

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F1(34)94-MP/723

14.9.94

This is with reference to the VCBs TBR No.
682-EP dt. 30.8.94 and I am to inform you that the
desired action has been taken. This is for information
and ^{to} delete the TBR.

OSD to VC.

14-8
(P.V. MAHASHABDEY)
JOINT DIRECTOR (MP)
dl

Issued
14.9.94

दिल्ली विकास प्राधिकरण

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F No.

dt.

Draft minutes of Technical Committee held
on 6-9-94 at 11.30 AM in the Conference Room at Vikas
Sadon, Delhi Development Authority, INA, New Delhi.

~~The following Members invitees were present~~
~~Vice Chairman etc.~~

The following were present.
Delhi Development Authority.

1. Sh. S. P. Tathanwal, Vice Chairman (In Chair).
2. Sh. H. D. Sharma, Engineer Member
3. Sh. K. J. Alphons, Commissioner (LM).
4. Sh. S. K. Roy, Commissioner (LD).
5. Sh. A. K. Jain Addl. Commissioner (DC & P) off G.
6. Sh. R. G. Gupta Addl. Commissioner (TYA)
7. Sh. P. C. Jain, Addl. Commissioner (AP)
8. Sh. Santosh Auluck, Chief Architect.
9. Sh. R. K. Shingau, Director (Land Scape).
10. Sh. Prakash Narayan, Director (PPR)

T. C. P. O.

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

Delhi Police

12. Sh. Gaur mail Singh, ACP (T)

Special Invitees

~~P. Swamy, SE. (T & P) Sh. V. K. Ailani di, Chief~~

~~L.P.G. (Mg.)~~

~~Sh. K. Ailani, Ch. P.~~

~~Item No.~~

14. Sh. R. M. P. Swamy, S.E. (12 PC) ~~for item No 102/94~~
15. Sh. B. S. Chidhar, Dy. mgs. (LPG Engg) IOC for item No 102/94
16. Sh. P. Rajendran, Hindustan Petroleum for item No 194/94
17. Sh. S. K. Oberoi, Hindustan Petroleum for item No 194/94
18. Sh. R. N. Mathur, State Coordination C/o HPC, Teen
Bharti C. Place. for item No 94/94

 ✓ Mr. Aggarwal - En (SA) — 28/11/94

 ✓ Dr. S. P. Pandey - En (10/1/95) — 92/94

 ✓ Sh. Mahesh Chohan - ~~En~~ Add. Engr. — 90/94

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

F.No.1(34)94-MP

Dt. 1.9.94

Minutes of ^{35K} Technical Committee held on 10.8.94 in the Conference Room at Vikas Sadan, Delhi Development Authority, INA, New Delhi.

The following Members/invitees were present Vice Chairman could not attend the meeting throughout. E.M. presided after V.C. had left.

DELHI DEVELOPMENT AUTHORITY:

1. Sh. S.P.Jakhanwal, Vice Chairman (In Chair)
2. Sh. H.D. Sharma, Engineer Member
3. Sh. J.C. Ghambir, Commissioner (Plg.)
4. Sh. K.J. Alphons, Commissioner (LM)
5. Sh. Santosh Auluck, Chief Architect
6. Sh. A.K. Jain, Addl. Commr. (DC&P)
7. Sh. R.G.Gupta, Addl. Commr. (TYA)
8. Sh. P.C.Jain, Addl. Commr. (AP)
9. Sh. R.K. Jhingan, Director (Land Scape)
10. Sh. Parkash Narain, Director (PPR)

TOWN & COUNTRY PLANNING ORGANISATION:

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

L&DO:-

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

NEW DELHI MUNICIPAL COUNCIL:

13. Sh. Rajeev Sood, Asstt. Architect.

C.P.W.D.:-

14. Sh. Subhash Kapoor, Sr. Architect

15. Sh. A.K. Malik, Architect

M.C.D.:-

16. Sh. S.M. Hussain, Chief Engineer

17. Sh. J.P.Khurana, Supdtg. Engineer

18. Sh. J.P.Gupta, Executive Engineer

DELHI POLICE:-

19. Sh. Jai Pal Singh, ACP Traffic

SPECIAL INVITEES:

20. Sh. H.C. Gupta, DTC for item no. 96/94

21. Sh. S.K.Vij, Chief Engineer for item 96/94 Central Railway.

22. Sh.K.P.Sharma, Legal Adviser for item 95/94
23. Sh.D.P.S.Nangal, Director(LM) for item 96/94
24. Sh.C.P.Rastogi, Director(SPG) for item 95/94
25. Sh.D.K.Saluja, Jt.Dir.(T) for item 96/94

1. Item No. 95/94

Sub: New Delhi Bungalow Area - Delineation, Development Control Norms.

The Technical Committee discussed in detail the analysis of objections/suggestions in response to the public notice. (s.o.No.2880 Page No. 4163 to 4167) dt. 25.12.93 including the summary of objections/suggestions and remarks of the Planning Department as given in the Annexure.

The Technical Committee agreed with the observations of the Planning Department as given in the remarks except in case of Public Housing, it was recommended that the maximum height be limited to 14 mtrs.

The detailed observations of the Technical Committee in response to Objections/suggestions are as under:

A. Boundary:

1. The Hailey Road Area is not recommended to be excluded from the Boundary of the Bungalow Area.
2. The area towards the north of Rajpath may be retained within the Bungalow Area Boundary.
3. One plot depth adjoining the boundary, as contained in the notification, may be retained within the Bungalow Area. This also includes Keventer's Dairy Farm Plot along Kushak Nallah.
4.
 - a. The Technical Committee noted the comments of TCPO.
 - b. It was observed that DUAC has no objection to include Hailey Road Area within the bungalow area.
 - c. The Technical Committee observed that, as per the Bungalow Area policy, there would not be any substantial increase in the congestion and pollution. The notification already covers both sides of main roads in sub-zones D-4,5,13,15 and 16.

B. Development Controls:

(i) Residential Bungalows:

1. The Hailey Road Area is covered under the Bungalow Area.
2. Addition/alterations are permitted within the policy.
3. The Technical Committee is of the view that uniform development controls may be followed for North and South of Rajpath.
- 4,5 & 6 The proposal is not acceptable as it may result in change of the form of bungalows and basic tree studded character of the area.

7. The Technical Committee noted the suggestion of the TCPO.
8. It was noted that the DUAC has found the notification in order.
9. It was noted.
10. It was not agreed.
11. It was not agreed.

(ii) Group Housing:

1. The objection/suggestions is beyond the notification.
2. It was not agreed.
3. It was not agreed.
4. It was not agreed.
5. It was noted that the DUAC generally approves the proposals.

(iii) Public Housing:

1. Technical Committee agreed with the suggestion of TCPO that the maximum height be limited to 14 mtrs.

(iv) Non-Residential Bungalow Plots:

1. Basement not to be allowed on Bungalow Plots.

v. Other Issues:

1. The suggestion to allow mixed land use on Hailey Road Area is beyond the contents of notification.
2. It is not agreed.
3. Technical Committee agreed in principle that the development controls for residential bungalow plots should be uniform for govt. and private properties.
4. Technical committee did not agree.
5. It was observed that the proposals are within the framework of MPD-2001.
6. Technical Committee observed that this area has a special character which can not be compared with rest of the city.
7. The terms are quite clear.
8. It was noted that the proposals is as per MPD-2001.
9. The matter pertains to land owning/local body.
10. The objection is not sustainable.
- & 11
12. Only Architectural style is not sufficient.
13. Suggestion is not agreed which may drastically alter the urban form and bungalow character of the area.
14. The Remarks / Observations of the Planning Department were agreed.

15. The Technical Committee noted the suggestion of Ministry of Forest and Environment and agreed with the proposal to retain the green cover and not to increase FAR in the Bungalow Area.
16. Technical Committee discussed in detail the proposed height control for the Race Course and is of the view that it should not be increased beyond 7 mtrs.
17. i. and iii (a) Clarifications are given in the observations / remarks of the Planning Department. (b) Technical Committee did not agree with the suggestions.
- (iv) The Provisions of ULCR Act, wherever attracted, are to be abided by.

2. Item No. 96/94

Sub: Entry to Nizamuddin Railway Station from Mathura Road (Rajdoot Hotel Side)

It was explained to the Technical Committee that the proposed entry to Nizamuddin Railway Station from Mathura Road (Rajdoot Hotel Side) is comprised of proposed four lane carriageway in a right of way of 24 mtrs. to 30 mtrs. To achieve this, part of the open space, courtyards of existing railway quarters and some other properties as shown in the plan are affected. These areas shall have to be included to achieve proper circulation and parking.

After detailed discussion, the tentative alignment was recommended for approval with the following modifications:

- i. A pedestrian underpass be incorporated in the plan connecting the footpath from bus-stand to railway terminal.
- ii. Additional parking space may be provided for the Reservation Office., while developing a detailed plan.

A copy of the proposal may be forwarded to the MCD and Railways so that they may start with the planning and take other preliminary actions.

Technical Committee further recommended that the Railways should plan an EMU service interconnecting various railway terminals in Delhi to avoid inconvenience to interconnecting trains.

This issues with the approval of Vice Chairman, DDA.

 1994
ADDL. COMM. (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 Plice (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 LG
21. Dir. (PP)


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

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

F.No.1(34)94-MP

Dt. 1st. Sept., 1994

Minutes of Technical Committee Meeting
held on 10.8.94 in the Conference Room at Vikas
Sadan, Delhi Development Authority, INA, New Delhi.

Pl. scribe
The following Members/invitees were present Vice
Chairman could not attend the meeting throughout. E.M. presided after
V.C. had left.
DELHI DEVELOPMENT AUTHORITY :

1. Sh. S.P. Jakhanwal, Vice-Chairman. (In chair)
2. Shri H.D. Sharma, Engineer Member.
3. Shri J.C. Gambhir, Commissioner (Plg.)
4. Shri K.J. Alphons, Commissioner (LM)
5. Shri Santosh Auluck, Chief Architect
6. Shri A.K. Jain, Addl. Commr. (DC&P)
7. Shri R.G. Gupta, Addl. Commr. (TYA)
8. Shri P.C. Jain, Addl. Commr. (AP)
9. Shri R.K. Jhingan, Director (Landscape)
10. Shri Parkash Narain, Director (PPR)

TOWN & COUNTRY PLANNING ORGANISATION :

11. Shri K.T. Gurumukhi, Addl. Chief Planner

L & DO :

12. Shri T.S. Bassali, Asstt. Engineer

NEW DELHI MUNICIPAL COUNCIL :

13. Shri Rajeev Sood, Asstt. Architect

C.P.W.D. :

14. Sh. Subhash Kapoor, Sr. Architect
15. Sh. A.K. Malik, Architect

M.C.D.

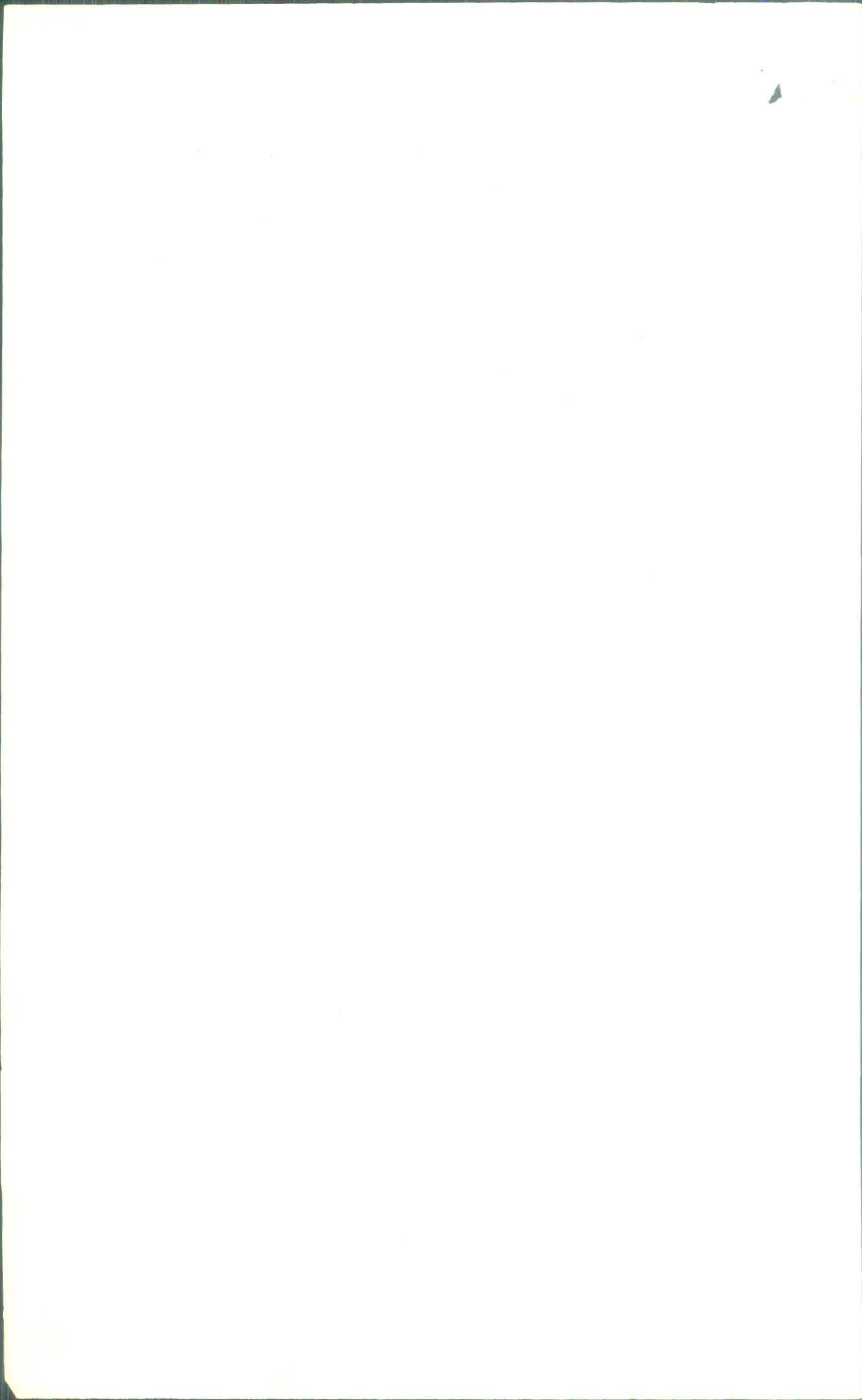
16. Sh. S.M. Hussain, Chief Engineer
17. Sh. J.P. Khurana, Supdtg. Engineer
18. Sh. J.P. Gupta, Executive Engineer

Delhi Police

19. Sh. Jai Pal Singh, ACP Traffic

SPECIAL INVITEES:

20. Sh. H.C. Gupta, D.T.C. for item 96/94
21. Sh. S.K. Vij, Chief Engineer for item 96/94
Central Railway



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

F.No.1(34)94-MP

Dt. 16th Aug., 1994

DraFT Minutes of Technical Committee Meeting held on 10.8.94 in the Conference Room at Vikas Sadan Delhi Development Authority, INA, New Delhi.

The following Members/invitees were present. *Vice Chairman could not attend the meeting throughout. E.M. presided*
DELHI DEVELOPMENT AUTHORITY :

1. Sh. S.P. Jakhanwal, Vice-Chairman. (In chair)
2. Shri H.D. Sharma, Engineer Member.
3. Shri J.C. Gambhir, Commissioner (Plg.)
4. Shri K.J. Alphons, Commissioner (LM)
5. Shri Santosh Auluck, Chief Architect
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8. Shri P.C. Jain, Addl. Commr. (AP)
9. Shri R.K. Jhingan, Director (Landscape)
10. Shri Parkash Narain, Director (PPR)

TOWN & COUNTRY PLANNING ORGANISATION :

11. Shri K.T. Gurumukhi, Addl. Chief Planner

L & DO :

12. Shri T.S. Bassali, Asstt. Engineer

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13. Shri Rajeev Sood, Asstt. Architect

C.P.W.D. :

14. Sh. Subhash Kapoor, Sr. Architect
15. Sh. A.K. Malik, Architect

M.C.D.


16. Sh. S.M. Husnain, Chief Engineer
17. Sh. J.P. Khurana, Supdtg. Engineer
18. Sh. J.P. Gupta, Executive Engineer

Delhi Police

19. Sh. Jai Pal Singh, ACP Traffic

SPECIAL INVITEES:

20. Sh. H.C. Gupta, D.T.C. for item 96/94
21. Sh. S.K. Vij, Chief Engineer for item 96/94
Central Railway

- 
22. Sh.K.P.Sharma, Legal Adviser for item 95/94
 23. Sh.D.P.S.Nangal, Director(LM) for item 96/94
 24. Sh.C.P.Rastogi, Director(SPG) for item 95/94
 25. Sh.D.K.Saluja, Jt.Dir.(T) for item 96/94
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1. Item No. 95/94

Sub: New Delhi Bungalow Area - Delineation Development Control Norms.

The Technical Committee discussed in detail the analysis of objections/suggestions in response to the public notices (s.o.No.2880 Page No.4163 to 4167) dt. 25.12.93 including the summary of objections/suggestions and remarks of the Planning Department as given in the Annexure.

The Technical Committee agreed with the observations of the Planning Department as given in the remarks except the following:

In case of ~~Public~~ ^{recommended} Housing, it was ~~agreed~~ ^{in response to objections/suggestion} that the maximum height be limited to 14 mtrs.

The detailed observations of the Technical Committee are as under:

A - Boundary:

1. The Hailey Road Area is not recommended to be excluded from the boundary of the Bungalow Area.
2. The area towards the north of Rajpath may be retained within the Bungalow Area Boundary.
3. One plot depth adjoining the boundary, as contained in the notification, may be retained within the bungalow area. This also includes Keventer's Dairy Farm plot along Kushak Nallah.
4. a. The Technical Committee noted the comments of TCPO.
b. It was observed that DUAC has no objection to include Hailey Road Area within the bungalow area.
c. The Technical Committee observed that, as per the Bungalow Area policy, there would not be any substantial increase in the congestion and pollution. The notification already covers both sides of main road in sub-zones D-4,5,13,15 and 16.

B - Development Controls:

(i) Residential Bungalows:

1. The Hailey Road Area is covered under the Bungalow Area.
2. Addition/alterations are permitted within the policy.
3. The Technical Committee is of the view that uniform development controls may be followed for North and South of Rajpath.
- 4,5 & 6. The proposal is not acceptable as it may result in change of the form of bungalows and basic tree studded character of the area.

7. The Technical Committee noted the suggestion of the TCPO.
8. It was noted that the DUAC has found the notification in order.
9. It was ~~Noted~~.
10. It was not agreed.
11. It was not agreed.

(ii) Group Housing:

1. The objection/suggestions is beyond the notification.
2. It was not agreed.
3. It was not agreed.
4. It was not agreed.
5. It was noted that the DUAC generally approves the proposals

(iii) Public Housing:

1. Technical committee agreed with the suggestion of TCPO that the maximum height be limited to 14 mtrs.

(iv) Non-Residential bungalow plots:

1. Basement not to be allowed on Bungalow Plots.

(v) Other issues:

1. The suggestion to allow mixed land use on Hailey Road Area is beyond ^{the limits of} notification.
2. It is not agreed.
3. Technical committee agreed in principle that the development controls for residential bungalow plots should be uniform for govt. and private properties.
4. Technical committee did not agree.
5. It was observed that the proposals are ^{within} the framework of MPD-2001.
6. Technical committee observed that this area has a special character which can not be compared with rest of the city.
7. The terms are quite clear.
8. It was noted that the proposals is as per MPD-2001.
9. The matter pertains to land owning/local body.
10. The objection is not sustainable.
- & 11.
12. Only Architectural style is not sufficient.

13. Suggestion is not agreed which may drastically alter the urban form and bungalow character of the area.
 14. The Remarks/Observations of the Planning Department ~~was~~ ^{were} agreed.
 15. The Technical Committee noted the suggestion of Ministry of Forest and Environment and agreed with the proposal to retain the green cover and not to increase FAR in the Bungalow area.
 16. Technical Committee discussed in detail the proposed height control for the Race Course and is of the view that it should not be increased beyond 7 mtrs.
 17. i. and iii (a) Clarifications are given in the observations / remarks of the Planning Department.
(b) Technical Committee did not agree with the suggestions.
- (iv) The provisions of ULCR Act, wherever attracted, are to be abided with. *by*

2. Item No. 96/94

Sub: Entry to Nizamuddin Railway Station from Mathura Road (Rajdoot Hotel side)

It was explained to the Technical Committee that the proposed entry to Nizamuddin Railway Station from Mathura Road (Rajdoot Hotel Side) is comprised of proposed four lane carriageway in a right of way of 24 mtrs to 30 mtrs. To achieve this, part of the open space, courtyards of existing railway quarters and some other properties as shown in the plan are affected. These ^{areas} shall have to be ~~acquired~~ ^{included} to achieve proper circulation *and parking*.

After detailed discussion, the tentative alignment was recommended for approval with the following modifications:

- i. A pedestrian underpass be incorporated in the plan connecting ~~type~~ ^{by} footpath from bus-stand to railway terminal.
- ii. Additional parking space may be provided for the Reservation Office., while developing a detailed plan.

A copy of the propoosal may be forwarded to the MCD and Railways so that they may start with the planning and take other preliminary actions.

Arising out of discussion, Technical
Committee further ~~desired~~ ^{recommended} that the Railways
should plan an EMU-service interconnecting
various railways terminals in Delhi ^{to avoid}
~~in convenience to interconnections~~

No.K-13011/31/90-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated the 18th August, 1994

To

The Secretary
Delhi Development Authority
Vikas Bhawan, INA
New Delhi.

Sub: Proposed modification of MPD-2001 regarding finalisation of boundary/development control norms of Lutyen's Bungalow Zone - Direction under Section 41(1) of Delhi Development Act, 1957.

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WHEREAS the Government of India vide its letter No.K-13011/17/86-DDIIA dated 8.2.88 had laid down broad parameters regarding demarcation of the boundary as well as development control norms for Lutyen's Bungalow Zone.

WHEREAS DDA had made certain observations on the guidelines dated 8.2.88 and after discussions in the Ministry certain clarifications/modifications were issued vide letter No.K-13011/17/86-DDIIA dated 27.7.88.

3. WHEREAS the details regarding the boundary/development control norms for the zone were considered during the course of meetings held in this Ministry on 29.6.90, 19.2.91, 29.4.91, 14.5.91, 5.6.91, 26.6.91, 12.7.91, 22.7.91, 18.9.91 and 7.1.92.

4. WHEREAS the matter was considered by the Authority vide Resolution No.106/92 dated 18.8.92 which was examined by the Government and its observations were communicated to DDA vide letter No.K-13011/31/90-DDIB dated 11.11.92 wherein it was inter-alia stated that the Ministry, prima facie do not agree with the proposed boundary of the zone and feels that the area be defined as per the guidelines dated 8.2.88. The DDA were asked to define the development control norms and use for residential areas more sharply.

5. WHEREAS vide Ministry's letter dated 11.11.92, DDA were requested to delete from the boundary of Lutyen's Bungalow Zone, the areas enclosed by Baba Kharag Singh Marg, Gole Dakhana, Park Street, Bhishambar Das Marg (all inclusive).

6. WHEREAS Government had constituted a Committee under the chairmanship of Chief Town Planner, TCPO on 23.9.92 for indepth study and examination of the issues involved. The committee submitted its report in February, 1993.

7. WHEREAS the matter was again considered by the Authority

Cont....2

vide Resolution No.58 dated 16.4.93 and referred to the Government for seeking approval of the Government under Section 11-A of Delhi Development Act, 1957 for issuing public notice for inviting objections/suggestions from the public for the proposed modifications.

8. WHEREAS with the approval of the Government a public notice was issued by DDA on 25.12.93 inviting public objections/suggestions. The last date for filing objections/suggestions expired on 24.3.94.

9. WHEREAS a period of more than 4 months has already passed but the DDA has not yet finalised their proposal after proper scrutiny and examination of the objections/suggestions received.

10. NOW, THEREFORE, in exercise of powers conferred under Section 41(1) of Delhi Development Act, 1957 the Central Government hereby directs DDA to finalise the proposal and refer it to the Government for approval under Section 11-A of Delhi Development Act not later than 4 weeks time from the date of issue of this direction.

Yours faithfully,


(S.C. Sagar)
Under Secretary

Cont....2

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

F.1(22)93/MP

Dated: 8.8.94

MEETING NOTICE

The 35th Technical Committee meeting of DDA will be held on 10.8.94 at 3.00 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.



(A.K.JAIN)
ADDL. COMMR.(DC&P)

I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE
1.	95/94	NEW DELHI Bungalow Area Delineation Development Control Norms	1
2.	96/94	Entry to Nizamuddin Railway Station from Mathura Road (Rajdoot Hotel side)	18

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

F.1(22)93/MP

Dated: 8.8.94

MEETING NOTICE

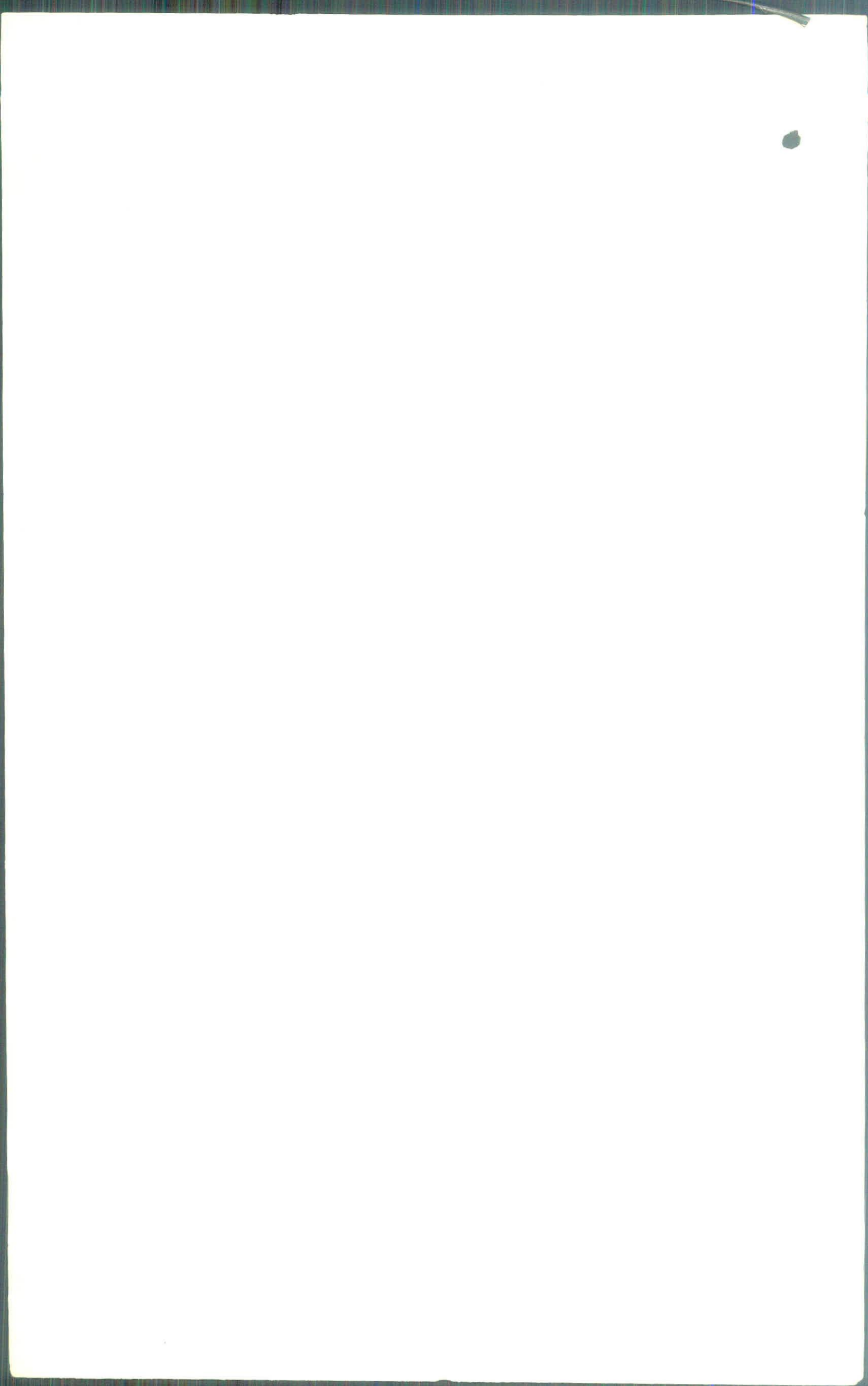
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Agenda for the meeting is enclosed herewith.

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



(A.K. JAIN)
ADDL. COMMR. (DC&P)



I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE
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Sub : New Delhi Bungalow Area - Delineation/Development Control Norms.

The Authority vide resolution no.58/93 dt.16.4.93 considered and decided the following issues pertaining to Lutyen's Bungalow Area:-

- i) Delineation of Bungalow area boundary.
- ii) Development Control Norms for various land uses.

2. Accordingly, a public notice was issued on 25.12.93 after receiving due approval of the Ministry vide their letter no.13011/17/86-DDIIA dt.8.10.93 for inviting public objections/suggestions. Initially, a time of 30 days was allowed and the same was extended by another 60 days vide public notification no.F.20(5)92-MP/Pt.I dt.18.3.94. Thus, total time allowed was 90 days and the date expired on 24.3.94 (Annexure.1)

3. In response to the public notice, in all about 71 objections/suggestions from individuals/associations (63 nos.), Govt. Deptt. (8 nos.) have been received. Out of these, only one was received after the date expired on 24.3.94. All the objections/suggestions received have been tabulated (in the form of a chart) subject wise (Laid one table).

4. The matter was placed for the consideration of the Technical Committee meeting held on 10.5.94 and the Committee decided as under:-

"The Technical Committee observed that in all 70 objections/suggestions have been received in response to the public notice pertaining to 'Delineation and Development Control Norms' of the proposed 'New Delhi Bungalow Zone Area' and desired that these be studied in depth and the comments/observations of the Planning Deptt. on the objections/suggestions be brought on record. The Technical Committee decided that the matter be brought up before the Technical Committee which may meet especially to decide on this item. Planning Deptt. wanted one month time to exercise all the 70 objections. Hence, Technical Committee could meet in the last week of June '94".

5. All the objections/suggestions received have been duly analysed and grouped subjectwise so that repetition of the same point is avoided whereas all precautions have been taken not a single point is missed by grouping the objections/suggestions. Detailed observations on the objections/suggestions in the form of analyses, are enclosed (annexure-II). However, summary of these objections/suggestions is given under:-

I. Boundary: Some of the objectors desired that bungalow zone boundary should be only on the south of Rajpath, a few desired that Hailey Road area should be excluded from Bungalow zone Boundary, others desired that Bhagwan Dass Road, Sikandara Road etc. should be exempted from the boundary. However, DUAC agrees with the inclusion of Hailey Road Area.

II Development Controls:-

a) Bungalow: Group housing & public housing - Most of the objectors who own bungalows do not want to retain the bungalow in the existing form.

b) Other issues: Mixed land use to be permitted in the Hailey Road area, no private land should be utilised for providing public facilities, Development Code should apply to both private and Govt. Properties uniformly; proposed deletion of word 'south of Rajpath' under the heading 'tall building' is not necessary. Most people wanted that amendments to await finalisation report of redensification on residential areas committee constituted by NCT of Delhi Govt., some people feel that on a vacant plot neither Central Govt. nor DDA is competent to impose restrictions on the proposed built up area, height of buildings. In the end, most of the objectors requested for personal hearing.

c) TCPO observed that no development norms are indicated for specific properties like Pataudi House, Kotah House etc., recommendation of committee on trees too is not included.

d) Ministry of Forest & Environment feels that the proposal would result in shifting of commercial units from Central Business District to bungalow area, it would also increase congestion/pollution in the area and there should be no increase in FAR in bungalow area; basement should not be permitted, if allowed, this should be included in FAR.

e) Director, Air Force (Racecourse) wanted that multi-storeyed construction is to be permitted on their plot instead of 7 mt. height to accommodate the floor space required by them.

6. The matter is placed for the consideration of the Technical Committee with regard to delineation of bungalow area boundary and development control norms for amending MPD-2001 (Annexure-II)

-4- 355

To be published in the Gazette of India Part II section 3 sub section (ii) on 25.12.93.

No. F20(5)92-MP

Dt. 25.12.93

PUBLIC NOTICE

The following modifications, which the Central Govt. proposes to make in the Master Plan for Delhi-2001 published vide extraordinary Gazette (no. 437 dt. 1.8.90) are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send the objections/suggestions in writing to the Secretary, DDA 'B' Block, Vikas Sadan, IWA New Delhi-110023 within a period of 30 days from the date of issue of this Notice. The person making objection/suggestion should also give his name and address.

MODIFICATIONS:

1. On page 122, right side column below first para under heading 'Bungalow Area' the following paragraph is proposed to be added:

Delineation of 'Bungalow Zone of New Delhi'.

The Bungalow zone of - New Delhi of about 2300 hect.

shall comprise the areas of sub zones D-3 (Kasturba Gandhi Marg); D-4 (Sansad Marg part), D-6 (Ridge Area), D-8 (India Gate) D-9 (Central Secretariat) D-10 (Ridge Area) D-11 Khan Market etc. part) D-12 (Akbar Road etc.) D-13 (Chanakayapuri part) D-14 (Safdarjung Area). The boundary shall run from Dhoola Kuan along the ridge, Pusa Road, Link Road, Mandir Marg, Park Street, Talkatora Road, Service Lane parallel to Bishamber Dass Marg, Pandit Pant Marg, Ashoka Road Boundary of sub zone D-1 (Connaught Place and its extension) Tolstoy Marg, School lane Bridge, Railway line, Mathura Road, Lala Lajpat Rai Marg, Lodi Road, Aurbindo Marg, Railway line, Vinay Marg, Satya Marg, Niti Marg, Panchsheel Marg along the Nallah, Sardar Patel Marg then Dhoola Kuan. However, this will also cover one plot depth of properties on (D-4, D-5, D-13, D-15 and D-16) outside of the boundary line.

2. On page no. 160, Left side column below para (i) under Heading Residential Plot Group Housing (002) the following is proposed to be added:

Residential - Bungalow plots (part division D, falling in

Bungalow Zone of New Delhi) plots having Bungalow type construction the following development control norms are proposed:

- a. Addition/alteration or reconstruction to be limited within the existing building envelop, to the maximum extent of existing ground coverage, FAR and height etc.
 - b. Where the plot is fall on axa vacant new construction is to be limited to the maximum extent of the earlier construction within the parameters as above. In case plot is vacant than existing ground coverage, FAR height etc. on adjoining, bungalow plots, whichever is lower, to be followed:
 - c. Residential-Group Housing
Any addition/alteration/reconstruction in Group Housing Schemes already sanctioned / constructed, development control norms to be as per sanctioned scheme or as per prescribed development code of MPD-2001 whichever is lower.
 - d. Residential - Public Housing:
For development / redevelopment of residential pockets/ areas other than bungalow plots for public housing, development controls norms to be as per prescribed development code of MPD-2001 based an urban form study and approval of DUAC with a view to have a low intensity development to maintain the existing character, of the area.
 - e. Non Residential Bungalow Plots :
Bungalow plots shown for non residential use in MPD-2001, additions/alterations shall be as per the parametres prescribed above for residential bungalow plots.
 - f. Government land (use undetermined)
Race course area (part) Low intensity construction with maximum 7 mtrs. height, ground coverage not to exceed the existing withurban form approval from DUAC.
3. On page 162, left side column provision of commercial centre of Copernicus Marg, which reads as below:
- | | |
|--------------------------|------|
| Maximum ground coverage | 25% |
| Maximum floor area ratio | 50 |
| Maximum height | 11 m |

Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR is proposed to be deleted.

- 3 -

4. Land use plan contained in MPD-2001, an area measuring about 1.6 ha. bounded by Canning Road in the North, a bungalow in South, Copernicus Marg in East and Kerala School in West and earmarked for 'Commercial' use is proposed to be changed to 'residential' use.
5. Policy on tall buildings : In Seventh line of page 143 (Gazette) of MPD-2001 reads as 'and its extension and the bungalow area South of Rajpath'. It is proposed to delete the words 'South of Rajpath'.
6. Under heading organised Informal Sector eating places:
Point 2 on page 129 (Gazette) reads as 'proposed community centre near Mandi House' is proposed to be deleted.
7. The plan indicating the above proposals is available for inspection at the office of DD (BP) Master Plan Section, Vikas Minar, 6th floor, IP Estate, New Delhi on all working days within the period referred to above.

SD/-

(V.P. BANSAL)
COMMR. CUM SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN,
'B' BLOCK INA
NEW DELHI.

BUNGALOW ZONE OFF-
NEW DELHI

JUNGALOW ZONE BOUNDARY
DECIDED IN AUTHORITY
MEETING ON 16.4.93
(RESO. NO. 58/93)

PLUS ONE PLOT DEPTH ON THE OUTER SIDE OF THE BOUNDARY IN SUB ZONES D-4, D-5, D-13, D-15 AND D-16

SUB ZONE BOUNDARY

CHANGE OF LANDUSE
KAPURTHALA HOUSE
(ABOUT 1.6 ha.) ON COPERHILL -
CUS MARG IS PROPOSED TO
BE CHANGED FROM 'COMMERCIAL'
TO 'RESIDENTIAL'



SCALE 1:30000

SPECIAL PROJECTS GROUP
DELHI DEVELOPMENT AUTHORITY
MAY, 1993

MAY 11 1993

Annexure-II

1. Analysis of objections/suggestions received in response to a public notice (S.O.No.2880, P.No.4163 to 4167) dt.25.12.93.
2. Last date was over on 24.3.94 vide Notification no.F.20(5)92-MP/Pt.I dt.18.3.94.
3. Total objections/suggestions received - 71 (including one received after 24.3.94.)

BOUNDARY

S.No. Summary of Objections

Remarks

1. Hailey Road area should be kept outside the boundary based on 1982 guidelines of MOUD, NDRAC, MPD-62, Meshram Committee, report as well as after considering the skyline of existing developments (Gp.Hsg.) in some of the plots. Whereas DUAC agrees to include this area due to prevailing predominant bungalow character (to be verified through NDMC). In general requested to adopt Feb.1988 guidelines/Meshram Committee Report.

Based on the exercise, it was revealed that about 2/3 plots still have bungalow character out of 43 properties. Hence, this area was included in the boundary. However, Meshram Committee limited the boundary as per 1988 guidelines only with little adjustments as desired by MOUD.

2. Boundary should only include south of Rajpath area based on NDRAC Lutyan's plan and it should exclude areas of North of Rajpath in general and Tilak Marg, Bhagwan Dass Road, Sikandara Road in particular. Boundary line may not be changed often and area from 534 hec. (NDRAC) should not be enlarged to 2800 hec.

MOUD in 1988 issued guidelines w.r.t. boundary without making any distinction between North Or South of Rajpath wherever bungalow character exists. Same approach was followed by DDA. However, NDRAC recommended different development norms for North & South of Rajpath but they have little relevance in today's context of preservation of urban heritage and control of environment. Enlargement of area is mainly due to inclusion of ridge, central vista and part of north & south of Rajpath etc. one plot depth. First service lane concept beyond boundary was adopted in 1988 guidelines in order to have a uniform development along major roads which would provide a pleasing street urban scape. Now this has been reduced to only one plot depth beyond boundary on the above logic. However, whether this logic should also be followed along nallahs or not, may be considered by the Technical Committee.

3. Delineation is ambiguous w.r.t. one plot depth beyond boundary line (D-4,5,13,15 & 16) and whenever it runs along physical barrier, like nallah than one plot depth concept is to be deleted for obvious reasons, secondly the one plot depth needs to be defined in terms of metres e.g. Koventers dairy farm, few others suggested that both sides of prominent roads are to be included within the boundary.

4. Government Departments:

i) TCPO pointed out that boundary recommended by the Committee under C.P. does not tally with the published boundary.

ii) DUAC: Commission observed that in case the majority of plots in Hailey Road scheme are yet to be developed there may not be any objection to include this area, however, the same may be verified from NDMC.

iii) MO&F: Proposed modifications would add to congestion increased vehicular traffic/pollution. Secondly, they have forwarded the representation of Sh. Shyam Chanani of BEAG i.e. both sides of the main road should be included as part of the bungalow zone boundary.

BUNGALOWS:

1. Bungalow character is mostly lost due to existing multistorey developments in the Hailey road scheme and hence, remaining bungalow plots be also developed with the Group Housing Scheme as well as to avoid discrimination.

2. Majority of bungalow will soon be dilapidated if incentive for additional construction is not provided for. It is also uneconomical if the present building envelope is retained as it fails to satisfy the need of a growing family.

Hailey road scheme, upper ridge, Mandi House & Supreme Court have been included as decided by the Authority vide Resolution no. 58 dt. 16.4.93.

DUAC agrees with the inclusion of Hailey road scheme.

As a matter of fact proposed modifications would not add to congestion or increase in traffic/pollution because existing building envelope is retained for bungalow plots irrespective of land use. Secondly, suggestion of Sh. Shyam Chanani is already covered under the notification of one plot depth of properties in 16-4, 5, 13, 15 & 16) outer side.

Hailey Road Scheme: 2/3rd plots still have bungalow character and hence remaining bungalow plots are proposed to be covered under residential bungalow development norms without any discrimination.

Additions/alterations are proposed to be permitted freely within the existing building envelope and desirous persons can take advantage of it.

Note: In the draft zonal plan of 'D' it has been proposed to allow more than one DUs but within the existing building envelope in order to maintain the existing tree-studied character/environment. Therefore, the aspect of growing family is covered upto some extent at a time when small family is the norm.

Classification/redevelopment - different development controls to be followed for the North & South of Rajpath or NDRC.

Bungalow plots have more or less the same character in the South as well as in the North of Rajpath and therefore, same development norms are proposed, whereas NDRC tried up to follow the densities as prescribed in MPD-62 for south & north of Rajpath. It has not studied the present constraints of environment due to unparallel explosion in the population/business activities/governmental activities in Delhi. It is, therefore, imperative to preserve the existing tree-studied character environment of certain prized areas of Delhi, besides preserving one of the best examples of Town planning in the World.

4. Building controls should be expressed in precise town planning terms as in MPD-2001 in order to avoid ambiguity. How the area under the servant quarters is to be treated? Whether basement is to be permitted.

5. Bungalow, building envelope and the bungalow plot should be adequately defined.

6. Urban form and garden character could be achieved through other means, municipal authorities, ULCR and L&DO authorities.

7. TCPO : There is no mention of servant quarters being the part of building envelope as well as of basement that no basement should be allowed in the bungalows.

8. DUAC : Commission, in general, found the notification in order.

9. MOF&E

4 & 5 : Existing building envelope is not an ambiguous development control since the building is existing or records are available with L&DO, CP&D & NDRC. (In the draft zonal plan, it has been clarified that the building envelope of servants quarters can be added to the main building envelope without altering the height of building and cutting of trees etc. The idea is not to disturb substantially the existing building plinth area with its large set-backs. No basement is to be permitted as it might cut the root system of existing fully grown adjoining trees).

It is very difficult to maintain existing urban form/garden character through building bye-laws, ULCR or L&DO. It is only possible to maintain the tree-studied character through a special exercise, as envisaged in MPD-2001.

Both the aspects are fully covered under the zonal plan of 'D' division duly approved by the Authority vide Res.No.103 dt.27.7.93 and same is likely to be published soon for inviting public objection/suggestion. Commission agrees with the proposed development norms.

Commission agrees with the proposed development norms.

Offered no comments.

10. PHD chamber of commerce & Others suggested for limited redensification; redevelopment norms for areas North & South of Rajpath be different as per NDRAc etc.

Limited redensification is permissible as more than one DU is allowed in draft zonal plan of 'D' area as given in para 3 above for redevelopment norms.

11. Bharat Petroleum w.r.t. Aurangzeb Road and Moghalaya House w.r.t. 9 Aurangzeb Road.

Requested for more liberal norms for redevelopment in view of the requirements of VIPs and officials visiting Delhi on their plot.

Norms of development may have to be applied uniformly for Government bungalow plots and private bungalow plots to maintain the tree-studded character etc.

GROUP HOUSING

1. 2 to 3 level basement within the set-back lines is permitted and should not be counted in FAR.

Suggestion is beyond notification.

2. Permission for Group Housing be allowed either as per MPD-2001 Zonal Plan or NDRAc recommendations for Hailey road area/Tilak Marg/Sikandara Road & Bhagwan Dass Road.

No Group Housing is permitted on bungalow plots in order to maintain the tree-studded character/environment of the area except schemes already constructed upon or sanctioned.

3. There is a line whichever is lower. This is to be deleted in 2(c) of the notification.

There is an attempt to restrict the height of buildings in the bungalow area. In case scheme is already constructed then the lower height is recommended as per existing building or as provided in MPD-2001 when the building is likely to be reconstructed.

4. On Prithvi Raj Road, at least 3 to 4 floors (including ground floor) be permitted on the existing plinth area with 33% ground coverage, with 125 FARs

The proposal of the party would change the urban form. Notification envisages existing height of bungalows to be maintained vis-a-vis tree-studded character.

5. Government departments

- i) TCPO
- ii) DUAC
- iii) MOF&E.

Nil
Generally approves.
Nil's

PUBLIC HOUSING:

1. TCPO recommended for maximum height as 14 mts. whereas notice has not indicated the same.

2. DUAC
3. MOF&E

Non-residential bungalow plots

1. TCPO recommendation regarding basement be included in FAR, use for parking and services has not been indicated in the Notice.

2. DUAC
3. MOF&E

Other issues

1. Mixed land use be permitted in the Hailey Road area.
2. No private land should be utilised for providing public facilities as per DDA res.no.94 dt.24.10.82 not to be counted in FAR.
3. Development code should apply to both private and Government properties uniformly with respect to clause 2(D) 2(F).

Authority vide res.no.58 dt.16.4.93 considered it and decided to follow MPD-2001 norms subject to urban form approval of DUAC and low intensity development. Therefore, TCPO recommendation is cleared.

Generally approve.
Nil.

Authority vide res.no.58 dt.16.4.93 decided to only allow redevelopment for non-residential bungalow plots as per residential bungalow plot policy and hence not covered in the notification.

Nil.

Beyond notification and may be rejected.

Beyond notification and may be rejected.

i) This principle has been followed. Big residential pockets like Kaka Nagar, Baba Nagar etc. can not be equated with private bungalow plots. However, re-development norms for private and government bungalow plots are same for both 2(D) categories.

4. Proposed amendments to await the finalisation report of redensification on residential areas committee constituted by NCT of Delhi Government.
5. Proposed notification is opposed to the building controls in the report of October 1982/May 1988 constituted by M.O.U.D in February, 1982.
6. This area should also be developed parallel to other areas of the city.
7. Words Bungalow and residential bungalow plot should be clearly defined.
8. Proposals are against the holding capacity as indicated in MPD-2001.
9. Building parameters of existing residential bungalow plots should be precisely measured before enforcement to avoid ambiguity.
10. (i) Some objected the procedure followed under sub-section 2 of section 11-A of the DD Act and

ii) Face-course (Part) is earmarked for Government land (used un-determined). The height is restricted to 7 mts. in order to preserve the tree-studded character/environment within the existing ground coverage. This area cannot be compared with a private residential bungalow plot.

This is a special area and cannot be compared with rest of the city and hence notification may not await the finalisation report of the committee as majority of the area belongs to Government of India.

Redevelopment exercise started under M.O.U.D in 1990 and all relevant material was considered while finalising the draft policy. The matter was considered and approved by the Authority vide Res.No.58 dated 16.4.93.

This is a special/prestigious tree-studded area for which MPD-2001 recommended separate redevelopment exercise and hence cannot be allowed to be developed parallel to other areas of the city.

These words are of common usage and have been adopted as such for their simplicity.

MPD-2001 indicates that adjustment in population, if necessary, be made while formulating re-development plan for Lutyens, New Delhi.

L&DO, CPWD and DUAC have all the necessary details of existing bungalow plots and the same could be easily updated by them.

i) in fact, the exercise is in accordance to sub-section 2 of section 11-A of the DD Act and according to the provision of MPD-2001.

ix. Such restriction are violative of Article 14 and 19 of the Constitution of India.

11. On Vacant plot neither Central Government nor DDA have any jurisdiction or authority to impose restriction on the proposed building area/height of building.

12. Some suggested that architecture style to be specified rather than restricting the existing ground coverage for bungalows.

13. Tree-studded character could be maintained by implementing the norms (group housing) contained in MPD-2001 for plots of one acre and above as trees are more than 20 mts. high.

Government Departments.

14. TCPO -

i) No development norms are indicated for specific properties like Pataudi House, Kota House etc.

ii) Recommendation of the committee on trees too is not included.

11) to the best of our knowledge, the notification does not violate the article 14 & 15 of the Constitution because the exercise has been done under DD Act 1957 passed by parliament. The matter could be referred to legal cell, if necessary.

Section 7 & 8 of the DD Act provide for restricting development according to Master Plan/Zonal Plan norms including imposition of restriction of built up areas/height etc.

The existing unique urban form/environment of this area is to be preserved through this exercise besides controlling congestion, pollution etc. Therefore, it would be appropriate if the ground coverage, height as well as architecture style are controlled.

As explained earlier this is a special area as per MPD-2001. It is felt necessary to preserve its tree-studded character, existing building envelope in order to check congestion, pollution and deterioration of over all environment. Therefore group housing norms including 26 mt. height can't be permitted.

Beyond the notification as specific properties are not covered. However, Authority considered it vide Res.No.58 dt.16.4.93 and individual cases are to be processed separately.

This is a matter of detail and can be taken note by DMAC while sanctioning plans.

15. Ministry of Forest & Environment

- i) Proposals would result in shifting of commercial areas from the central business districts to the bungalow area, resulting in congestion.
- ii) Proposals would result in increase in population of bungalow area without corresponding infrastructural facilities.
- iii) the open green cover should be maintained and no construction/development should be permitted on that.
- iv) there should be no increase in FAR/FSI in the bungalow area.
- v) Basements should not be permitted and if at all allowed, their area should be included in the FAR/FSI calculations.

16. Director Airforce Works

Racecourse - an area of 72 acres would be inadequate for airforce officers, if height is limited to 7 mts. and hence requested for multi-storey construction.

Since existing building envelope is proposed to be retained then there is hardly any scope of shifting of commercial activities to bungalow area.

Since the existing building envelope is proposed to be maintained in the bungalow plots then population is likely to be increased marginally. However, this area is generally adequate in its infrastructural facilities.

Agreed, It is proposed to maintain the existing building envelope and remaining vacant area is to be properly landscaped.

Agreed

Beyond notification but the same is covered under the proposed Draft Zonal Plan of 'D' Division where no basement is permitted

The norms for Racecourse area (government land use under mined) are based on recommendation of Meshram Committee and approved by the Authority on 16.4.93. Proposed multi-storeyed building in this tree-studded vast area may not be appropriate and the same has been strongly opposed at number of times by MO&E and others due to environment green consideration.

Paracourse - Mr. Shyam Chandra of BEAG through MP&E suggested to mark the area on the Master Plan as green area/raococobras area.

17. Societies/Associations (FICC&IP, PHD Chamber, Rajdhani Estate, Association of New Leases.

i) Suggested for more clarification before deletion of copernicus Marg Shopping centre w.r.t. basement etc.

ii) Policy on tall buildings - Deletion of 'South of Rajpath' is not necessary.

iii) To freeze any redensification is against public interest at a time when congestion/housing shortages are the order of the day in Delhi.

iv) Proposed modifications are in conflict with the provisions of Urban Land Ceiling Regulations Act, 1976.

Beyond notification as no change in land use is proposed.

It is clarified that informal shopping centre at Copernicus Marg (MPD-2001) is proposed to be deleted entirely from MPD-2001 alongwith its running note including its basement, FAR etc.

It is clarified that tree-studied character not only exists in South of Rajpath and it also exists in North of Rajpath. Therefore, with the proposed deletion of South of Rajpath, restriction on tall buildings will uniformly apply for both the North and South of Rajpath.

This is a special area as per MPD-2001 having a legacy of unique urban form and this exercise aims to preserve the tree-studied character/environment as well as to contain the congestion/pollution in this area. Hence, it is not against the public interest at large.

Additions and alterations of existing residential buildings can be approved if the plinth area of the building in the ground floor is not altered or whereby such alteration, the extent of vacant land in the plot in which the building is situated is not affected and if the plinth area of such dwelling unit is limited to the appropriate ceiling limit.

AGENDA FOR TECHNICAL COMMITTEE

Subject:- Entry to Nizamuddin Railway Station from Mathura Road(Rajdoot Hotel side).

File No.F.5(37)/84-MP.

1. Nizamuddin Station has not been conceived as a major rail terminal. It has been considered as a local terminal for intra-city movement, therefore the station has ~~not been~~ connected by a major arterial network. However, due to the increase in terminating/starting of a large number of long distance trains in the past decade by the Railways, lot of fast & slow traffic has been generated. This traffic uses the local roads of Nizamuddin East locality which is adjoining the railway station.
2. Representations had been received from the residents of the locality against their security and safety due to the movement of station traffic from their colony.
3. The residents have also moved the Delhi High Court in this regard. Last hearing was on 25.7.94.
4. Entry to the station from Ring Road side is being co-ordinated by Commr.(Transport), GNCTD and the last meeting ~~was~~ held under L.G. on 5.7.1994. Minutes of the meeting are awaited.
5. An exercise for improvements of entry to the station around Mathura Road(Rajdoot Hotel side) has been done in LDA. This subject is being discussed by Secretary(PM's Office) in his regular meetings.
6. The proposal of Alignment Plan and Terminal Facilities has been prepared in consultation with MCD, Traffic Police, Railways & DTC. The proposal is in two parts viz;

*4/8/94
Dir(T)*

Part I.

Alignment of Road from Rajdoot Hotel crossing upto the proposed bus stand/railway boundary.

Part II.

From the railway boundary abutting the proposed bus stand upto the end of station including the proposed approach road, parking areas and terminal facilities.

7. Alignment plan of the Part-I i.e. Approach road from Rajdoot Hotel upto the proposed bus stand is laid down on the table. Development of this part shall be done by MCD.

Salient features of the proposal are :

- i) The existing Rotary near Rajdoot Hotel has been remodelled for 35 mtrs. diameter. This would be a signalised rotary to accommodate upto 10,000 PCU's per hour.
- ii) Some public open space from the Rehabilitation Housing and other land as shown in the plan will be acquired for development of four lane divided carriageway.
- iii) A new four lane bridge on the western side of existing bridge on Barapula Nala is proposed. The existing bridge is a protected monument.
- iv) DTC bus stand for parking of buses has been suggested on the periphery near Booking Office.
- v) An independent one way movement is proposed for the entire circulation.

Actions To Be Taken.

- i) Adjustment of land between the Railways and the proposed bus stand.

Action: Railways
- ii) No objection from the Archeological Survey of India for construction of new bridge at Barapula.

1/18/97
Dir(T)

the protected monument bridge.

- iii) Removal of Jhuggies in consultation with the Slum Department.

Action: MCD & Slum Dept

- iv) Implementation of the proposal.

Action: MCD.

Part -II

Terminal Facilities Area.

Area for Terminal Facilities is shown on the plan laid on the table.

Salient features of the proposal are:

- i) Circulation, parking and facilities area have been shown conceptually. Detailed plan shall be prepared by the Railways with the help of consultants.
- ii) An existing park has been included while identifying the terminal facilities.
- iii) Area from Miranuddin East colony be enclosed with boundary wall with wicket gates.
- iv) Action plan shall be prepared by the railways with the help of consultants.

Action: Railways

Actions To Be Taken.

- i) Land adjustment may be done with MCD wherever necessary.

Action: MCD & Railways

- ii) Plan be implemented by the Railways.

Action: Railway

4/8/97
Div (T)

8. The case is put up to the TC for consideration of the proposal and actions as suggested under para 6 & 7.

Ans
4/8/99
Dir(T)