. An additional road of 13.5 mtr. R/W is proposed for providing access from 45 mtr. R/W to this cremation ground. A thick plantation is proposed to be provided in front of the cremation ground so as to obstruct direct view from the proposed City Centre site. The proposal is marked on the composite plan of Rohini Phase I and II laid on the table.

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

Decision

Site No.1, measuring 0.8 hect., was agreed for the proposed cremation ground. It was decided that the same be handed over to RCD for its development.

DELHI DEVELOPMENT AUTHORITY
TRANS YAMUNA AREA UNIT

SUB: Location of four Filling-Cum-Service Station for alternate allotment to affected units due to construction of a large fly-over on G.T. Shahdara Road (National Highway).

FR 1(4) 93-DIR (TYA)

Background

Recently, a meeting on the subject of "Carving out new sites for filling-cum-service stations" was held in the room of Commissioner (Plg.), attended by concerned officers. In the meeting, it was decided to carve out filling-cum-service station sites in Trans Yamuna Area.

2. Norms with regard to location of petrol pumps in different landuses and other planning considerations.

MPD-2001 has laid down following norms for locating retail outlets given as under:-

Petrol Pumps sites may be permitted in Central and Sub-Central Business District, District Centres and Community Centres (only filling station) and in residential and industrial use zones in the urban area. In the rural areas these may be permitted along the national highways, in villages identified as growth centres and on proposed major rural roads. At the time of preparation of layout plans of residential, commercial, industrial and other areas, the locations of petrol pumps should be indicated as per the following norms:-

Norms for provision of Petrol Pumps

S.No.	Landuse/Use premises	Standard
1.	Residential Use Zone	One petrol pump per 150 ha. of gross residential area.
2.	Industrial Use Zone	One petrol pump per 40 ha. of gross industrial area.
3.	Freight Complexes	Two petrol pumps in each freight complex.
4.	District Centres	Two petrol pumps in each district centre.

4.1 Number of required pumps under various Categories

For an ultimate population of 27 lakh in 88 sq.km. 67 pumps are required as details given under:-

Landuse	N U M B E R		O F		S I T E S
	MPD-2001	Existing	Proposed	in Planned Centres	
Residential	38	19	0		There is no scope
Industrial	4	1	0		There is no scope
Sub C.B.D.	2	0	2		-
D.Cs.	6	0	3		This is as per approved plans.
C.Cs.	15	1	11		3 sites have already been encroached upon.
F.C./S.Cs.	Not specified	0	9		As calculated by TYA.
IFCM's	2	0	2		-
Total	67	21	27		

Note: Out of 27 sites, one site in Distt. Centre Laxmi Nagar and some sites in facilities/service centres is already approved.

4.2 Number of sites to be carved out.

a) Number of existing sites = 21.

b) Sites affected = 7.

c) Balance sites which have been retained in the master plan = 14.

d) Names of already approved sites in the last two years given in Annexure No.11 = 11.

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Annexure - I

Names and locations of existing petrol pumps.

S.No.	Dealer's Name	Location	Oil Company
1.	Deepak Auto	Shahdara	BPC
2.	Mukul Diesels	Gokulpuri Wazirabad Rd.	BPC
3.	Harichand & Co.	Gokulpuri Loni Rd.	BPC
4.	Rajdhani Service Station	Shahdara	BPC
5.	Allied Motors	Preet Vihar Vikas Marg	BPC
6.	ADHOC - Anand Super S/Stn.	Trilokpuri-(2/3 Wheeler)	BPC
7.	Victory Service Station	Shahdara	HPC
8.	Ugarsain & Sons	Shahdara	HPC
9.	Kapoor Service Station	Gokalpuri, Wazirabad Rd.	HPC
10.	Ashok Service Station	Shahdara G.T. Road	HPC
11.	Kundan Lal Flg. Station	Gokulpuri	HPC
12.	Shyam Parkash & Co.	Shahdara, G.T. Road	HPC
13.	Kundan Lal Service Station	Shahdara, G.T. Road	HPC
14.	Delhi Diesels	Bhajanpura, Wazirabad Rd. Yamuna Vihar	IBP
15.	Sri Oil Co.	Patpargunj	IBP
16.	Ajay Service Station	Shahdara (56,62 & GTR)	IBP
17.	Kanpur Delhi Goods Carrier	Gokulpuri, Wazirabad Rd.	IOC
18.	Rama Service Station	Shahdara, G.T. Road	IOC
19.	Taneja S/Station	Shahdara, G.T. Road	IOC
20.	Drivewell S/Stn.	Shahdara	IOC
21.	New Pumps	Road No.56	

SUB:- APPROVAL OF FIVE REVISSED PROPOSAL FOR FILLING STATIONS/FILLING-CUM-SERVICE STATIONS IN RESIDENTIAL AREA OF ROHINI PHASE-I & II.

PP/R/1001/93/575

The total scheme area of Rohini Phase-I & II is 2497 hect. Out of which, around 1200 hect. is gross residential area. For this gross residential area, 10 filling-cum-service stations sites are required i.e. 1 site for 150 hect. gross residential area, as per the norms of U.D-2001. Similarly, 13 sites are required in commercial areas like Distt. Centre and Community Centres etc. The location plan(master plan) of these 23 sites was prepared and sent for the approval of competent authority. Subsequently, this was discussed with Director(DCC) and it was decided that initially the proposal of 13 sites be put up for approval.

2// Accordingly, four sites in residential area were not approved from VC/Technical Committee of DDA. Later on, the proposal of additional six sites was placed before Screening Committee vide item No. 29/92 (Annexure 'A')²⁰⁰¹. Out of which, only one site was approved i.e. site No. 9. Further, it was decided that site Nos. 5 & 6 will be re-located/shifted in adjacent to CSC/LSC sites and the remaining three sites were not approved yet.

3// Now the revised proposal of above mentioned sites is as under:-

Sl.No.	Site No.	Size	Remarks
1.	Site No. 1 to 4		Already approved by VC/Technical Committee.
2.	Site No. 9	10.00 ha.	Approved by Screening Committee vide item No. 29/92.
3.	Site No. 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23	11.00 ha. (Total 11.00 ha.)	As per the decision of Screening Committee, the site has been adjusted in CSC No. 4 of sector-5.

Sl. No.	Site No.	Size	Remarks
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It is also stated that CSC site has already been constructed at site and the balance area of 19.3 mtr. x 11.5 mtr. average is available and is recommended for filling station for two and three wheelers only. Copy of plan is laid on the table.

4. Site No. 6 15mt. x 18mt. of Sect. 8.

(i) This site has been re-located in LSC No. 7 of sector-8, as per the decision of Screening Committee. The particular site is located on 18 mtr. road.

(ii) The balance area is proposed for two nursing homes sites having an area of 597.5 sq. mtr. and 616.06 sq. mtr. and will be auctioned, as per the policy. It is not recommended to construct the LSC site here due to location of community centre site across the road. The site plan and lay out plan are laid on the table.

5. Site No. 7 30mtr. x 36 mtr. of sector-14 in PSP area.

(i) The site has not been approved by Screening Committee. It is to mention here that the Sports Complex has already been designed/constructed by BDA and adjacent to the parking area of Sports Complex. The proposal for petrol pump-cum-filling station may be reviewed further since there is no land available other than this green area.

(ii) Alternatively, the petrol pump-cum-service station should be in the green area of city centre on the proposed B.M.R. road. This may be considered for approval in lieu of site No. 1. The plan is laid on the table.

(as shown on the plan)

29/10/93.

31/1/92

Sl.No.	Site No.	Size	Remarks
6.	Site No. 8 in PSP area on 45 mtr. road opposite sector-11.	30 mtr.x36 mtr.	This site has not been approved by Screening Committee. Since no land is available around this area, hence it proposed to review further for approval of this site suggested earlier.
7.	Site No.10 of sector-19 on 30 mtr. road.	30 mtr.x36 mtr.	This site was not approved by Screening Committee. Now it has been re-located on 30 mtr. road adjacent to Hr. Secondary School being run by Delhi Admn. Copy of the plan is laid on the table.

The location plans and details of above mentioned filling station/filling-cum-service station are laid on the table.

4/ The proposal is placed before the Technical Committee for its consideration and approval.

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3/5/93

SUB:- APPROVAL OF SIX ADDITIONAL SITES FOR FILLING STATIONS/FILLING-CUM-SERVICE STATIONS IN RESIDENTIAL AREAS OF ROHINI PHASE-I, II.

The total scheme area of Rohini Ph. I & II is 2497 hect. Out of which, around 1200 hect. is gross residential area. For this gross residential area, 10 filling-cum-service station sites are required i.e. @ one site for 150 hect. gross residential area, as per the norms of MPD-2001. Similarly, 13 sites are required in commercial areas like District Centres and Community Centres etc. The location plan(Master Plan) of these 23 sites was prepared and sent for the approval of competent authority on 31st Jan., 1989. This was discussed in a meeting regarding master plan for petrol pumps in Delhi held in the room of Director(DMP) on 1-2-1989 vide item No. 5(VI) and it was decided that:-

"In the first instance, P.P.(R) would make available details of at least 4-5 potential sites in the area other than commercial centres in the areas, which have already been developed, and can be handed over within a year to oil companies for opening of the petrol pumps."

Accordingly, four sites in residential areas were got approved from VC/Technical Committee, DWA. The proposal for the approval of the remaining six sites in residential areas has been prepared and is as under:-

S.No.	Site No.	Location	Size	Remarks
1.	1 to 4	-	-	Already approved by P.P.(R).
2.	5	In Sect. 5 on 18m R/W opposite Sect. 5.	15X18M	Filling station for two/three wheelers.
3.	6	In Sect. 8 on 9m R/W in OCP Pocket.	15X18M	Filling station for two/three wheelers.
4.	7	In Sect. 14 on 30m R/W opposite Sect. 9.	30X30M	Filling station for heavy vehicles.
5.	8	In FSP IV on 45m R/W opposite Sect. 14.	30X30M	Filling station for heavy vehicles.

changed

S.No.	Site No.	Location	Size	Remarks
6.	9	In Sect. 16 on 50m R/W oppo- site Sect. 17.	15X17M	Filling station for two/three wheelers.
7.	10	In Sect. 19 on 60m R/W oppo- site Sect. 18.	30X30M	Filling-cum- service station.

The location plans, as well as detailed plans of above mentioned filling stations/filling-cum-service stations, are placed on the table.

The matter is placed before the Screening/Tech. Committee for its consideration/approval.

(34)

ANNEXURE A

-32-

would be necessary to prepare 3 schemes, to mark the extent of the space for allotment of an SFS flats to the various institutional buildings could also be the right of roads to be generated directly by the allottees themselves.

In the instant case, it was also desired that the design may provide for a conference/meeting room on the top floor and other common facilities as per the requirements of the prospective allottees, the cost of which would have to be proportionately borne by them. It was further desired that the consultants for the various services should be appointed immediately by Chief Architect and the schemes be submitted to DUAC after incorporating the common facilities required by the beneficiaries.

ITEM NO. 27/92

Institutional plots in Vasant Kunj, Phase-II (West of JNU) (F.A/2-3/91/1469)

The layout plan of the institutional area in Vasant Kunj, Phase-II, West of JNU alongwith broad details of the sites to be allotted to various institutions, was explained by ACA-II. The proposal was approved.

ITEM NO. 28/92

Construction of additional 16 SFS flats at Sector-A, Pocket-B, Kishanganj, (File No. Nil)

The proposal for the construction of additional 16 SFS flats at Sector-A, Pocket-B, Kishanganj was explained by ACA-II and the same was approved.

ITEM NO. 29/92

Approval of six additional sites for filling stations/filling-outlets or petrol stations in residential areas of Delhi Phase-I & II. (F.P/R/1061/83/2/30)

The proposal submitted by Project Planner (Rohini) for setting out petrol outlets was discussed in detail and it was felt that in the approved scheme, as far as possible the petrol outlets be provided in the areas marked for shopping facilities/facility centres/complexes and be under convenient shopping of the residents in RPD-2001. Accordingly, the following decisions were taken:

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<u>Site No.</u>	<u>Size</u>	<u>Decision</u>
Site No.5 (Sector 5)	15mt x 18mt	To be shifted to the area earmarked for CSC/OCF (Site No. 4) located on 18mt wide road.
Site No.6 (Sector 8)	-do-	To be shifted to the area earmarked for CSC/OCF (Site No.2) located on 13.5 mt wide road.
Site No.7 (Sector 14)	30m x 36m	Not approved.
Site No.8 (Sector 17)	-do-	Not approved.
Site No.9 (Sector 17)	15m x 18m	Approved.
Site No.10 (Sector 19)	30m x 36m	Not approved.

It was also decided that 1 more retail outlet site of 36m x 30m would be carved out by CA in the area earmarked for commercial use (Mangol Puri District Centre) in such a manner as to cater to the requirements of the vehicles plying on the Outer Ring Road.

Item No. 30/92

Plotted development in Sector 3, 12 & 23 at Dwarka.

Director (DC&P) explained the proposal for plotted development in Sector 3, 12 & 23 at Dwarka. The layout plans presented in respect of each of these schemes were approved subject to the following:

- (i) Parking details to be worked out in respect of plots which had been reserved for auction.
- (ii) Access to be provided for through the service road.
- (iii) The schemes as revised vide above to be cleared at the level of Chief Architect before implementation.

Subject:- Shifting/retaining of Palam Drain within Dwarka Project, FI(189)-42/DW

The Structure Plan for Dwarka, prepared by the Consultants proposed shifting of existing Palam Drain within Dwarka by realigning the same. The proposal was based on the landscape concept to evolve flowing green system, integrated with storm water system so that storm water drainage also becomes a part of the recreational system.

2. The issue of shifting of Palam Drain as proposed in the Structure Plan was discussed in detail ^{and at} length in Delhi Urban Arts Commission also. The DUAC agreed to the proposal and the Structure Plan was approved accordingly.

3. Based on the approved Structure Plan proposal, detailed sector plans for Sector 2, 11 and 12 were also prepared and subsequently approved in various meetings of the Screening Committee. These sector plans were prepared considering the shifting of the Palam Drain.

4. Later on, Chief Engineer (WZ) requested for retaining of the Palam Drain and the issue was considered in the Monitoring and Coordination Committee's meeting on 8.4.92 under the Chairmanship of the VC, DDA wherein it was decided that Palam Drain may be shifted as per approved Structure Plan of Dwarka.

5. Recently, again a meeting was held under the chairmanship of VC, DDA on 25.2.93 on the subject and following decisions were taken:

(i) The Palam Drain shall not be shifted.

(ii) In view of the concept of rolling greens approved by the DUAC, the existing drain shall be remodelled and it shall be merged with the surroundings by landscaping. The plans shall be drawn by Shri R.K. Jhingan, Senior Landscape Architect.

1994/13
PP/DWA

-: 35 :-

(iii) Sector 5, 11 and 18 shall be replanned so that there is no loss of remunerative area. These plans be brought before the next Screening Committee, so as to approve the replanning before forwarding to DUNC.

(iv) The engineers shall work out the infructuous expenditure involved on the basis of the revised planning of Sector 5 and 11, which may be minimised.

(A copy of the minutes is enclosed as Annexure 'A'.)

6. Based on the above decision, we have examined all the sector plans affected by the Palam Drain in light of the Structure Plan. The following modifications were found necessary in case Palam Drain has to be retained:-

(i) At Master Plan level

The land use break up at master plan level has not been disturbed. However, following locational changes of some of the master plan activities have been done:

- (a) Sports Complex
- (b) Socio-cultural centre
- (c) Distt. Centre (Part)
- (d) Master plan green
- (e) Realignment of 220 KV H.T. Lines
- (f) One plot of Coop. Gp. Housing Societies
- (g) Burial/cremation/cemetery sites.

(ii) Sector level changes

Sector - 5 - Land use break up of Sector 5 on sector level has not been disturbed. However, following locational changes have been done:-

- (a) Local shopping centre
- (b) One Plot of CGHS.
- (c) Sr. Secondary/Primary/Nursery School.

Sector - 11 - Following land use changes have been done :-

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PP(DMC)

DELTA DEVELOPMENT

CHITRA DISTRICT, WEST BENGAL

No. 12/73/157/36:-

Minutes of the meeting held on 12.12.73 regarding the plan of the District Development Authority, Chitra.

(a) In sector 11 Commercial (District Centre) has been increased by 5.02 Ha. by reducing master plan green (5.02 Ha.) in the same sector. However, these land uses have been balanced by reducing commercial 5.02 Ha. in sector 12 and increasing the green by 5.02 Ha. in the same sector at master plan level.

In addition to above, following locational changes have also been done:-

- (a) Integrated school A
- (b) Housing Area Facility pocket
- (c) Realignment of 20 m. r/w road at one place to be shifted.

Sector - 19 - Part of the residential (area 7.02 Ha.) in sector 19 falling in Phase-II has been changed to green. However, area has been balanced in the same sector by increasing residential in other pocket of residential area in Phase-II.

7. A small stretch of the drain also required minor realignment at the inter-section of 45 mtr. r/w road and the proposed railway track to avoid multiple over bridges. This stretch is about 500 m.

8. While doing the above modifications, proper care has been taken not to reduce any remunerative area at master plan level as well as sector level.

9. The proposal is placed before the Screening Committee for its approval and following decisions:

- a. Modifications as indicated in Para 6 & 7 and also indicated on the plan.
- b. Whether the approval of the DDA is required to be obtained or not.
- c. Some of the fencing work already done along the master green, proposed earlier, may be infructuous.

12/29/73
PP(DM)

-37- (39)
DELHI DEVELOPMENT AUTHORITY
ENGINEERS
CHIEF ENGINEER, WEST ZONE

No. CE (WZ) 26 (38) 93/767

Dated: 3.3.93.

SUBJECT: Minutes of the meeting held on 25.2.93
regarding shifting of Palam drain within
Dwarka Project.

A meeting on the subject cited above was held
on 25.2.93 under the Chairmanship of VC, DDA at
Vikas Sadan. The following officers were present:

A. Officers from DDA:

1. Shri S.P. Jakhanwal, Vice Chairman - in Chair.
2. Shri H.D. Sharma, Engineer Member
3. Shri R.G. Bhatnagar, Chief Engineer (West Zone)
4. Shri S.C. Aggarwal, SE (Dwk.)
5. Shri Ashok Kumar, Project Planner (Dwk.)
6. Shri G.K. Sethi, EE/WD-10.

B. Officers from other Departments:

1. Shri S.N. Murthy, Chief Engineer (I & F).
2. Shri R.M.P. Swamy, SE (I&F)
3. Shri S.S. Ram Rakhiani, Chief Engineer (C) II, DWS&SDU
4. Shri P.K. Jain, SE, DWS&SDU
5. Shri S.K. Sharma, SE (Plg.), DWS&SDU

At the start of the meeting, VC, DDA directed
PP (Dwarka) to explain the reasons as to why this
drain should be shifted. Shri Ashok Kumar PP (Dwk)
gave the following points emphasising the shifting
of drain:

1. While approving the structure plan of Dwarka
Project from DUAC, the concept of rolling
green was considered. Accordingly, all the
drains are required to pass through these
green areas. And it was proposed to shift
the existing Palam drain. In case, the drain
is not shifted, the concept of rolling green
may not be achieved.
2. In case the drain is to be retained, the plan
for these sectors shall be required to be re-
submitted to DUAC for revised approval.
3. Structure plan for sectors 5, 11 & 18 shall
require re-planning.

Detailed structure plan of Dwarka, Phase-I
and II provides for shifting existing Palam
drain. As a result of re-channalisation, about
16.3 Hac. of land shall be re-claimed and
the over-all remunerative area may get
modified.

.....2/-

5. In case these sectors are re-planned, some of the development works like construction of roads, fencing of green areas etc. may result in infructuous expenditure.

Thereafter CE(WZ)/SE(DWK) were directed to explain the merits in favour of not shifting the drain. Accordingly, the following comments were made by them:

1. CE(WZ) stated that the length of Palam drain running through Dwarka Project Area calculated to about 8.5 km. out of which this drain shall be covered for length of about 2.3 km. to provide the link with Pappha Road and the realignment is involved only in a length of about 6.2 km.
2. On the upstream side of Palam Drain and within Dwarka Project, there are number of built up unauthorised areas from where 400 to 500 cuccs of untreated sullage is discharging in this drain. Even after this drain is shifted, this sullage will continue to flow and the concept of rolling green cannot be achieved.
3. Chief Engineer(WZ) and SE, Dwarka Project intimated that an amount of approximately Rs. 6.40 crores will be spent in shifting the existing Palam drain and will take about 5 to 6 years to complete the construction of new Palam drain before the existing Palam drain is made defunct and scrapped from the ground for the utilisation of the land which will all be marshy and will not be suitable for erecting any structure/building thereupon. The existing Palam drain is in existence for over several centuries in its present alignment.

Even, if additional area of about 16.3 hac. of land which is retrieved out of scrapping of the existing Palam drain, the net remunerative area which may be available for disposal shall not be more than 20 to 25% in the overall planning of Dwarka Project and the cost of remunerative area will also get offset from the over-all expenditure of 6.40 crores which will be required to be spent by DDA in the re-construction of Palam drain. Apart from the fact that no bridges can be constructed on the existing Palam drain for 5 to 6 years and communication links between Sectors on the left bank and sectors on the right bank cannot be provided.

The approved land use break-up of all the filled-up area is mostly earmarked for greens/circulation/Sports Complex and only nominal land of about 3.75 Hac. has been proposed as remunerative area which can also be adjusted while re-planning of Sector-5, WZ 1A.

.....3/-

4. The existing Palam drain cannot be filled till such time, the new drain is constructed and is made functional. This process will take about 5 to 6 years time.
5. Structure plan approved by DUAC provides for construction of 5 to 6 bridges on Palam drain. These proposed bridges cannot be constructed unless and until the new drain is constructed. The development works of Dwarka Project shall also be ultimately delayed by 5 to 6 years.
6. CE(WZ) also explained that construction of DDA houses at Dwarka Project is in full swing and at present the only discharging point available is the existing Palam drain. In case this drain is not retained, allotment of houses shall also get delayed which will result in blockage of the Housing stock for long duration.
7. By filling existing Palam drain, the area so retrieved cannot be used for construction of buildings/structures unless pile foundation is resorted. In case some portion of the land so retrieved is sold to public and in ignorance, private persons start constructing buildings on such a piece of land without adequate knowledge of soil data, it may result in disaster bringing a bad name for D.D.A.
8. SE/Dwk also clarified that the discharge carrying capacity of Palam drain varies from 1800 cusecs to 3000 cusecs in the Dwarka Project area and it matches with the design discharge carrying capacity of the new proposed drain. As such, the parameters of the existing drain matches with those of new proposed drain as well.
9. All along in the down streamside of the existing drain there are 12000 grown up trees. In case, the drain is to be shifted these trees shall be required to cut. When so much is talked about the environment and pollution, it is not desirable to cut such a large number of trees already grown providing a thick green buffer.

COMMENTS OFFERED BY OFFICERS FROM OTHER DEPARTMENTS:

1. Shri Ram Rakhyani Chief Engineer, DWS&SDU stated that the loss in remunerative area can be compensated by covering the existing drain. It will solve both environmental and loss of revenue problem. In the absence of cost of covering such a large length of drain, no view could be formed.
2. Shri Ram Rakhyani further stated that the estimate of Rs. 6.5 crore for shifting the drain is very much on the conservative side and the expenditure may be more.

.....4/-

Sub:- Regarding allotment of land to Anand Lok Cooperative House Building Society for construction of Community Hall and utilisation and allotment of service personnel area provided in Co-op. House Bldg. Society/Co-op. Group House Bldg. Society.

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 earmarked for service personnel and Dhobhi Ghat in the layout plan of the Society. The procedure for allotment of such land to Cooperative Housing Building Society has been notified by the Government of India vide circular No. 7-1(5)/69-UD, dated 26/27/30th June, 1970 which inter-alia states that:

"The President has been pleased to decide that a part of the land in colonies developed by House Building Cooperative Societies 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 allotted shall be determined by the Lt. Governor. The land will vest in the President 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 plan norm for quantity of land for Community Room is 660 sq. mts.

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 intends to develop the entire area as a Community Hall cum service complex for the benefit of the society.

4. 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.

5. He has also desired that the Technical Committee may also take a comprehensive view regarding disposal of such plots in respect of other Cooperative House Building Societies.

6. The Technical Committee in its meeting dt. 28.1.93 observed that the existing approved policy for disposal of service personnel area be submitted to LG for his perusal and information. Tech. 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

7. The LG. in this case, vide his note dt:8.2.93 directed to allot and give possession of 620 sq.yds. plot to the Society immediately. The service personnel idea will not work. Therefore for the balance area from 1168 sq.yds. The Society may be requested to offer a scheme for construction of Community sport facilities e.g. tennis, squash, badminton, swimming pool, service facilities such as laundromat, cobbler shop, electrical repair shop etc. or as a last resort a children park etc. It was directed to ensure that the land is not encroached upon.

8. As stated above for such allotments, a policy decision is to be taken. The lands section has opined that there is no harm if a policy decision is reached early as land for setting up residences for service personnel is often misused & encroached. It was further opined that, if DDA accepts LG's view point a two fold achievement can be made. Such valuable land can be protected and community development can take place simultaneously.

9. In view of above the case is put up before the Tech. Committee for considering the allotment of the site for Community Hall and for taking a comprehensive view regarding utilisation of flats of service personnel housing within the cooperative house bldg. /Co.op. group housing societies.

[Signature]

11/5/93

मुख्य योजना अनुभाग
बायरी सं. 6.62 MP
दिनांक 1-6-93

-45-

DELHI DEVELOPMENT AUTHORITY
TRANS YAMUNA AREA UNIT

No:PS/DIR.(TYA)/93/SI

Dated: 28.5.93

Draft minutes of the meeting of the Technical Committee.
Item No.51/93.

Location of four Filling-Cum-Service Station for alternate allotment to affected units due to construction of a large fly-over on G.T. Shahdara Road (National Highway).
FR.1(4)93-Dir.(TYA)

.....

Director (TYA) explained the item with relation to i) Master Plan norms with regard to petrol pumps; ii) Number of existing pumps; iii) Proposals at the macro level and iv) Specific proposal to carve out four new sites.

After discussions, the following decision was taken:-

i) Whether to allot new carved out sites for the alternate allotment or not is an administrative matter and would be left to the Lands Department.

ii) With regard to approval of new sites, decision is as under:-

a) The two sites No.1 & 2 as shown in the plan of the area in the south of G.T. Shahdara Road was approved. It was also decided that area between railway line and these two petrol pumps may be used for a small service centre providing gas godown sites and some repair shops. The design should be such that the balance area is not encroached upon and is developed as a park with proper fencing etc.

b) Site No.3 shown in the south of G.T. Shahdara Road was not approved.

c) Site on the other side of Sub Central Business District in Trans Yamuna Area was approved in principle but would be re-located by HUPW in the plan of commercial centre being planned by them at the crossing of 30 mtr. and 45 mtr. wide roads.

d) Plan on Road No.62 would be considered later on.

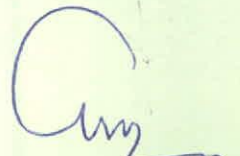


(R.G. GUPTA)
DIRECTOR (TYA) D.D.A.
28.5.93

D.D. (M.P.)

The draft minutes of T.C. dt. 28.5.93
have been sent to Dir(D&P) for
approval. He may please

Dir(D&P)


1.6.93

3-6-93
बायरी सं. 6.62 MP
दिनांक 1-6-93

-46-

OFFICE OF THE PROJECT PLANNER(R)
ROHINI PROJECT - PLG. & DESIGN, DDA

No. PP/R/1061/93/704

Dated: 31st May, 1993

ITEM NO. 52/93/TC
HELD ON 28-5-93

SUB:- APPROVAL OF FIVE REVISED PROPOSAL FOR FILLING STATIONS/FILLING-CUM-SERVICE STATION IN RESIDENTIAL AREA OF ROHINI PHASE-I & II.

DRAFT MINUTES:-

X The revised proposal of five petrol pump sites in Rohini was discussed in detail and Technical Committee approved the site No. 5 falling in CSC No. 4 of sector-5 and site No. 6 falling in LSC No. 7 of sector-8 (filling station for two & three wheelers only) along with two sites of nursing homes in LSC No. 7 of sector-8. Other sites having Nos. 7, 8 & 10 were not approved. ^{The} Technical Committee observed that ~~such~~ petrol pumps should come in community centres/district centres area, for which, Chief Architect to finalise the proposal in community centres falling in sectors 3, 8 & 9 on priority basis, ~~as~~ agreed by him.

ITEM NO. 20/93/TC
HELD ON 28-5-93

SUB:- APPROVAL OF ALTERNATIVE CREMATION GROUND SITE IN LIEU OF DISPUTED CREMATION GROUND OF VILLAGE NAHARPUR

The proposal of site No. 2 (Alternative-II) was approved by Technical Committee.

The above draft minutes are being sent for necessary action.

[Signature]
(D. B. KALKAR)
Architect

~~P.P. (R)~~

✓ D.D. (MP)

[Signature] 31/5/93

Draft minutes of T.C. dt. 28.5.93 have been sent to Dir (DC&P) for approval. He may kindly see

Dir (DC&P)

[Signature]
1-6-93

ITEM NO. 47/93:

Sub: Route alignment proposal for ⁵³33 KV laying 2 nos. 33 KV under ground cables with 2 nos. of pilot cables from Azadpur sub-station to G.T. Karnal Road sub-stn.

The route alignment proposal for ⁵³33 KV laying 2 nos. 33 KV underground cables with 2 nos. of pilot cables from Azadpur sub-station was discussed in detail and the alignment ^{plan} laid on table was approved.

ITEM NO. 49/93:

Sub: Alignment plan of NH-2 bye pass connecting Ring Road (near Kalindi colony) to Okhla/Badarpur/Faridabad.

Deferred.

ITEM NO. 20/93:

Sub: Approval of alternative cremation ground site in lieu of disputed cremation ground of village Naharpur.

The alternative cremation ground site ^{no II old Sew Treatment Plant} ~~in lieu of~~ ~~disputed cremation ground of village Naharpur~~ was discussed in detail and the proposal ~~as laid on table for cremation ground at Naharpur~~ was approved by the Tech. Committee

ITEM NO. 51/93:

Sub: Location of four filling cum service station for alternative allotment to affected units due to construction of a large fly over on G.T. Shahdara Road (National Highway)

The location of four filling cum service station in Trans Yamuna Area ~~was~~ discussed in detail and the following ^{TC recommended} decision was taken,

- (A)
- i.) Two sites as proposed along G.T. Road were approved. The vacant land between the two sites be developed as green area.
 - ii.) ^{Third} ~~3rd~~ site will be in the ^{Commercial} ~~retail business~~ centres to be designed by HUPW. ^{Shanti P.P. units may be} ~~will prepare the plan within one months and will be put up before the TC within one month.~~
 - iii.) These sites will not be ^{considered} ~~considered~~ for alternative ~~allotment~~ allotment. If any change of land use is required same be processed.

ITEM NO. 52/93:

Sub: Approval of five revised proposal for filling stations/filling cum service stations in residential area of Rohini Phase I & II

The five revised proposal for filling stations / filling cum service station in residential area of Rohini was discussed in detail and only two sites/are located in local shopping centres along 80 mt. road were approved. It was observed that the other proposed site are part of recreational area and therefore ~~that was~~ they were rejected. It was further decided that more sites be located by HUPW in community centres of Rohini.

ITEM NO. 53/93:

Sub: ~~Shifting~~ Retaining of Palam Drain within Dwarka Project

~~proposed modifications in the sector layout~~
The ~~shifting~~ retaining of Palam Drain within Dwarka and consequential modifications in the Structure Plan / Sector Layout Project was discussed in detail, and the proposal was approved and ~~it was further decided~~ that the proposal be placed before the Authority ~~and the representation be made to~~ ^{in its approval. The proposal signed} Authority indicating ^{a comparative analysis in respect of land use,} the earlier proposal and the proposal ~~was approved by the Tech. committee.~~

ITEM NO. 18/93:

Sub: Regarding allotment of land to Anand Lok cooperative House Bldg. Society for construction of community hall and utilisation and allotment of service personal area provided in Coop. House Building Society / Coop. Group House Bldg. Societies.

Deferred.

ITEM NO. 54/93:

Sub: Minor modification in the layout plan of Delhi officers coop. house Bldg. society (plotted development) Madhuban.

Deferred.

ITEM NO. 55/93:

Sub: Development of area for shifting of noxious and hazardous trades ~~changes~~ of land use from ~~residential~~ ^{Rural} use zone to ~~(Commercial) (ware housing storage) and Recreational (open space)~~

~~proposal of MCD and the layout plan~~
The development of area for shifting of noxious and hazardous trades ~~change of land use from~~ ^{was discussed in detail. The Tech. Committee} ~~residential~~ ^{Rural} use zone to

(X)
from
note of
Rohini

~~commercial, ware-house, storage and recreational~~
~~was discussed in detail and the change of land use~~

~~was approved subject to following:~~

observed that the layout plan needs modification
in respect of green buffer all round the scheme and also within the plots.
~~i. Mashrooming of structures will not be allowed~~
~~ii. the facility centre/service centre, petrol pump, and the facilities an~~
~~fire station should be the integral part of the~~
~~scheme.~~

~~iii. 20 acres land should be changed from rural land~~
~~use to recreational (green)~~

through the Delhi Dev. Authority MCD
~~It was further decided that before going to the~~
~~Authority MCD should bring the comprehensive plan and~~
~~placed before the TC.~~

ITEM NO. 56/93:

Sub: Review of the policy regarding allotment of nursery school sites for use other than nursery school.

noted
The ~~review of the policy regarding allotment of~~
~~nursery school sites~~ was discussed in detail and it was decided
that by administrative order LG, Delhi has stopped the
~~allotment~~ *had been stopped* of nursery school sites and therefore ~~these sites~~ *unallotted nux*
~~had been recommended for use for activities~~ *school*
~~should be used for the following uses which have been~~
~~approved earlier by the Authority vide Resolution no. 140~~
dt. 29.10.81:-

1. Post office
2. Community Hall/Library
3. Dispensary/OPD Health Centre
4. Day care centre/creches
5. ESS upto 11 KV only where no site is available in the vicinity.
6. Residential Cooperative Store
7. Milk Booth

8. Five Art School. *(After detailed discussion, Mr. Teek-Gunth)*

may also be designated for Housing
~~It was further decided that in addition to the above~~
~~uses nursery school sites can be used as~~ *Area facility*
~~Neighbourhood Facility, Nursery and similar education~~
~~Facility.~~ *It was decided that each layout plan should*
studied in detail for redesignating the vacant sites of
nursery school.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO:F,1(27) 93-MP/

Dt: 28.5.93

Draft Minutes of Technical Committee meeting held on 28.5.93 at 11.00 A.M. in the V.C's Conference Room of Vikas Sadan, Delhi Development Authority, L. N. A., New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY:

1. Mr. S. P. Takharwal Vice-Chairman (In chair)
2. Mr. S. D. Sharma, E. M.
3. Mr. A. P. Sinha, Principal commr.
4. Mr. J. C. Gambhir, Commr. (plg.)
5. Mr. R. G. Gupta, Director (TYA)
6. Mr. P. C. Ja-in, Dir. (AP&B)
7. Mr. Santosh Auluck, C. A.
8. Mr. A. K. Jain, Jt. Dir. (ZF)/officiating Dir. (DC&P)
9. Mr. Chander Ballabh, Jt. Dir. (AP)
10. Mr. K. K. Bhandopadhye, Jt. Dir. (Rohini)
11. Mr. N. K. Aggarwal, Jt. Dir. (WC&SA)
12. Mr. Prakash Narain, Jt. Dir. (T)
13. Mr. Ashok Kumar, Jt. Dir. (Dawarka)
14. Mr. R. K. Jhingan, Sr. Land Scape Architect
D. E. S. U.
15. Mr. Deepak Kapoor
M. C. D.
16. Mr. Sunil Mehra, J. T. P.
Town & Country planning organisation
17. Mr. K. T. Gurumukhi, Addl. C. P.
POLICE DEPARTMENT
18. Mr. Lal Ram, A. C. P. (Traffic)
19. CONCOR
Mr. A. K. Kohli, GGM (Engg)

For item No. 26/93.

ITEM NO. 47/93:

Sub: Route alignment proposal for laying 2 nos. 33 KV under ground cables with 2 nos. of pilot cables from Azadpur sub-station to G.T. Karnal Road sub-stn.

The route alignment proposal for laying 2 nos. 33 KV underground cables with 2 nos. of pilot cables from Azadpur sub-station was discussed in detail and the Alignment Plan laid on table was approved.

ITEM No. 49/93:

Sub: Alignment plan of NH-2 bye pass connecting Ring Road (near Kalindi colony) to Okhla/Badarapur/Faridabad.

Deferred.

ITEM No. 20/93:

Sub: Approval of alternative cremation ground site in lieu of disputed cremation ground of village Naharpur.

The alternative cremation ground site no. II (opp. Sewerage Treatment plant) was approved by the Technical Committee. *Further action be taken to process the change of land use.*

ITEM NO. 51/93:

Sub: Location of four filling cum service station for alternative allotment to affected units due to construction of a large fly over on G.T. Shahdara Road (National-Highway)

Director (TYA) explained the proposal of four petrol pump sites in ^{relation to} Master plan norms, existing in T.Y.A. and detailed proposals.

(a) After detailed discussions two sites bearing No. 1 & 2 in the south of G.T. Shahdara Road were approved. It was also decided that area between railway line and these two petrol pumps may be properly ~~planned~~ ^{developed} so that it is not encroached upon. ~~Part of the area may be developed as a park with proper fencing.~~

(b) Site No. 3 in the south of G.T. Shahdara Road was not approved.

(c) Proposed petrol pump Site No. 4 near Sub Central Business District would be relocated ^{in the} commercial centre being planned by the HUPW. // It was also noted by the Technical Committee that whether new sites are to be treated ~~as taken for the~~ alternate allotment or not, ~~is an administration matter which~~ is to be decided separately.

p.2
draft minutes

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ITEM No. 52/93:

Sub: Approval of five revised proposal for filling stations/
filling cum service stations in residential area of
Rohini Phase I & II

The revised proposal of five pump sites in Rohini was discussed in detail and Technical Committee approved the site No. 5 falling in CSC No. 4 of Sector No.5 and site No. 6 falling in LSC No. 7 of Sector-8 (filling station for two & three wheelers only) along with two sites of nursing homes in LSC No. 7 of Sector-8. Other sites ~~having~~ ^{ie} Nos. 7, 8 & 10 were not approved. The Technical Committee observed that petrol pumps should come in Community centres/district centres area, for which, Chief-Architect ^{to} finalise the proposals in community centres falling in sectors 3, 8 & 9 on priority basis.

ITEM No. 53/93:

Sub: Retaining of Palam Drain within Dwarka Project.

The retaining of Palam Drain within Dwarka Project and consequential modifications in the Structure Plan/
~~sector layouts~~ ^{were discussed in detail} The Technical Committee recommended that the proposal be placed before the Authority for its approval. The proposal should indicate comparative analysis in respect of land use.

ITEM NO. 18/93:

Sub: Regarding allotment of land to Anand Lok cooperative House Bldg. Society for construction of community hall and utilisation and allotment of service personal area provided in Coop. House Building Society/Coop. Group House Bldg. Societies.

Deferred.

ITEM NO. 54/93:

Sub: Minor Modification in the layout plan of Delhi officers Coop. house Bldg. society (plotted development) Madhuban.

Deferred.

ITEM NO. 55/93:

Sub: Development of area for shifting of noxious and hazardous trade changes of land use from Rural use zone to commercial (ware housing & storage) and Recreational.

The proposal of the M.C.D. and layout plan for shifting of noxious and hazardous trades was discussed in detail. The Technical Committee observed that the layout plan needs modification in respect of green buffer all round the scheme and also within the ^{as buffer} plots. ^{clusters of} A Facility centre/service

centre with petrol pump, fire station and other facilities should be an integral part of the scheme.

It was decided that ~~before processing~~ the change of land use through the Delhi Development Authority ^{by processed.} The MCD should bring a comprehensive plan before the Technical Committee ^{in its next meeting.}

ITEM NO. 56/93:

Sub: Review of the policy regarding allotment of nursery School sites for use other than nursery school.

The policy regarding allotment of nursery school sites was discussed in detail. It was noted that by an order of the L.G., the allotment of nursery school sites had been stopped. The unallotted nursery school sites had been recommended for ~~the following~~ the following activities vide Authority Resolution No. 140 dt. 29.10.81:-

1. Post Office
2. Community Hall/Library
3. Dispensary/OPD Health Centre
4. Day care centre/creches
5. ESS upto 11 KV only where no site is available in the vicinity.
6. Residential Cooperative Store
7. Milk Booth
8. Fine Art School

After detailed discussions, the Technical Committee recommended that in addition to the above, the unallotted vacant nursery school sites may also be proposed for Housing Area facility, Neighbourhood Facility, Nursery ^{Primary} education Facility. It was decided that each layout plan should be studied in detail for redesignating the vacant sites of Nursery School. ^{for a facility}

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4/6/83

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**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION**

Draft minutes of Technical Committee meeting held on 28.5.93 at 11.00 A.M. in the V.C.'s Conference Room of Vikas Sadan, Delhi Development Authority, I.N.A., New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Shri S.P.Jakhanwal, Vice-Chairman (in c hair)
2. Mr.H.D.Sharma, Engineer Member
3. Mr.A.P.Sinha, Principal Commissioner.
4. Mr.J.C.Gambhir, Commr(Planning)
5. Shri R.G.Gupta, Director(TYA)
6. Shri P.C.Jain, Director(AP&B)
7. Mr.Santosh Auluck, Chief Architect.
8. Mr.A.K.Jain, Jt.Dir(ZP)/Officiating Dir(DC&P)
9. Mr.Chandra Ballabh, Jt.Director(AP)
10. Shri K.K.Bandyopadhyay, Project Planner(Rohini)
11. Mr.N.K.Agarwal, Jt.Director(T)Area Planning)
12. Mr.Prakash Narayan, Jt.Director(T)
13. Shri Ashok Kumar, Jt.Director(Dwarka)
14. Mr.R.K.Jhingan, Sr.Landscape.Arch.

D.E.S.U.

15. Mr.Deepak Kapoor.

M.C.D.

16. Mr.Sunil Mehra, J.T.P.

Town & Country Planning Organisation

17. Mr.K.T.Gurumukhi, Addl.C.P.

POLICE DEPARTMENT

18. Mr.Lala Ram, Addl.C.P.(Traffic)

CONCOR

19. Mr.A..Kohli, GGM(Engg) for item No.26/93.

-55-

ITEM NO. 47/93

Sub: Route alignment proposal for laying 2 Nos. 33KV under ground cables with 2 nos. of pilot cables from Azadpur sub-station to G.T.KARNAL ROAD sub-stn.

The route alignment proposal for laying 2 nos. 33 KV underground cables with 2 nos. of pilot cables from Azadpur sub-station was discussed in detail and the Alignment Plan laid on table was approved.

ITEM NO. 49/93:

Sub: Alignment plan of NH-2 bye pass connecting Ring Road(near Kalindi Colony) to Okhla /Badarpur Faridabad.

Deferred.

ITEM NO. 20/93 :

Sub: Approval of alternative cremation ground site in lieu of disputed cremation ground of village Naharpur.

The alternative cremation ground site No.II(opp. sewerage Treatment Plant) was approved by the Technica Committee. Further action be taken to process the change of landuse.

ITEM NO. 51/93:

Sub: Location of four filling-cum-service station for alternative allotment to affected units due to construction of a large flyover on G.T.Shahdara Road(National Highway).

Director(TYA) explained the proposal of four petrol pum sites in relation to Master Plan norms, existing in T.Y.A and detailed proposals:

(a) After detailed discussions two sites bearing No. 1 & 2 in the south of G.T. Shahdara Road were approved. It was also decided that area between Railway line and these two petrol pumps may be properly developed so that it is not encroached upon.

(b) Site No. 3 in the south of G.T. Shahdara Road was not approved.

(c) Proposed petrol pump site No.4 near sub-central Business District would be relocated in the commercial centre being planned by the HUPW.

It was also noted by the Technical Committee that whether new sites are to be treated for alternate allotment or not, is to be decided separately.

ITEM NO. 52/93:

Sub: Approval of five revised proposal for filling stations/filling-cum-service stations in residential area of Rohini Phase I & II.

The revised proposal of five pump sites in Rohini was discussed in detail and Technical Committee approved the site No.5 falling in CSC No.4 of Sector No.5 and site No.6 falling in LSC no. 7 of Sector-8(filling station for two & three wheelers only) alongwith two sites of nursing homes in LSC NO. 7 of Sector-8. Other sites i.e. No.s 7, 8 & 10 were not approved. The Technical Committee observed that petrol pump should come in Community centres/district centres area, for which, Chief Architect is to finalise the proposals in community centres falling in sectors 3, 8 & 9 on priority basis.

ITEM NO. 53/93:

Sub: Retaining of Palam Drain within Dwarka Project.

The retaining of Palam Drain within Dwarka Project and consequential modifications in the structure plan /sector layouts were discussed in detail. The Technical Committee recommended that the proposal be placed before the Authority for its approval. The proposal should indicate comparative analysis in respect of landuse.

ITEM NO. 18/93:

Sub: Regarding allotment of land to Anand Lok Co-operative House Bldg.Society for construction of community hall and utilisation and allotment of service personnel area provided in Co-op.House Building Society/Co-op.Group House Bldg. Societies

Deferred.

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ITEM NO. 55/93

Sub: Minor modifications in the layout plan of Delhi officers co-op. House Bldg. Society (plotted development Madhuban)

Deffered.

A56/93:

ITEM NO. 56/93

Sub: Development of area for shifting of noxious and hazardous trade changes of land use from Rural use zone to commercial (warehousing & storage) and recreational.

The proposal of the MCD and layout plan for shifting of noxious and hazardous trades was discussed in detail. The Technical Committee observed that the layout plan needs modification in respect of green buffer all round the scheme and also as buffer within the clusters of plots. A facility centre/service centre with petrol pump, fire station and other facilities should be an integral part of the scheme.

It was decided that the change of land use through the Delhi Development Authority fbe processed. The MCD should bring a comprehensive plan before the Technical Committee.

ITEM NO. 56/93

Sub: Review of the policy regarding allotment of nursery school sites for use other than nursery school.

The policy regarding allotment of nursery school sites was discussed in detail. It was noted that by an order of the L.G., the allotment of nursery school sites had been stopped. The unallotted nursery school sites had been recommended for the following activities. vide Authority resolution No.140 dated 29,10.81

1. Post Offsice
2. Community hall/library
3. Dispensary/OPD Health Centre.
4. Day care centre/cdreches.
5. ESS upto 11 KV only where no site is available in the vicinity
6. Residential co-operative store.
7. Milk Booth
8. Fine Art School.

After detailed discussions, the Technical Committee recommended :

(i) That in addition to the activities mentioned in Authority Resolution No.140 dated 29.10.81 the vacant nurserary school sites may also be allotted allowed for nursery/primary education facilities.

(ii) In the plan, it should be indicated in general terms as : other housing facility area.

(iii) The case should be processed for modifications in the Master Plan.

(iv) Each layout plan with vacant nursery school sites should be studied in detail in re-designating the vacant sites of nursery schools.