

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(22)93/MP

Dt: 15.6.94

MEETING NOTICE

The 32nd Technical Committee meeting of DDA will be held on 16.6.94 at 12.30 P.M. in the Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi.

Agenda for the meeting is enclosed herewith.

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


(S.C.GUPTA)
MEMBER SECRETARY
ADDL.COMMR.(DC&P)



Agenda for the meeting 16.6.94.

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1. Chief Engineer (E2)
2. Suptdg. Engineer. (C-10)

Minutes of the Technical Committee held on 16.6.94 in the Conference Room of Vikas Sadan, INA, Delhi Development Authority, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman (In chair)
2. Sh.J.C.Gambhir, Commr.(Plg.)
3. Sh.S.Roy, Commr.(LD)
4. Sh.Santosh Auluck, Chief Architect
5. Sh.S.C.Gupta, Addl.Commr.(DC&P)
6. Sh.P.C.Jain Addl.Commr.(DC&P)
7. Sh.R.K.Jhingan, Sr.Landscape Architect

TOWN & COUNTRY PLG. ORGANISATION

8. Sh.K.T.Gurumukhi, Addl.Chief Planner

L&DO

9. Sh.T.S.Bassali, Asstt.Engineer

NEW DELHI MUNICIPAL COMMITTEE

10. Sh.S.V.Kaushal, Sr.Architect

DELHI POLICE

11. Sh Atma Ram Surya, ACP(T)

M.C.D.

12. Sh.Sunil Mehra, JTP

SPECIAL INVITEES:

13. Sh.Chander Ballabh, Dir.(AP),DDA for item no.80/94
14. Sh.P.N.Dongre, Dir.(TYA),DDA for item no.81/94
15. Sh.S.C.Anand, Jt.Dir.(TYA) -do-
16. Sh.B.K.Roy, Chief Engineer(EZ) for item No.77/94
17. Sh.D.P.Singh, S.E.,Circle-10,DDA for item 77/94

The Technical Committee took up 3 items pertaining to allotment of land for sewage treatment plants at various locations.

1. Item No. 77/94

Sub: Allotment of additional land for sewage Treatment Plant at Yamuna Vihar.

PA/AC/AP/94/337

The Technical Committee observed that presently sewage generated is of the order of 10 (ten) MGD for which land measuring approx. of 20 acres is more than adequate. It also observed that the land to that extent is earmarked in the approved layout plan of 'facility centre' which has already been allotted and handed over to the MCD. However, for future requirements, as the MPD-2001 is being reviewed, the same may be examined as a (past term of). If additional requirement is established suitable site be identified for that purpose in the Mid Reviews.

2. Item No. 78/94

Sub: Allotment of Sewage Treatment Plant at Meera Bagh. F.23(1)71/IL

The Technical Committee observed that the land measuring 58 ha. presently available within sewage treatment plant is sufficient to meet the present requirements for treatment of sewage for the surrounding area. However, for future requirements, if additional land is essentially required, the same be examined while reviewing the MPD-2001 provisions and based on the projected requirements, suitable site be identified.

3. Item No. 79/94

Sub: Allotment of land for various sewage pumping stations. F3(7)90-MP

The Technical committee after detailed discussion arrived at the following decisions for the location of sewage pumping stations.

I) Tughlakabad Sewage Pumping Station:

The land adjoining the existing 30 KV electric sub station near road no. 13 to accommodate the pumping station building was agreed, subject to the conditions that:

- a. The site should be for the pumping station building only.
- b. The height of the building should be within the height range of the existing 33 KV electric sub station bldg.
- c. As the site is located within the area declared as Forest Area for the construction of building clearance from Forest and Environment Ministry be obtained and DWS&SDU.
- d. There shall be minimal cutting of trees for which permission shall be taken from the Competent Authority.

II Sarita Vihar Sewage Pumping Station.

Engineer-in-chief of DWS&SDU informed that there is no need for separate Sarita Vihar pumping station site as the land is already available in the Okhla Sewage Treatment Plant.

III Oxidation Ponds site near Jamali - Kamali Tomb of Mehrauli.

The Technical Committee observed that the proposed site is within the historical monument area and construction of pumping station building in this area would not be desirable. Therefore, it was suggested that instead of pumping station, possibility of site for mini sewage treatment plant be explored in the nearby area keeping in view the construction of historical monuments. It will also fulfil the requirements of the adjoining forest/horticulture/green area for semi-treated water. Alternatively, if mini sewage treatment plant is not feasible, an appropriate site for location of pumping station maybe identified on a site inspection.

This issues with the approval of Vice Chairman,
DDA.


(S.C. GUPTA)
ADDL. COMMR. (DC&P)
MEMBER SECRETARY

Memo No. F.1(15)94-MP

Dated:

Copy forwarded to:

1. OSD to VC for the information of the later.
2. Engineer Member
3. Principal Commissioner
4. Commissioner (Plg.)
5. Commissioner (LD)
6. Chief Architect.

7. Addl. Commr. (DC&P)
8. Addl. Commr. (TYA)
9. Addl. Commr. (AP&B)
10. Chief Town & Country Planner, TCPO
11. Chief Architect, NDMC
12. Town Planner, MCD
13. Secretary DUAC
14. Land & Development Officer, L&DO
15. Sr. Architect, H&T (I) Nirman Bhawan,
16. Deputy Commissioner of Police (T) Delhi Police.
17. Chief Engineer (Plg.) DESU
18. Commissioner (LM) DDA
19. Sh. R.K. Jhingan, Sr. Land Scape Arch., DDA
20. Secy. to L.G.

(P.V. MAHASHABDEY)
JOINT DIRECTOR (MP)

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1. Item No.77/94

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PA/AC/AP/94/337

The Technical Committee observed that presently sewage generated is of the order of ^{10 cfm} MGD for the ~~treatment~~ ^{more than adequate.} of which ^{land} ~~maximum~~ ^{area} site measuring 20 acres is ~~enough~~. It also observed that the land to that extent is earmarked in the approved layout plan of 'facility centre' which has already been allotted and handed over to the MCD. However, for ~~projected~~ ^{future} requirements, as the MPD-2001 is being reviewed, the same may be examined ^{as a} ~~and if there is an~~ ^{is established} additional requirement suitable site be identified for that purpose. ^{in the Mid Range}

2. Item No.78/94

Allotment of Sewage Treatment Plant at Meera Bagh.

F.23(1)71/IL

The Technical Committee observed that the land measuring 58 ha. presently available within sewage treatment plant is sufficient to meet the present requirements for treatment of sewage for the surrounding area. However, for future requirements, if additional land is essentially required, the same be examined while reviewing the MPD-2001 provisions and based on the projected requirements suitable site be identified

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 - b) The height of the bldg. should be within the height range of the existing 33KV electric sub-station bldg.
 - c) As the site is located within the area declared as Forest Area for the construction of building, clearance from Forest and Environment ^{Authority} be obtained. *DWS & SDU*
 - d) *There shall be minimal cutting of trees for which permission shall be taken from the competent authority.*
- II) Sarita Vihar Sewage Pumping Station:

Engineer-in-Chief of DWS & SDU informed that there is ^{file} no need for separate Sarita Vihar pumping station as the land is already available in the Okhla [^] sewage treatment plant.

- III) Oxidation Ponds site near Jamali - Kamali Tomb of Mehrauli.

The Technical Committee observed that the proposed site is within the historical monument area and construction of pumping station building in this area would not be desirable. ~~Therefore,~~ ^{Conservation of} it was suggested that instead of pumping station, possibility of site for mini sewage treatment plant be ^{explored} ~~explored~~ in the nearby area keeping in view the [^] historical monuments. ~~as it~~ [^] will also fulfil the requirements of the adjoining forest/horticulture/green area with [^] ~~the use of the~~ [^] available semi-treated water. Alternatively, if mini sewage treatment plant is not feasible, an appropriate site for location of pumping station may be identified on a site inspection.

f.c.

Signature
(S. C. Gupta)
Addl. Commr. (DWS & SDU)
Member - Reg.

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S.NO.1/Item No.77/94/T.C.

Sub: Allotment of additional land for Sewage Treatment plant
at Yamuna Vihar
PAI ACI AP/94/227

The land measuring, about 8 HAC (20 acres) as per the approved layout plan of Facility Centre already stands allotted /handed over to MCD.

The request is for allotment of additional 8 HAC (20 acres) of land i.e. to make the total area of Sewage Treatment Plant as 16 HAC (40 acres).

There is an approved plan for the Facility Centre Scheme which will have to be considered for re-designing in case allotment of additional land measuring 8 HAC (40 acres) is considered to be allotted by the Tech. Committee. The plan of the Facility Centre showing the site already handed over to the MCD is laid on the table.

P. G. Srinivas
A.C. (AP)

S.NO.2/Item NO. 78/94/T.C.

Sub Allotment of Sewage Treatment Plant at Meera Bagh
F.23(1)/71/IL

The request for allotment of land was examined in the Tech. Committee in its meeting held on 8.2.1994 and the request was not acceded to for the reason that the existing land of 58 HAC upto the end of 8th Five Year Plan period is sufficient to meet the requirement for the discharge of the surrounding areas.

Further MCD vide its letter dated 4/5/94 has again requested for allotment of land measuring 35 HAC for the proposed Sewage Treatment Plant with a capacity of 35 MGD by 2001.

The allotment of additional land is covered in the Supreme Court order dated 13.5.1994.

Plan showing the location of the land being asked for which is a part of the Reserved Forest bounded by 7ft high properly mashed with one and half ft toe wall of stone is shown as 'recreational' - plan laid on the table.

The request of MCD for allotment of additional land of 35 HAC is again placed before the Tech. Committee for its consideration.

P.O. Meera
A.C. (AP)

Sub: Allotment of land for various sewage pumping stations
F. 3 (7) 90-MPI
Superintending Engineer (P) Dr., DWSSDU, MCD vide his letter
No. SE(P)DR/F/94/623 dated 8.6.1994 has requested for allotment
of land for sewage pumping stations at the following locations:

- | | |
|-------------------------------------------------------------------|------------------------------------|
| 1. Tughlakabad Sewage P/Stn. | 3 acres |
| 2. Sarita Vihar Sewage P/Stn. | 3 acres |
| 3. Oxidation Ponds site near
Jamali Kamali Tomb of
Mehrauli | 2.56 acres
land already offered |

The requests have been examined and the comments are as
under:

Tughlakabad Sewage P/Stn.

MCD had earlier suggested sites for the above Sewage P/Stn.
which were not found desirable. Now a new site as shown on the
copy of the plan - laid on the table - opposite Pkt. No.12
Kalkaji measuring about 3 acres is proposed for the consideration
of its allotment.

The proposed Sewage P/Stn. will lift the sewer from the open
drains and will discharge in the gravity duct of Okhla Sewage
Treatment Plant.

Comments

The site was inspected by Addl. Commr. (AP) DDA with SE (P)
Dr. DWSSDU on 3.6.94. The site is located on the junction of
two open drains (existing) which presently discharge their water
in a local pond and the same get spread in the adjoining and
fore-land areas.

[Handwritten signature]

The site is located in the 'recreational' use zone as per MPD 2001.

Sarita Vihar Sewage P/Stn.

The site suggested is located East of Mathura Road, South of Sector No.1 of the approved scheme of Sarita Vihar location shown on the copy of the plan - laid on the table. The proposed Sewage P/Stn. will pump the sewer and will discharge it in Okhla Sewage Treatment Plant located in the North.

Comments

The site was inspected by the Addl. Commr. (AP) DDA and SE (P) Dr. DWSSDU on 3.6.94. The site is a part of partially developed Neighbourhood Park of approved scheme of Sarita Vihar at the back of temporary DDA office.

Oxidation Ponds site near Jamali Kamlai Tomb of Mehrauli

The site is shown on the copy of the plan - laid on the table. The site was inspected by Addl. Commr. (AP) DDA with SE (P) Dr. DWSSDU on 3.6.94.

Comments

During the inspection it was noted that site is at a distance of about 80mts to ^{West of} existing Jamali Kamali Tomb. The site asked for was earlier developed for oxidation ponds by DDA as a part of Sewage Scheme of Village Mehrauli which were later on abandoned on the instructions of the then Lt. Governor, Delhi. These ponds were abandoned due to the emission of foul smell by these ponds for which the villagers of the nearby area raised an objection.

J. C. Datta

The system exists for disposal/utilisation of the sewage earlier collected in the oxidation pond so constructed by the DDA. Now the sewage is not falling in these oxidation ponds and that is why not in use.

Comments

The site is located in the vicinity of historical monument like Qutab Minar, Jamali Kamali Tomb etc., and the entire area West of Mehrauli Road is identified for 'recreational' Use Zone (Regional Park). The area is rich in heritage.

PROPOSALS

Tughalakabad Sewage P/Stn.

The site can be considered for allotment by the Tech. Committee subject to its change of land use from 'recreational' (Distt. Park) to 'utility'.

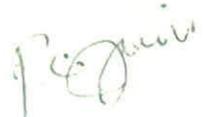
Sarita Vihar Sewage P/Stn.

If the proposal is agreed by the Tech. Committee then, it will require change of land use from Residential/Neighbourhood Park to 'utility'.

Oxidation Ponds site near Jamali Kamali Tomb

Pumping station on this site is not recommended, however, existing oxidation pond without emitting foul smell by way of using advance technology can be explored by MCD then permission for the same can be considered by the DDA.

The above proposals are placed before the Tech. Committee for consideration.



S.NO.4/Item No.80/94/T-C.

Sub : Formulation of Development control norms for Club-Buildings

(F.3(24) / 22.11.93 M.P. R.)

Requests are being received ~~requesting~~ ^{by} DDA for laying down the development controls for the club buildings allotted by D.D.A. The DDA has in recent past allotted land for construction of the Club in New Friends Colony, Naraina Vihar, Pitam Pura, Mandakini Enclave etc. Request is also pending for additions/alterations of Chemsford Club Building, Raisina Road, New Delhi.

2. M.P.D.-2001 has recommended land quantum for such recreational facilities i.e. Barat Ghar, Community room, Community hall-cum-library and Recreational Club as per the details given below :-

S.No.	Use	Area in Sq.Mtr.	Population (in person)
1.	Community Room	660	5,000
2.	Barat Ghar/ Dhamashala/Night Shelter	800	-
3.	Community hall-cum-library	2,000	15,000
4.	Recreational Club	10,000	1,00,000

The development controls for the use No.2 & 3 in the above table has been given in the Master Plan but no controls have been given for the use at S.No.1 & 4.

3. The norms for Club-Building were discussed in the Internal Planning meeting held on 29.7.93, wherein a sub-committee was constituted to work out these norms. The report of Sub-Committee has been received and is annexed. After studying the different

.....2/-

OKT

(D. AP)

norms and the existing Club Buildings the following norms have been recommended for different sizes of Club Building :-

a. Category I:

Area of plot	-	2000 sq.mts.
Ground coverage	-	30%
F.A.R.	-	75
Set backs	-	9 mts.
Front	-	3 mts.
Side I	-	6 mts.
Side II	-	6 mts.
Rear	-	6 mts.
Height	-	9 mts. (2 storeyed max.)
Basement	-	Equal to ground coverage.

b. Category II:

Area of plot	-	5000 sq.mts. (50% of the area to be kept as green and 50% area to be considered for building)
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Controls on building portion of the plot:

Ground coverage	-	30%
FAR	-	75
Set backs	-	Front - 9 mts. Sides - 6 mts. Rear - 6 mts.
Height	-	9 mts. (2 storeyed max.)
Basement	-	Equal to ground coverage

c. Category III:

Plot area	-	10,000 sq.mts. (60% of the plot area to be kept as green and the building shall be allowed on 40% of the plot).
-----------	---	-----------------------------------------------------------------------------------------------------------------

Controls on building portion of the plot:

Ground coverage	-	30%
FAR	-	75
Set backs	-	9 mts.
Front	-	6 mts.
Sides	-	6 mts.
rear	-	6 mts.
Height	-	9 mts. (2 storey max.)
Basement	-	equal to ground coverage.

(Note: The permissible maximum coverage on ground floor and FAR in no case be less than the permissible area and FAR for the largest size plot in the lower category.

CB

d. Other controls in all the three categories

1) Residential component :

15% of the total floor area shall be allowed for residential purpose and for watch and wardstaff, essential staff and guest house.

2) Basement :

It shall be below the ground floor and to the maximum extent of ground coverage. It will be counted in FAR excluding the area required for servicing.

3) Parking

Only surface parking will be allowed @1.33 car space per 100 Sq.mts. of plot area.

e. The height of the club has been kept deliberately low to give a feeling of openness. Since the basement can also be used, it was felt that some of the indoor games can be provided at the basement level.

f. The residential component has been recommended in compliance with the Master Plan recommendations for public and semi-public premises (Page-164 of the notification of Master Plan).

5. The report of sub-committee is submitted for consideration of Technical Committee so that necessary change in the Master Plan can be processed.

CWP
19/05/57
D.V. (AP)

Sub : Proposal of two RAMPS in the layout plan of cooperative Group Housing Society near Chilla.
(Letter Dy. No. 165/DD(TYA)-II dt. 16.8.93)

-0-0-0-0-0-

A proposal has been received from the Office of Executive Engineer, Eastern Division-10, DDA, regarding the construction of RAMPS on two link roads over effluent channel in the Cooperative Group Housing Society area of Chilla Dallupura. The approved layout plan of Cooperative Group Housing Society have two link roads, having a 24M R/W road abutting Hindon CGHS and 18M R/W road abutting Jan Sewak CGHS, which have been shown to meet 30M and 18M R/W road along Indian Navel CGHS Society.

An effluent channel, connecting MCD Sewage Treatment Plant to meet drain near Chilla Regulator, has been constructed by MCD in this DDA Scheme. This channel has its side walls constructed about 1.75M above the road level. On account of this, the local net work of roads in the layout plan has been disturbed. On account of several representations from the residents, the proposal has been received from the Executive Engineer for construction of RAMPS over the effluent channel.

PROPOSALS :-

The proposal of RAMP is split in two items, No. I & II.

Sub Item No. 1 :-

This proposal is connecting 24M R/W road to meet 30M R/W road (along Hindon CGHS). The proposed RAMP is connecting 18M R/W road opposite Indian Navel CGHS.

The proposal of the RAMPS has been cleared by Engineering Wing and T.T. Unit of P.P. Wing. This has a carriage way of 11M connecting a carriage way of 14M. The slab has been proposed over the effluent channel, 6" above clear and the RAMPS is having a slope of 1:15 & 1:20M respectively, as shown on the plan.

Sub Item No. 2 :-

In this case, 11M carriage way out of 18M R/W road meets the carriage way of on 18M R/W road in the form of a RAMP of 11M R/W and slope of 1:20.

This proposal is near Jan Sewak CGHS. The proposal of RAMPS has been cleared by the Engineering Wing of DDA & T.T. Unit of P.P. Wing. Also Engineering Wing has reported that the entrance to the adjoining Group Housing Societies have been kept in-tact and are not affected by these proposals of RAMPS.

Commissioner (Plg.) has desired that the proposal may be discussed in the Technical Committee. Therefore, the proposal is put up to the Technical Committee for consideration and approval.



To

1. OSD to VC thd information of the later.
2. Engineer Member.
3. Principal Commissioner
4. Commissioner(Plg.) Member Secy.
5. Commissioner(Lands)
6. Chief Architect
7. Addl. Commr. (DC&P)
8. Addl. Commr. (TYA)
9. Addl. Commr. (AF&B)
10. Chief Town & Country Planner,
Town & Country Planning Office,
Vikas Bhawan, E-Block, New Delhi.
11. Chief Architect
NDMC, Palika Kendra,
New Delhi.
12. Town Planner,
MCD, Old Hindu College Bldg,
Kashmere Gate, Delhi.
13. Secretary,
DUAC, NDMC Commercial Complex,
Lok Nayak Bhawan, Khan Market,
New Delhi.
14. Land & Development Officer,
Land & Development Office,
Nirman Bhawan, New Delhi.
15. Sr. Architect,
HGT (I), Unit Room No. 316,
'A' Wing, 3rd floor,
Nirman Bhawan, New Delhi.
16. Deputy Commissioner of Police(T),
MSO Building, IP Estate,
New Delhi.
17. Chief Engineer(Plg.) DESU,
DESU Bldg,
Jhandewalan, New Delhi.
18. Sh. R.K. Jhingon,
Sr. Land Scape Arch.
DDA, Vikas Minar, New Delhi.
19. Commr. (LM)
DDA, Vikas Sadan,
JHA, New Delhi.