

DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

No.F.1(38)95-MP

Dated : 10.10.95

Minutes of the 51st Technical Committee held on 26.9.95 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P.Estated, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.Anil Kumar, Vice-Chairman (In chair)
2. Sh.R.L.Hans, Engineer Member.
3. Sh.J.C.Gambhir, Commissioner(Planning)
4. Sh.Santosh Auluck, Chief Architect.
5. Sh.P.C.Jain, Addl.Commr.(AP).
6. Sh.K.K.Bandyopadhyay, Addl.Commr.(DC&B)
7. Sh.P.N.Dongre, Addl.Commr.(TYA)
8. Sh.Prakash Narayan, Director(PPR)
9. Sh.R.K.Jhingan, Director(Landscape)

TOWN & COUNTRY PLANNING ORGANISATION

10. Sh.B.K.Jain, Architect Planner.

DELHI POLICE

12. Satish Chandra

LAND & DEVELOPMENT OFFICE

13. Sh.R.L.Singh, B.O.

D.E.S.U.

14. Sh.S.C.Mehta, Ex.Eng.(Plg.)W
15. Sh.J.L.Katyal, S.Eng.(Plg.)W

N.D.M.C.

16. Sh.S.D.Satpute, Chief Architect.

C.P.W.D.

17. Sh.R.S.Kaushal, SA(H&TP)I

M.C.D.

18. Shamsher Singh, Addl.Town Planner

SPECIAL INVITEES ;

19. Sh.Surinder Kumar, Dy.Chief Fire Officer(D.F.S.)  
for item no.82/95
20. Sh.Pradeep Behari, ACA-I
21. Sh.D.S.. Nangal, Dir.(LM)
22. Sh.Chander Ballabh, Dir.(AP)I for item no.83/95
23. Sh.A.K.Gupta, Director(Narela)
24. Sh.N.K.Aggarwal, Dir.(SA) for item no.84/95,86/95
25. Sh.Ashok Kumar, Director(T)
26. Sh.A.K.Jain, Director(ZP) for item No.78/95
27. Sh.V.D.Dewan, SA(NZ) for item No. 76/95
28. Ms.M.Z.Bawa, D.D.(Bldg.)for item 85/95

1. Item No. 63/95

Sub: Pending action on the decisions of the Technical Committee for the period from 1.7.94 to 31.12.94 and 1.1.95 to 31.7.95.

F.1(28)91-MP

Noted; it was however, decided to take up this item for detailed review in the next Technical Committee meeting.

2. Item No. 76/95

Sub: Change of land use of an institutional pocket to city level commercial at Dheerpur.

F.20(16)91/MP

After detailed discussion, the Technical Committee recommended the change of land use of the institutional area in Dheerpur scheme measuring 3.7 ha. from 'residential' to 'commercial' (non-hierarchical) with the development control of Community Centre and with suggestion that access to the area be taken from internal scheme road and not from the Road no. 50.

3. Item No. 77/95

Sub: Request for the change in the land utilisation in the site allotted for 100 bedded hospital at Karkardooma.

F.13(1)95/MP

Considering the issue contained in para '3' of the agenda note, increase in proportion of the area being in the main activity i.e. hospital, the Technical Committee agreed to the proposal of allowing 80% for the hospital purpose and 20% for the residential purpose for 100 bedded Delhi Admn. hospital site at Karkardooma with the condition that additional parking requirement for the hospital to be made @ 0.67 ECS per 100 sqm. of the total floor area within the plot and applicable charges, if any, for the extra area under hospital to be raised by the Lands Deptt.

contd...2/-

4. Item No. 78/95

Sub: Recommendations of the Group constituted to examine the cases of Ht.relaxation apropos:i) Sub district centre cum community centre DIZ area; ii) IGNCA, Janpath.

F.16(23)94/MP

The Technical Committee discussed in detail the recommendations of the Group regarding height relaxation vis-a-vis the scheme of (a) proposed NDMC building in Community Centre DIZ area; (b) Indira Gandhi National Centre for Arts at Janpath & recommended that the views of the Group in regard to(a) be sent to DUAC for further advice and, as regards (b) the matter be brought before the next Authority meeting with the views of the Group on relaxation of height upto 7 mtrs.

5 Item No. 79/95

Sub: Standard Cross Section for 20 M, 40 M & 80 M roads in Urban Extension.

F.5(6)95-MP

It was decided that comments from MCD, NDMC, Road Managing Authority, PWD, Engineer Member, DDA and Chief Architect, DDA be obtained and the matter be brought thereafter before the Technical Committee.

6. Item No. 80/95

Sub: Modification in the part layout plan of Mangolpuri industrial area Phase-I(plot for petroleum traders)

PA/Jt. Dir.(Plg)/II/9/88/315 F.7(10)94-MP

After detailed discussion, the Technical Committee observed that the proposal was to implement the submissions made in the Supreme Court. Therefore, proposal of the carving out of plots for the lubricant dealers with the norms contained in para'7' was considered and agreed as a comprehensive scheme. The standard designs for individual plots should be immediately worked out.



7. Item No. 81/95

Sub: Amendment in MPD-2001 Nursery School sites to be utilised for Nursery School and other facilities.  
F.1(7)80-MP

The Technical Committee recommended the proposed modification and the development control norms of Nursery School and other uses to be permitted in Nursery School sites with maximum coverage of 40%, FAR 100 and maximum height 11 mtrs. , the basement to the maximum extent of ground coverage if provided to be included in FAR. The proposal to be processed under section 11-A of Delhi Development Act.

8. Item No. 82/95

Sub: Layout plan for PVC and other solid waste complex at Tikri Kalan Rohtak Road.

Dir./NP/95/239

The Technical Committee noted that the Fire Deptt. had cleared the layout plan prepared on the land already acquired and approved the scheme with the advice that the change of land use be processed and the area be declared as development area of DDA.

Technical Committee also advised that modalities for disposal of plots be worked out as well as the residential components be identified.

**SUPPLEMENTARY ITEMS :**

9. Item No.83/95

Sub : Permission to replace asbestos sheet roof with RCC roof in DDA built industrial sheds at Okhla Industrial Area Phase-I & II.  
F.3(14)95-MP

After discussing in detail, the Technical Committee observed that a scheme be prepared by the Area Planning Wing after having dialogue with the plot holders association of the area considering the proposal as a group scheme,; the proposal so formulated be brought before the Technical Committee in due course.

10. Item No.84/95

Sub : Regulations for provision of petrol pumps in Rural Use Zone in the National Capital Territory of Delhi.  
F.7(23)67-MP Pt.I



Regulations for provision of petrol pumps in the rural zone in NCTD beyond the Urban Extension area were considered; the Technical Committee approved the proposed norms, 'in principle', and advised that land policy for such petrol pump sites be finalised in consultation with the Lands Management Wing of DDA and the Oil Companies and the matter be brought again before the Technical Committee thereafter.

11.    Item No.85/95

Sub :    Remand case from ATMCD plot6 nos. 37 & 38 Community Centre Wazirpur Indl. scheme Phase-I, Delhi.

After discussing the matter in detail, the Technical Committee observed that considering that no minimum area for shop had been prescribed neither in MPD-2001 nor in the Building Bye-laws, minimum size of shop may be taken as 6 sqm. as prescribed in the Bombay Municipal Act/Regulations as well as in the draft building bye-laws, 1993 except for the kiosks and stalls.

12.    Item No.86/95

Sub :    Planning of Zone 'O' (River Yamuna) use of Reclaimed lands in Phase-I.

F.10(1)94-MP

The proposal on the land to be reclaimed under phase-I along River Yamuna was discussed in detail and the Technical Committee suggested that in view of the Authority resolution on the subject, the broad land use pattern as worked out be placed before the next Authority meeting. Land use pattern once agreed by the Authority would be further processed and detailed out in house in consultation with Chief Engineer, Irrigation & Flood Deptt. Total land utilisation plan could be worked out by holding National competition taking into consideration the inputs from the ongoing studies.

13. Item No.87/95

Sub : Allotment of land to National War Memorial at Dhaula Kuan, New Delhi.

F.11(16)67-MP

In the light of the facts that the land had been allotted by DDA to Defence Ministry for National War Memorial at Dhaula Kuan, and that such use was permissible in the district park as per MPD-2001, the Technical Committee accepted the proposal with the suggestion that Defence Ministry may obtain the requisite clearance of Project Design from DUAC and the DDA.

**SPECIAL ITEM**

Sub : Recognition of the services of Shri J.C.Gambhir Commissioner(Planning) DDA by the Technical Committee.

Taking note of the fact that Shri J.C.Gambhir, Commissioner(Planning) would retire from DDA services w.e.f. 30th Sep., 1995, the Technical Committee decided to put on record its appreciation of the immense contribution made by him to the Planning Deptt. in general and to the Technical Committee in particular all these years.

  
(K.K.BANDYOPADHYAY)  
MEMBER SECRETARY  
ADDL. COMM. (DC&B)

Memo No. F.1(38)95/MP

Dated: 10.10.95

Copy to:-

1. OSD to VC for the information of the latter.
2. Engineer Member, DDA
3. Commissioner(Planning)
4. Commissioner(LD)
5. Chief Architect, DDA
6. Addl. Commr. (DC&B)
7. Addl. Commr. (TYA) DDA
8. Addl. Commr. (AP) DDA
9. Chief Planner, TCPO
10. Chief Architect, NDMC
11. Town Planner, MCD
12. Secretary, DUAC
13. Land & Development Officer (L&B)
14. Sr. Architect (H&TP) CPWD
15. Deputy Commissioner of Police (T)
16. Chief Engineer (Plg) DESU
17. Director (Landscape) DDA
18. Commissioner (LM) DDA
19. Secy. to L.G.
20. Director (PPR)

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



1. Item No.63/95

Sub : Pending action on the decisions of the Technical Committee for the period from 1.7.94 to 31.12.94 and 1.1.95 to 31.7.95.

F.1(28)91-MP

*Noted; it was known,*  
~~Due to shortage of time, it was decided to take~~  
*for details review*  
up this item in the next Technical Committee meeting.

2. Item No.76/95

Sub : Change of land use of an institutional pocket to city level commercial at Dheerpur.

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After detailed discussion, the Technical Committee recommended the change of land use of the institutional area in Dheerpur scheme measuring 3.7 ha. from residential to commercial (non-hierarchical) with the development control of Community Centre and with the suggestion that access to the area be taken from internal scheme road and not from the Road no.50.

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Considering the issue contained in para '3' of the agenda note, increase in proportion of the area being in the main activity i.e. hospital, the Technical Committee agreed to the proposal of allowing 80% for the hospital purpose and 20% for the residential purpose for 100 bedded Delhi Admn. hospital site at Karkardooma with the condition that additional parking requirement for the hospital to be made @0.67 ECS per 100 sqm. of the total floor area within the plot and applicable charges, if any, for the extra area under hospital to be raised by the Lands Deptt.

4. Item No.78/95

Sub : Recommendations of the Group constituted to examine the cases of Ht.relaxation apropos : i) Sub district centre cum community centre DIZ area; ii) IGNCA, Janpath.

F.16(23)94-MP

The Technical Committee discussed in detail the recommendations of the Group regarding height relaxation



vis-a-vis the scheme of (a) proposed NDMC building in Community Centre DIZ area; (b) Indira Gandhi National Centre for Arts at Janpath & recommended that the views of the Group in regard to (a) be sent to DUAC for further advice and, as regards, (b) the matter be brought before the next Authority meeting with the views of the Group on relaxation of height upto 7 mtrs.

**5. Item No.79/95**

Sub : Standard Cross Section for 20M, 40M & 80M roads in Urban Extension.

F.5(6)95-MP

~~After considering the item, the Technical Committee observed that the~~ <sup>It is decided that</sup> comments from MCD, NDMC Road Managing Authority, PWD; Engineer Member, DDA and Chief Architect, DDA be obtained and the matter be brought <sup>hereafter</sup> before the ~~next~~ Technical Committee ~~meeting~~.

**6. Item No.80/95**

Sub : Modification in the part layout plan of Mangolpuri industrial area Phase-I (Plot for petroleum traders)

PA/Jt.Dir.(Plg.)II/9/88/315 F.7(10)94-MP

After detailed discussion, the Technical Committee observed that the proposal was to implement the submissions made in the Supreme Court. Therefore, proposal of the carving out of plots for the lubricant dealers with the norms contained in para '7' was considered and agreed as a comprehensive scheme. The standard designs for individual plots should be immediately worked out.

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Sub : Amendment in MPD-2001 Nursery School sites to be utilised for Nursery School and other facilities.

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The Technical Committee recommended the proposed modification and the development control norms of Nursery School and other uses to be permitted in Nursery School sites with maximum coverage of 40%; FAR 100 and maximum height 11 mtr., the basement to the maximum extent of ground coverage if provided to be included in FAR. The proposal to be processed under section 11A of Delhi Development Act.

8. Item No.82/95

Sub : Layout plan for PVC and other solid waste complex at Tikri Kalan Rohtak Road.

Dir./NP/95/239

The Technical Committee noted that the Fire Deptt. had cleared the layout plan prepared on the land already acquired and approved the scheme with the advice that the change of land use be processed and the area be declared as development area of DDA.

Technical Committee also advised that modalities for disposal of plots be worked out as well as the residential components be identified.

SUPPLEMENTARY ITEMS ;

9. Item No.83/95

Sub : Permission to replace asbestos sheet roof with RCC roofs in DDA built industrial sheds at Okhla Industrial Area Phase-I & II.

F.3(14)95-MP

After discussing in detail, the Technical Committee <sup>observed</sup> ~~suggested~~ that a scheme be prepared by the Area Planning Wing after having dialogue with the plot holders association of the area considering the proposal as a group scheme; and the <sup>proposal is formulated</sup> ~~same~~ be brought before the Technical Committee <sup>in due course</sup>.

10. Item No.84/95

Sub : Regulations for provisions of petrol pumps in Rural Use zone in the National Capital Territory of Delhi.

F.7(23)67-MP Pt.I

Regulations for provision of petrol pumps in the rural zone in NCTD beyond the Urban Extension area were considered; and the Technical Committee approved the proposed norms 'in principle' and advised that land policy for such petrol pumps sites be finalised in consultation with the Lands Management Wing of DDA and the Oil Companies and the matter be brought <sup>again</sup> before the Technical Committee <sup>again</sup> ~~again~~ <sup>presented</sup>.



11. Item No.85/95

Sub : Remand case from ATMCD plot nos. 37 & 38 Community Centre Wazirpur Indl. scheme phase-I, Delhi.

After discussing the matter in detail, the Technical Committee observed that considering that no minimum area for shop had been prescribed neither in MID-2001 nor in the Building Bye-laws, minimum size of shop may be taken as 6 sqm. as prescribed in the Bombay Municipal Act/Regulations as well as in the draft building bye-laws, 1993 except for the kiosks and stalls.

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Sub : Planning of Zone 'O' (River Yamuna) use of Reclaimed lands in Phase-I.

F.10(1)94-MP

The proposal on the land to be reclaimed under phase-I along River Yamuna was discussed in detail and the Technical Committee suggested in view of Authority resolution on the subject, the broad land use pattern as worked out be placed before the next Authority meeting. ~~as an agenda item.~~ Land use pattern once agreed by the Authority would be <sup>for his processing and</sup> detailed out in house in consultation with Chief Engineer, Irrigation & Flood Deptt. Total land utilisation plan could be worked out by holding National competition taking into consideration the inputs from the ongoing studies.

13. Item No.87/95

Sub : Allotment of land to National War Memorial at Dhaula Kuan, New Delhi.

F.11(16)67-MP

The ~~Technical Committee while observing~~ <sup>to the effect of the findings</sup> that the land ~~already~~ <sup>had been</sup> allotted by DDA to Defence Ministry for National War Memorial at Dhaula Kuan, and <sup>that</sup> such use was permissible in the district park as per MPD-2001, <sup>the Tech. Committee</sup> accepted the proposal with the suggestion that Defence Ministry may obtain the <sup>separate</sup> clearance <sup>of the Ministry of Defence</sup> from DUAC and ~~submit~~ <sup>submit</sup> the same to DDA for ~~final~~ <sup>DDA</sup> approval.



**SPECIAL ITEM :**

Sub : Recognition of the services of Shri J.C.Gambhir  
Commissioner(Planning) DDA by the Technical  
Committee.

*Taking note of the fact that*  
Shri J.C.Gambhir, Commissioner(Planning) ~~was~~ *was* ~~scheduled~~ *was*  
~~to~~ retire from DDA services w.e.f. 30th Sep., 1995,  
the Technical Committee *decide to present record its appreciation of the* ~~appreciated the~~ immense contribu-  
tion made by him to the Planning Deptt. in general  
and *is the* Technical Committee ~~of DDA~~ *all these years* in particular and ~~all~~  
~~members of Technical Committee alongwith Planners~~  
and ~~Architects of DDA presented a Memento symbolising~~  
~~the Master Plan concept conceived by him.~~ Sh. Gambhir  
had completed a record graceful tenure as Commissioner  
(Planning) in DDA and it was felt appropriate to look  
upon him for his expert opinions and guidance in future  
as well.

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DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

No.F.1(1)95-MP

Dated ;22.9.1995

MEETING NOTICE

The 51st Technical Committee meeting of the DDA will be held on 26.9.95 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

Agenda for the meeting is enclosed. You are requested to kindly make it convenient to attend the meeting.

  
(K.K.BANDYOPADHYAY)  
ADDL. COMM. (DC&B)

# I N D E X

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Sub: Pending action on the decisions of the Technical Committee for the period from 1.7.94 to 31.12.94 & 1.1.95 to 31.7.95.  
F1(28)91-MP-Pt.I

Action taken report on the pending actions of Tech. Committee for the period from July to December 1994 was discussed in the Tech. committee meeting held on 21.2.95, vide item no. 8/95. Out of the seven items, action on four items have been taken and action on three items is pending.

(Annexure I)

2. During the period from Jan. 95 to July 95, 8 meetings of the Tech. committee were held in which 55 items were discussed. The position of actions arising out of the Tech. committee decisions has been examined and the items on which action is pending have been identified. (Annexure II)

3. The action taken report was placed before Tech. Committee meeting held on 29.8.95. The Tech. committee observed that Commr. (Plg.) may regularly review and monitor the follow up action in pending cases. Accordingly, the pending cases were reviewed by Commr. (Plg.) in a meeting held on 19.9.95 and the position/follow up action is placed before the Tech. committee for information.

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

-2-

ACTION PLAN REPORT ON THE DECISION OF TECHNICAL COMMITTEE FOR THE PERIOD FROM 1.7.94 to 31.12.94

S.No. Item No./DATE/SUBJECT

EXTRACT OF DECISION

PRESENT POSITION AND FOLLOW UP ACTION

1. 72/94  
14.6.94  
Metropolitan Passenger  
terminal at Anand Vihar.

Commr.(Plg.) discussed the matter in a meeting held on 5.7.95 with representatives of Railways, RITES, State Transport Authority, and Lands Department. Further action is to be taken by Lands Deptt. with respect to land feasibility and status of land. Information is awaited.

a) Layout plan for 3.5 ha. land be prepared and brought before Screening Committee for transit facilities, for which no change of land use is required to be processed.  
b) Railways to submit a detailed layout plan for land already allotted.  
c) Meeting be called by Commr. (Plg.) to discuss the integrated development plan with Railways RITES, State Transport Authority and Lands Deptt.

Urban Renewal Plan for 1.0 ha. area to be prepared and brought before Tech. Committee by Dec. 1994. Information about land status and layout to be sent by Lands Deptt.

Scheme is under formulation and will be placed before Tech. Committee in Dec. 95 as stated by Dir. (SA).

2. 84/94  
6.9.94  
NCC for construction of  
commercial complex on pro-  
perty no. 7361 (Pe.) Ram  
Nagar on main Utter Road to  
M/s Dewah & Sons Investment  
Pvt. Ltd. P3(204)61-MP

Shifting recommended for site no. 2 (Ramu Service Station) and site

Land Management Deptt. has been informed about the action.

3. 65/95  
6.9.94  
Unserviceable small encroaches  
on G.T. Road, Sakdura Delhi  
F13(15)96/CRC/DSA

no. 8 (Ramu Service Stn) which were directed by approved alignment of road no.62 and construction of flyover, respectively.

Authentic list of recommended cases by TC in order of seniority (including the two sites) to be prepared by Lands Management Deptt. and placed before TC.

ACTION TAKEN PURSUANT TO THE DECISIONS OF TECH. COMMITTEE FOR THE PERIOD FROM 1.1.95 TO 31.7.95

S.NO. ITEM NO./DATE SUBJECT

EXTRACT OF DECISION

PRESENT POSITION AND FOLLOW UP ACTION.

1. 1/95

27.1.95

Development of 102 acres of land for General Pool Housing and Police Housing at Meerpur Delhi. F3(111)81-MP

TO recommended:

i) The scheme for 279 n. may be declared as development area.

ii) Planning scheme be taken up by Ptg. Deptt. of DDA.

Master stands referred to lands Deptt. since Feb. 1995. Status of land and declaration of Development Area by Lands deptt. is awaited.

iii) Lands Deptt. to examine possibility of taking over land in possession of Defence Ministry.

2. 21/95

10.5.95

Entry into Nizamuddin Railway Stn. from Ring Road and its integration with the Sarai Kale Khan ISBT. F5(10)79-MP

A sub-committee constituted, comprising of Engineer Member, Chief Arch. Dir. (IS) Dir. (TT) DDA and DCP (Traffic) to examine the proposal.

Meeting taken by Engineer Member, PWD and Railways have been informed to bring the scheme and detailed Model for placing Police Tech. committee.

3. 27/95

10.5.95 and 19.5.95  
Proposed bridge on River Yamuna to connect Delhi with Noida. F5(24)92-MP

Report incorporating observations of CE, PWD to be received from ILFS in 2-3 months time.

Meeting was taken by Secretary (UD) in August 1995 in which the alignment has been decided. Final alignment agreed is to be submitted by ILFS for further processing.

4. 32/95

19.5.95

Allocation of balance 100 Ha. of land for Ash disposal of Bagerpur Thermal Power Stn. Delhi. F3(73)84-MP

Committee comprising of representatives of NTPC, Planning Deptt. DDA Engg. Wing DDA and Min. of Environment was constituted to inspect the site and study various aspects of the matter including efforts made by NTPC to utilise flyash. Report be submitted within a month.

AM, BTPs is the convener of the group. Three meetings held including last meeting held on 24.8.95. Final recommendations of the group are awaited.



5. 42/95  
11.7.95  
Master Plan for Petrol  
pumps. PA/Jt.Dir.(Plj.) PII./89

Revised proposal to be prepared in consultation with Oil companies in terms of present demand related to size of petrol pump sites and no. of filling points, to serve two, three and four wheeled vehicles. Exercise for locating petrol pump sites to continue but revised proposals be prepared within a fortnight and brought before TC along with complete report on Master Plan of petrol pumps, including norms for coverage FAR, height and other guidelines.

As stated by Dir. (SA)  
the item will be placed  
before Tech. Committee in  
Oct. 1995.

6. 43/95  
11.7.95  
Guidelines for grant of NOC for  
petrol pumps in rural use zone  
F7(23)67/MP/Pt.I

Guidelines approved conceptually with the Observations that these should have further input in terms of map showing rural areas, procedure to be followed, regulations and operationalisation aspects. Views be obtained from Oil companies before placing the guidelines in next TC meeting.

Listed for discussed in  
Tech. committee meeting to  
be held on 26.9.95

Sub: Change of land use of an Institutional pocket to City Level Commercial at Dheer Pur.

F.20(16)/95-MP

BACKGROUND:

As per approved layout plan/structure plan of Dheerpur Residential Scheme, a pocket of 3.79 hec. at the junction of outer Ring Road and proposed 30mt. wide road (near 220 kv ESS) was originally earmarked for a Group Housing Pocket and a Sr.Secondary School, but use of this pocket was changed to 2 Sr.Secondary Schools and one Primary School as recommended by DUAC. A copy of the approved layout plan showing pocket under reference is laid on table.

This pocket is sanitary land fill area. During a site inspection by VC on 24.12.93 and later on by EM, DDA, it was desired that this pocket be utilised for commercial/institutional of commercial nature to make the project economically viable. Moreover, it is on a prime location and we can get good response if it is converted into commercial use.

EXAMINATION:

The above proposal was discussed with the Commr(Plg) in a meeting held on 2.5.94. After discussing the various aspects it was decided that as the construction of schools on filled up land will be uneconomical. The use of this pocket be changed from institutional to 'city level commercial activity' on multi-storeyed pattern with less ground coverage. It was also suggested that school site may be adjusted in Group Housing Pocket E.

In view of the above observations/directions, the land use of the above pocket has been made as city level commercial in the revised structure plan of the scheme, copy of which is placed at Annexure 'B'. This revised layout plan has been prepared on the basis of the directions given in Estimates Approval Committee meeting held on 23.11.94. The revised plan has been prepared by the Screening Committee in its meeting on 30.3.95.


The proposal regarding change of land use of the aforesaid pocket from institutional to 'city level commercial' is yet to be considered and approved by Technical Committee. The proposal was, therefore, sent to JD(MP) in November 1994

for placing it before the Technical Committee. It was desired that case be put up after approval of the revised scheme from Screening Committee as per recommendation of E.A.C. and site feasibility check up by Engineers. The scheme has been approved by Screening Committee on 31.3.95 and feasibility of site has been confirmed on 8.8.95. Accordingly the proposal of change of land use as explained above is submitted for consideration of the Technical Committee.

RECOMMENDATIONS:

As the pocket is sanitary land fill, the construction of schools or alike building may not be desirable, commercial use of this pocket is a right proposal. Same may be accepted and approved. The norms applicable for designing this city level commercial pocket are recommended as per Community Centre norms provided in MPD-2001. However, as desired in the meeting with Commr(Plg) for keeping the less ground coverage, it may be reduced to 20% instead of 25% for a commercial centre.

Submitted for approval.

  
( V.D. Dewan )  
Sr. Architect (NE).

24.8.95



Sub : Request for change in the land utilisation in the site allotted for 100 bedded hospital at Karkardooma.

F13(1)95-M.P/-.-.-.-

Director Health Services, Govt. of Delhi has requested for modification in the prescribed reservation of land within the hospital site measuring 2.5 acres allotted for construction of 100 bedded hospital at Karkardooma with the reason that land reserved for the hospital portion is not sufficient. He has requested that reservation of 60% land for hospital and 40% land for residential quarter be changed to 80% land for hospital and 20% of land for residential purpose.

2. The issue was also taken up by the Hon'ble Health Minister, Govt. of NCT of Delhi Dr. Harsh Vardhan in the meeting taken by him on 13.9.95 at Old Secretariat, Delhi with the same request as mentioned above.

3. A site measuring (1.06 ha.) 2.5 acres allotted to the Director of Health Services, Govt. of Delhi was under the category of intermediate hospital (category-B) for which land prescribed in the Master Plan is 1 Ha. consisting of 0.6 ha. as hospital area and 0.4ha. is residential area. The request is for increase in the hospital area and reduction <sup>in</sup> to the residential area. There may not be any objection on such a request provided additional parking requirement to be met @ 0.67 ECS per 100 sq.mt. of total floor area within the site.

4. The matter is placed before the Technical Committee for its consideration.

Subj: Recommendations of the Group constituted to examine the cases of Ht.relaxation apropos:

i) Sub-District centre cum Community Centre DIZ area.

ii) IGNC, Janpath F.16(23)94/MP

.....

1. The proposal of the NDMC regarding relaxation of height in DIZ community centre to 107 mtrs. was considered by the Technical Committee in its meeting held on 25.7.95. TC felt that though under emerging situation, high rise bldgs. in the urban context would be inevitable in terms of urban form, however, as regard height relaxation, it decided to set up a group consisting of eminent Architects and planners and to work out.;

- i) Guidelines for such relaxation in height and
- ii) Specific recommendations about height in present project.

2. Accordingly a group was set up under the chairmanship of Sh.A.P.Kanvinda, Consulting Architect. The group held its meeting on 25.7.95. and discussed the issues related to relaxation of height in view of the recent amendment in MPD-2001. The general consensus was that there should not be any objection for high rise building in Delhi provided it is necessary for achieving desired urban form. But considering the present situation, in terms of availability of services, such as <sup>un</sup>adequate water supply, interrupted power supply, prevailing poor upkeeping of building and the multiplicity of ownership, it is not desirable to go for high rise buildings in India, particularly in Delhi.

3. The group further considered the following two references;

i) Prop. NDMC Bldg. in Sub-Distt. centre cum-Community Centre in DIZ area.

ii) I.G.NCA Bldg. complex at Janpath.

3.1 Regarding the Community Centre in DIZ area the group did not agree for 107 m. Ht. and agreed that only marginal relaxation (upto 7 m.) may be allowed to achieve floor space lost due to the area occupied by the encroachment of a temple.

3.2 Regarding IGNC, the Group recommended that since already 26 m. ht., which does not include 6 m. reqd. for lift room/ service room, is allowed, the proposed ht. of 33 m. could be agreed.

4. The recommendations/report of the Group (Annexure A) is submitted for consideration of the TC.

*Sd/-*

DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

No. F.1(29)88/MP

Dated : 15.9.95

In response to the meeting notice no.PS/AC(DC&B)/DDA/95/56 dt.23.8.95 at page 12/c, the meeting of the group constituted by the Technical Committee in its meeting of 25.7.95 was held on 28.8.95 at 2.30 P.M. on 5th floor, Conference Room, Vikas Minar, New Delhi and the following had participated in the discussion in the group:

- i) Sh.A.P.Kanvinde, Consulting Architect (In chair)
- ii) Dr.Srimoy Basu, Director, School of Planning & Architecture, New Delhi.
- iii) Sh.Ajay Chaudhary, Consulting Architect.
- iv) Sh.Ram Sharma, Consulting Architect.
- v) Sh.Mesh Ram, Chief Planner, TCPO.
- vi) Sh.S.K.Dheri, Chief Fire Officer, Delhi Fire Services.
- vii) Sh.J.C.Gambhir, Commissioner (Planning), DDA
- viii) Sh.Santosh Auluck, Chief Architect, DDA.
- ix) Sh.K.K.Bandyopadhyay, Addl.Comr.(DC&B), DDA
- x) Sh.C.P.Rastogi, Director(SIG), DDA
- xi) Sh.Vijay Risbud, Director (Building), DDA
- xii) Sh.A.K.Jain, Director (ZP), DDA
- xiii) Sh.P.V.Mahashabdey, Jt.Director(Master Plan), DDA.

The group discussed in general the issue related to relaxation of height in view of the recent amendment in MPD-2001. The amendment says.....

"Whereas there is a need for relaxation in height for achieving urban form the same may be permitted with the recommendation of the Delhi Urban Art Commission and approval of Delhi Development Authority/Govt. of India".

The general consensus was that there should not be any objection for any high rise building in Delhi provided the same is required for achieving desired urban form. But considering the present situation in terms of availability of services such as inadequate water supply, interrupted power supply, prevailing habit of poor upkeep of building and the multiplicity of ownership due to which, it is not desirable to go for high rise building in India particularly in Delhi.

The Master Plan has already recommended higher heights of buildings in different categories of land uses which also require the support system as mentioned above otherwise the building becomes dangerous during the events of natural and man-made calamities. The group felt that to allow high rise appears to be wrong step but also not to allow would <sup>also</sup> be wrong. Members of the group cited examples of high rise buildings and schemes in foreign countries which took care of the basic support system as mentioned above before the scheme is raised above ground and such approach is very much essential and appropriate and unless the same is adopted, no high rise buildings should be

could.....?/-



encouraged in the Indian context or specially Delhi context. Generally, the maximum height limit as given in MFD-2001 should be followed. Very high buildings should be considered normally in relation to large open areas or water fronts.

The group took up two specific projects i.e.

- i) Proposed NDMC building in Community Centre DIZ area;
- ii) Indira Gandhi National Centre for Arts at Janpath.

Regarding the scheme of Community Centre in DIZ area, the group observed that the competition was won by the consultant with the scheme having three low rise blocks but with the plea that as the un-authorised temple had occupied considerable area of the site, a multi-storeyed block having height of 107 mtr. in place of three blocks proposed later on and submitted to NDMC after approval of Delhi Urban Art Commission. The group did not agree to this criteria in going for height of 107 mtr. and advised that only marginal relaxation (upto 7 mtrs) in terms of height should be given to achieve floor space lost due to the area occupied by the un-authorised temple and the exact area under the temple to be worked out by NDMC.

Regarding Indira Gandhi National Centre for Arts at Janpath, it was discussed in detail and since the scheme fell in the area earmarked for public and semi-public facilities in the Master Plan with recommendation of 26 mtr. height which does not include 6 mtr. required for lift room and service room on the top of the building; the height of 33 mtr. as proposed in the scheme submitted in the NDMC and referred to DDA could be agreed. Also, the scheme had already been examined by International Jury and approved by DUAC after due consideration of the desirable urban form of the surrounding area.

The report to be submitted to the Technical Committee of the Authority for further appropriate action.

The meeting ended with thanks to the Chair.

*Sh. A. P. Kanvinde*  
Sh. A. P. Kanvinde  
Chairman of the Group  
Consulting Architect.

*(K. K. Bandyopadhyay)*  
(K. K. Bandyopadhyay)  
Convenor  
Addl. Commr. (DC&B)

*(J. C. Gambhir)*  
(J. C. Gambhir)  
COMMISSIONER (PLANNING)

-11-

Sub: Standard Cross-sections for 20M, 40M & 80M  
R/W roads in Urban Extension;  
File No: 5(6)95-mp

### INTRODUCTION

Delhi's road network is planned on ring and radial concept. It has a hierarchical pattern of road network for orderly movement of the traffic. Standard road cross sections are essential for safe and smooth movement of traffic and orderly growth of urban space. The capacity of roads is also dependent on the design of the cross sections.

### BACKGROUND

Earlier standard cross-sections for 24M, 30M, 45M, 60M and 90M were developed by TCIO vide Drawing No.C/M/86 dated 25/4/72. These cross-sections are being generally followed for the implementation of the road by the concerned local bodies. In MPD-2001, roads having the R/W 20M, 40M and 80M have also been proposed to be implemented in Urban Extension. Since the implementation of urban extension projects like Dwarka, Rohini and Narela are in progress, it was found essential to have standard cross-section with respect to these R/Ws also.

#### 1. 20M R/W Roads

These roads shall be predominately access and subcollector roads in residential/institutional/commercial areas. Slow and light vehicles would generally ply on these roads. Such roads attract onstreet parking for visitors vehicles. No public transport vehicles shall ply on these roads.

### 1.1 CROSS SECTIONAL DETAILS

Keeping in view the above said requirements, 13M wide C/W is proposed with 3.5M footpath on either side. The services except S.W.Drains shall be laid below the footpath. The electric poles shall be erected on one side only. In the 13M wide carriageway 2 lanes of 6M width shall be for movement of traffic in opposite directions and one lane on either side shall be for onstreet <sup>parking</sup> for visitors.

### 1.2 LAYING OF UNDERGROUND/OVERHEAD SERVICES.

Only local underground and overhead services are envisaged along such roads. These may be laid below the footpath portion S.W. Drains may be laid along the edge of the R/W. The water supply and sewerage line may be laid on either sides and not on the same side. The electric poles be erected at 20-25M centre to centre distance depending upon the length of the road. Trees shall be planted on both the sides.

The cross section was informally discussed with DMS&SDU officials in a meeting on 2/9/95 in the chamber of Addl. Commr. (TY&FP) and they were of the opinion that in the road cross sections only area for service corridor be mentioned. The exact location would depend upon the diameter of the pipe and the depth to which they are to be laid.

## 2. 40M R/W ROADS

These shall be predominately sub-arterial and arterial road at the zonal and inter zonal level. Slow, light, medium and heavy vehicles would ply on these roads. Heavy goods vehicles and public transport buses shall be



plying on these roads. Such roads may be abutting continuous development with large number of accesses. Care shall have to be taken that a separate service road is provided on either sides to restrict the flow of local traffic on main C/W's.

## 2.1 CROSS SECTIONAL DETAILS

6 lane divided carriage way (3 lanes of 11M width on either side), 3M wide inner footpath and 4.5M wide service road is proposed on either side of the central verge. No outer footpath is proposed as the same is not of much use due to regular accesses from the adjoining properties. The first lane adjoining the inner footpath shall be for public transport vehicles, the 2nd (middle) lane shall be for light and medium vehicles and the 3rd lane abutting the C/V for overtaking. The slow vehicles shall move on the service road along with the local traffic. On the bus stops, a recessed bay of 2 to 2.5M wide shall be provided for uninterrupted flow of traffic.

## 2.2 LAYING OF UNDERGROUND/OVERHEAD SERVICES

Local and trunk services may have to be provided along such roads. The local services may be provided below the service road and inner footpath depending upon the diameter and depth of the services. As already explained above, the portion of the road between 1M from property line upto inner footpath shall be a service corridor. No services shall be laid below/over the main carriageways. Only streetlight poles may be permitted in the central verge. Overhead H.T. lines upto 66KV with a narrow base of 4M may be permitted on the one side in the inner footpath. Trees shall be planted in the inner footpath

after duly considering the location of underground/overhead services.

3. 80M R/W ROADS.

These roads shall form part of the Macro Arterial Network at the city/regional level in the form of National Highway, Expressways etc. 40M wide green belt buffer along this R/W is also proposed at some places. Regional, zonal and local level traffic shall ply on these roads. The vehicle modes using such roads shall be articulated trailers, heavy, medium, light and slow vehicles. Such roads may also integrate corridors for High Speed Trams and MRL.

3.1 CROSS SECTIONAL DETAILS

On roads which have no green buffer - 12M wide central verge, 9M wide C/W for light/medium/HTV's, 7.5M wide C/W for public transport, 4.5M wide inner footpath, 4.5M wide C/W for slow moving/cycles and 5M wide service road are proposed on either side of the central verge. All the different C/W's are segregated by verges as shown in the standard cross sections details. Wherever continuous green areas are proposed along these roads, the service road may not be constructed and may be used for tree plantation.

On roads which have 40M wide green belt buffer on both sides and developments are existing/proposed thereafter, the service road, footpath and storm water drain can be taken along the edge of the property line. The space reserved for the service road, footpath and storm water drain in the standard cross section may be used for H.T. line pylons. The

G/V of 12M wide can be used for High Speed Tram and MRTS in future.

### 3.2 LAYING OF UNDERGROUND OVERHEAD SERVICES

The local services may be laid below the services road on either side after leaving 1.50M from property line. The trunk services may be laid below the green belt. Where the green belt along the road is not proposed, the services may be laid below the service road, slow moving/cycle track and inner footpath. The High Tension Pylons may be laid in the inner footpath on the both sides. As already suggested above, only a service corridor for the underground service is suggested. The individual lines shall be laid as per detailed design to be worked out by the Public Health Engineering Department.

The case is put up before the T/C for the consideration of above said proposal.

*St. S. L. Singh*



Sub: Modification in the part layout plan of Mangolpuri Industrial Area Phase-I (plot for Petroleum Traders).

No.PA/Jt. Dir.(Plg.)-11/9/88/315

F.7(10)/94/MP

#### BACKGROUND

A scheme in an area of 2.21 HAC was planned and approved for carving out plots for petroleum traders of which detail given as under:

Cat.	Plot size in sq.mts.	Area in sq.mts	No of plots
A	6.00x12.50	75.00	46
B	5.00x10.00	50.00	18
C	3.33x7.50	25.00	48
D	2.50x5.00	12.50	131

2. The details of the scheme were submitted in the Supreme Court of India in WP No.1639-42/1981 by the DDA.

3. While considering the allotment to the eligible petroleum traders it has been observed by the lands deptt., that the numbers of plots to be allotted and available category wise do not tally as detailed given below:

Cat.	Plot size in sq.mts.	Area in sq.mts	No of plots	No of eligible	Short-fall
A	6.00x12.50	75.00	46	31	-
B	5.00x10.00	50.00	18	25	7
C	3.33x7.50	25.00	48	57	9
D	2.50x5.00	12.50	131	92	-
			243	205	16

4. From the above table it is noted that though the number of the plots in the scheme is more than the required number of plots but there is shortfall of 7 plots of 50 sq. mts category and 9 plots of 25 sq.mt. category. Director (CL) has referred the case to the Planning Cell on 8/9/95 to modify the scheme so that the requirement of the eligible persons in each category is met with. He has also desired to know the FAR of the plots in the scheme for the purpose of fixing of the price.

5. OBSERVATIONS

The approved layout plan has been examined and following is noted:

The plots are governed with standard design duly approved and forms part of the scheme with 125 FAR and 100% ground coverage for 75 sq.mt. and 50 sq.mt. plots and 100% ground coverage and 100 FAR for 12.5 sq.mt and 25 sq.mt. plots.

No basement is allowed in any of the category of the plots.

In view of the above it has not been found feasible to club the existing surplus plots so as to meet the short-fall.

6. PROPOSAL

After inspecting the site and examining the layout plan in detail it is noted that an area measuring 0.346 HAC- marked X on the plan shown red - was reserved for facilities like shopping/conveniences/ESS and recreational. This area is detailed out to accommodate the shortfall in cat. of 50 sq.mts plots and 25 sq.mts. plots with essential public utilities required in the area as shown on the part plan (LAID ON THE TABLE).

In this area a total number of 29 plots have been proposed with a breakup of 7 plots of Cat. B i.e. 50 sq.mt. and 22 plots of Cat. C i.e. 25 sq.mt. The size of the plots so carved out has been maintained as approved in the scheme so that the standard design applicable to the other plots are also applicable to these plots. In the balance area available, reservation has also been made for ESS, convenient shopping centre and park as indicated on the plan.

The modifications proposed above and as shown on the part plan are placed before the Tech. Committee for approval with the following:

1. Part layout plan.
2. FAR and the ground coverage shall be as already approved i.e. 100% ground coverage and 125 FAR in case of A and B plots and 100% ground coverage and 100 FAR in case of C and D plots., without any basement.
3. The standard design will form part of the terms of allotment.

*RCM*

*2.08.82*



SUB: Amendment in MPD-2001- Nursery school sites to be utilised for Nursery school and other facilities  
Fl(7)80-MP

Authority, while considering the final notification with respect to the amendments in MPD-2001 regarding utilisation of Nursery School sites for other facilities, vide its resolution no. 60/94 dt. 12.7.94 resolved that in addition to the facilities already proposed, 'maternity homes' and 'Child health care centre' be also permitted if they are run by reputed societies and trusts which are charitable / non profit making in nature. Accordingly, Ministry of Urban Affairs & Employment vide letter dt. 18.10.94 was requested to issue a final notification for the proposed amendment in MPD-2001.

2. L.G. vide his letters dt. 24.5.95 and 11.8.95 to the Secy. Ministry of Urban Affairs & Employment suggested that the final notification to be issued by the Govt. may provide for the following:

- a. setting up of Dispensary and OPD type health Centre both by Govt. as well as by non Govt. organisations.
- b. there should be a uniform norm of 100 FAR, as in case of 'community hall', applicable to this use.

3. In response to this, Secy. MOUA&E vide his letter dt. 6.9.95 (Appendix I) has informed about the modification of the draft notification in accordance with the suggestion made by L.G., in respect of dispensary and OPD type health centre and has stated that the amended provisions will come in force w.e.f. the date of publication in the Gazette.

Regarding the application of Uniform norm of 100 FAR for all the facilities to be permitted in nursery school sites, separate proposal for amendment of MPD-2001, in accordance with the prescribed procedure, may be submitted by DDA for issue of public notice to invite objections/suggestions under section 11-A of DD Act.



4. In the MPD-2001 (P/163 of Gazette) <sup>and</sup> vide Govt. notification no. K-12015/5/79-DDIIA/VA/1B dt. 15.5.95 the development control norms for Nursery School (080) are as under:

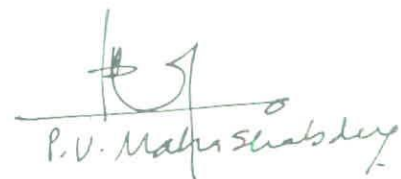
Maximum ground coverage	33.33%
Maximum floor area ratio	66.66
Maximum height	8 M

Basement below the ground floor and to the maximum extent of ground coverage, and if constructed, shall be counted in FAR.

5. It is proposed to modify the development control norms of nursery school and other uses to be permitted in nursery school sites as under:

i)	Maximum floor area ratio	100
ii)	Maximum height	11 M

6. The matter is placed before the Technical committee for consideration of the modification as proposed in para 5 for processing under section 11-A of DD Act 1957.

  
P.V. Maheshwari

-20-



सत्यमेव जयते

सचिव

C. Ramachandran

Phone : 3019377

SECRETARY

Dear Shri Dave,

Kindly refer to your D.O. letter No.PA/LG(R)/95/204 dated 11.8.1995 regarding amendment of MPD-2001 on the proposal to provide additional neighbourhood facilities in nursery school sites.

2. We have since modified the draft notification in accordance with the suggestion made by you for removal of the restrictions in respect of dispensary and OPD type health centre. The amended provisions will come into force with effect from the date of publication in the Gazette.

3. As regards the application of uniform norm of 100 FAR for all the facilities to be permitted in the nursery school sites, detailed proposals from DDA for amendment of the development control norms pertaining to the respective land use are awaited. DDA is being separately requested to formulate the proposals for amendment of MPD-2001 in accordance with the prescribed procedure.

With regards,

Yours sincerely,

(C. Ramachandran)

Shri P.K. Dave,  
Lt. Governor of Delhi,  
Raj Niwas,  
Delhi-110 054.

Copy to:-

Shri Anil Kumar, Vice-Chairman, DDA with reference to his D.O. letter No.F.1(7)/80-MP dated 20.1.95. The proposal to incorporate uniform norm of 100 FAR for all the facilities to be permitted at the nursery school sites in the final notification is not feasible since it involves amendment of development control norms indicated on pages 163-164 of the Notification dated 1.8.1990. Separate proposals in this regard may be submitted by DDA for issue of public notice inviting objections/suggestions under Section 11-A of Delhi Development Act, 1957.

(C. Ramachandran)

SUB:LAYOUT PLAN FOR PVC AND OTHER SOLID WASTE  
COMPLEX AT TIKRI KALAN, ROHTAK ROAD

FILE NO:DIR/NP/95/239

BACKGROUND:

For the establishment of PVC waste material collection and disposal yard, a site in the Revenue Estate of Bavana was identified by the Committee constituted by Hon'ble Lt. Governor, Delhi under the Chairmanship of Secretary (GAD) for shifting of Jawalapuri PVC Scrap Market where a major fire incidence occurred in June, 1995. Subsequently, in a number of meetings held at Raj Niwas and in the Chamber of Chief Secretary, GNCTD, an alternative site at Tikri Kalan was identified. About 250 acres of land falling in the Revenue Estate of village Tikri Kalan has been referred to Land & Bldg., Department, GNCTD for immediate acquisition of the land, out of which about 120 acres of land has been taken over.

2. LOCATION:

The identified site is located about 1.5 KM in the south of village Tikri Kalan. The site is approachable from the Rohtak Road by an existing metalled road leading to village Jharoda Kalan. In the south of the proposed site, Mungeshpur drain is existing. The land is mainly flat and no structures are existing at site except a few tubewells.

3. LAYOUT PLAN:

The concept plan (Stage-I) was approved by the Screening Committee, DDA in August 1995 for issue of the layout plan for DESU, DWS&SDU and other Engineering Departments for preparation of estimates and infrastructure. The layout plan (Stage-II) incorporating the suggestions of the Screening Committee, DESU&DWS & SDU has been finalised and Chief Fire Officer has approved the plan. Following are the main features of the layout plan:

- The existing metal road on the west of the proposed site from Rohtak Road upto Mungeshpur drain is proposed to be 40 mtr. wide road..



- The peripheral road of 24 mtr. right of way has been provided and 18 mtr. wide road is proposed all around the pockets/blocks.

- 30 mtr. wide green belt is provided all around the site.

- The plg. of the module/pocket is made flexible.

- Each plot is accessible by a minimum 18 mtr. wide road.

- Following activities are proposed:

a. Plots for sorting & storage: Total 2784 no. of plots of various sizes viz., 25.6 sq.m., 50 sq.mtr. and 124 sq.mtr. have been provided. Development controls and other conditions will be applicable to these plots as indicated in the drawing.

b. Plots for Warehousing: Total 210 no. of plots of 300 sq.mtr. have been provided.

c. Plots for light industry: Total 364 no. of plots of 300 sq.mtr. & 500 sq.mtr. have been provided. Development controls for plots at 'b' & 'c' will be applicable as stipulated in the MPD-2001 for light & service industry (036).


- Facilities such as Electric Grid Station, Electric Sub-Station, Switching Station, DESU Office, Fire Station, Police Station, Health Centre, Administration Building Plot, RLU, Static Tanks & tubewells have been provided. Facilities for idle parking, night shelter, dharamshallas, petrol pumps, service and repair shops & shopping etc have also been provided in the layout plan.

4. Following proposal is submitted for consideration & approval of the Technical Committee:

4.1 Layout plan (laid on Table)

4.2 Change of land use of an area measuring about 101 hact. (250 acres) from 'Rural use zone' / 'Green belt' to 'Light & service industry' - M1- (Plan laid on table).

4.3 Declaration of 589 hacts. (1455 acres) except Village Tikri Kalan (abadi area) as Development Area under Section-12 of Delhi Development Act, 1957 as indicated on the plan (laid on Table).

  
22.9.95

(Dir (Pg)/MP)

SUPPLEMENTARY AGENDA FOR THE TECHNICAL COMMITTEE MEETING  
HELD ON 26.9.95.

....

<u>S.NO.</u>	<u>ITEM NO.</u>	<u>PARTICULAR</u>
9.	83/95	permission to replace asbestos sheet roof with RCC roofs in DDA built Industrial sheds at Okhla Industrial Area Phase-I & II. F.3(14)/95-MP
10.	84/95	Regulations for provisions of petrol pumps in Rural Use Zone in the National Capital Territory of Delhi. F.7(23)/67-MP Pt.I
11.	85/95	Remand case from ATMD plot nos 37 and 38 Community Centre Wazirpur Indl. Scheme Phase -I, Delhi.
12.	86/95	Planning of Zone 'D' ( River Yamuna ) use of Reclaimed Lands in Phase - I. F.10(1)/94-MP
13.	87/95	Allotment of land to National War Memorial at Dhaula Kuan, New Delhi. F.11(16)/67-MP

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Subject:- Permission to replace asbestos sheet roof with RCC roofs in DDA built Indl. Sheds at Okhla Industrial area-Phase I&II.

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1. A fresh request has been received from the Association of Entrepreneurs of DDA Sheds Okhla Phase I&II(Regd.) to review their request to allow them replacement of Asbestos Sheet roofs with RCC roof in the Industrial Sheds built and sold by DDA in Okhla Industrial Area Phase I&II.

BACKGROUND

2. In the middle seventies DDA constructed/sold three types of sheds in Okhla Phase I&II, Type 'A' with 1300 Sq.ft., Type 'B' 800 Sq.ft. area & Type 'C' with 1000 Sq.ft. area. These sheds are having north light roof-trusses with AC Sheets and the clear height of the shed upto the bottom of the truss is 14 ft. & the total height of the shed is 20 ft. The original demand of the association is to replace the north light roof trusses with a regular RCC flat slab. They would also like to certain the mezzanine at 25% of the area of the shed. The Association is also requesting that a basement equivalent to the shed area to be also permitted to them.

DETAIL EXAMINATION :

3. The request was considered in the Technical Committee in its meeting held on 10.5.95 under item No. 25. The matter was examined in detail & the Technical Committee recommended the provision of sloping reinforced cement concrete roofs replacing ACC Sheds block wise which should have uniformity, aesthetically pleasing, structurally sound and also to have written concurrence from all the allottees of the block, since the scheme was earlier prepared for group construction.

/(Annexure 'A')

22/09/95



4. A delegation of Association met V.C. and requested to review their request for a R.C.C. roof at the height of 18 ft. It has also been mentioned by the delegation that relaxation in the area has been granted by DSIDC to their sub lessees in the area leased to DSIDC by D.D.A. in this industrial area.

5. The matter has also been examined and as per the Master Plan the development controls for the plotted development in this area is as under :-

- |                      |          |
|----------------------|----------|
| (i) Ground Coverage  | - 50 %   |
| (ii) Maximum FAR     | -100     |
| (iii) Maximum Height | - 6 Mtr. |

6. It being with 100% construction, the FAR of 100 is already achieved. The construction is in a group form with common walls. Therefore, it is quite ~~clear~~ that the 18ft. height can be ~~was~~ used for part or full intermediate floor thus increasing the F.A.R. permissible in this area.

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

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*CIR*  
22/09/95  
2-(A) 5

Sl.No.11/Item No.25/95/TC

Sub : Permission to replace asbestos  
sheet roof with RCC roofs in  
DDA built Industrial Sheds at  
Okhla Industrial Area- Phase I & II  
F.No.V.C.'s/IBR/1150; dated:11.1.1993  
.....

The request was received from the Association  
of Entrepreneurs of DDA Sheds Okhla Phase I & II(Regd.)  
requesting DDA to allow them replacement of Asbestos  
sheet roofs with RCC roof in the Industrial Sheds  
built and sold by D.D.A. in Okhla Industrial Area,  
Phase-I & II. V.C., DDA visited the area in  
Sept.'93 and constituted a sub-committee comprising  
of Director (Bldg.), Jt.Dir.(Plng.) and Dy.Director-  
(Industries) asking there considered use on the  
representation. The matter was examined by a  
Sub-Committee and the following report was submitted:

- (1) There are three types of sheds in  
Okhla Phase I and Phase-II, i.e. Type-A  
with an area of 1300 Sq.ft. Type-B  
with an area of 800 Sq.ft. and Type-C  
with an area of 1000 Sq.ft.
- (2) In phase-I, there are 198 sheds of  
type-'A', 'B' & 'C' and in Phase-II,  
there are 160 sheds of Type 'A' and  
'B'.
- (3) The sheds type-'A' and 'B' are having  
two approaches; one from the front  
and service lane at the rear and 'B'  
Type sheds are back to back.
- (4) These sheds are having north light  
roof-trusses with AC sheets and  
the clear height of the shed upto  
the bottom of the truss is 14 ft.  
The height of north light truss is  
6' making total height of 20'-0".
- (5) Invariably all the allottees of the  
sheds have encroached upon the public  
land in the form of semi pucca rooms  
with a width of 6' to 8'. The back  
lane of the sheds (Type -'A' and 'C')  
have also been encroached upon in a  
similar manner.
- (6) The Association's main demand is to  
replace the north light roof trusses  
with a regular RCC flat slab. They  
would also like to retain the mezzanine  
at 25% of the area of the shed. The  
Association is also requesting that a  
basement equivalent to the shed area to  
be also permitted to them.

- (7) Association showed their willingness to pay reasonable charges to DDA for allowing the changes/additions as stated in 6 above.

2. The Sub Committee also made the following suggestions for discussion in the Technical Committee :-

1. Permitting the basement is not desirable this will definitely result into more congestion on approach roads.
2. The demand for replacement of AC roof is genuine. We may allow the change of the AC roof to RCC flat slab at the height of 22'-0". The space between this can be used by the user as per his requirement either as a big hall of 22' height or part or full intermediate floor. The staircase with mummy can be permitted to approach the roof terrace.
3. For this purpose i.e. flexibility in use of space within 22' height we may charge reasonable betterment charge.
4. Before allowing the change, the allottee must remove all encroachments on the public land.
5. Plans as per the requirement of the By-laws would be submitted by the lessee to the MCD.
6. Area Planning Wing to examine the suggestions with reference to layout plan of the area.

3. The matter was discussed in the Technical Committee in its meeting held on 25.1.94 under Item No.5. The Technical Committee observed :-

- i) Commr.(Plg.) may have the discussion with the representatives of MCD, Lands Section and it may be got clarified whether the rebuilding of the sheds is feasible after demolition and for which the redevelopment charges to be recovered by the DDA, if any, under the terms of the lease which may also be worked out.
- ii) In case the sheds are on rental basis, the replacement of the asbestos roof by RCC Slab will not be permitted.
- iii) Technical Committee also desired that the encroachment made by the shed owners should be got removed.

20/2/94 5.103/-



4. Subsequently a meeting was held in the chamber of Commissioner(Plg.) on 20.6.94 where it was decided that letter be sent to the Association to submit Architectural and Structural Drawings for the proposed RCC roof. The Association was also requested to remove unauthorised construction and encroachments in the said area. The letter was sent on 22.6.94.

5. The Association vide their letter No.22.8.94 has now submitted the proposed Architectural and Structural drawings. Subsequently a joint meeting was held with the Association on 30.12.94. The salient points of their proposal are reproduced below:-

- i) The RCC roof structure is independent of the existing walls of the shed. The height of the hall is proposed as 18 ft. (clear).
- ii) A stair case either regular or spiral with mummy on the first floor has been proposed, the Association is stressing is essential to adopt modern technology and for maintenance of the solar Heating Plants, Split type AC's etc.

6. Examining also within the parameters of MPD-2001 in terms of the permissible ground coverage, FAR & Set-backs, the only issue which needs to be deliberated is whether such permission will be considered for the group scheme(as envisaged originally) or amount to be converted into individual plot, since the proposed structures are likely to be built independently/individually and therefore will be governed accordingly.

7. All the relevant points have been examined with reference to the Lease Agreement, continue to consider it a group scheme & other Planning Aspects, the following recommendations have been made for consideration of the Technical Committee.

- i) Under the Lease Agreement the allottee shall not cause or permit any cost any damage to the shed, including joint walls. Under no circumstances the lessee shall make any addition or alternation to the existing structure of the shed.

2. No structure would be allowed to be constructed on the roof of the shed. The permission, if accorded therefore, will require amendment in the condition.
  3. The present FAR is 100 and so is the ground coverage i.e. 100% which may be retained.
  4. The proposed roof height of 18 ft. will provide flexibility in the use of space and an intermediate floor, complete or in the form of mezzanine can easily be added and thus FAR will be enhanced to that extent. The owner/allottee will have to undertake not to do these constructions at any stage.
  5. All the encroachments outside the shed area in 'A' & 'C' Category will require to be removed.
  6. No regular staircase may be allowed to be constructed.
  7. Construction of basement is totally ruled out.
  8. The modified building plans after these are cleared by Technical Committee/Authority, will be sanctioned by MCD since the services stand transferred to them.
3. The matter is submitted for the consideration of Technical Committee.

#### DECISION

The proposal was explained by Director (AP). The Tech. committee recommended the provision of sloping reinforced cement concrete roofs replacing ACC sheds block wise which should have uniformity, aesthetically pleasing, structurally sound and also to have written concurrence from all the allottees of the block, since the scheme was earlier prepared for group construction.

Checked  
25/5/95

25/5/95

Member Secretary  
Technical Committee  
Delhi Development Authority



SY. NO. 11 / ITEM NO. 85/45 TC

Sub: Remand Case from ATMCD, Plot No.37&38, Community Centre Wazirpur Residential Scheme, Phase - I.

File No.: PA/DD(C)/Bldg./95/6 OR 1161/95  
M/s Usha Enterprises V/s D.D.A.

...

The ATMCD has once again referred back the case to DDA for the rider regarding minimum area and width requirement for shops.

BACKGROUND:-

Sealing-cum-demolition order was passed for Plot No.37, 38 C.C. Wazirpur against which appeal was filed by them in ATMCD. As per the Order of ATMCD, the case was remanded back to DDA and was put up to Technical Committee (Minutes of Technical Committee Dt.22.11.94. Annexed at 'A'). For this, opinion of C.L.A. and Panel Lawyer was required, which is also annexed at 'B'. After conveying this to the Court on 17.8.95., it has been again adjourned to get a response from the Technical Committee, DDA for review/re-consideration of its earlier findings.

ISSUE:-

The lessee has submitted the existing ground floor plan in which the sizes of the shops are ranging from 4.54 to 15.93 sm.(Existing plan submitted by the lessee in the Court laid on table) The ground floor shops have been partitioned off as two shops as against one shop as per the completion plan.

It is required to decide what is the minimum size of shop which can be regularised as it has already been discussed in Bldg. Byelaws 83 there is no explicit size regarding the minimum size of shop though the height of the shop has been mentioned, it has been maintained that the minimum habitable room size be taken as shop size i.e 7.5 sm.

.../-



DELHI DEVELOPMENT AUTHORITY  
(BUILDING SECTION)Minutes of the Technical  
Meeting held on 22.11.94

Sub: Remand Case from ATMCD- Plot No. 37, 38 Community Centre, Wazirpur Residential Scheme Phase I.

F.13(17)90/Bldg./Ptl/Photocopy.

1) The ATMCD passed the order remanding the case back to the DDA against the sealing-cum-demolition order issued by Jt. Dir. (Bldg.). The salient features of the sealing-cum-demolition order were: (i) Partitioning of the shops thereby making the size of shops less than 7.5 sq.mt. in area. (ii) Construction of Mezenine floor without prior sanction. (iii) change in the location of the toilet on the ground floor and rolling shutters and partitions in the basement. The basement was rectified as per the completion plan.

2) The ATMCD has observed in its order that "the rider regarding minimum area and width requirement as added to the sealing order is redundant and be treated as non-existant in the eye of law. They had further ordered that the respondent Authority shall intimate the appellant as to what requirements or formalities are to be completed. If the request for regularisation is found to be unacceptable wholly or partly, grounds thereof should be communicated to the appellant in writing. The authority shall decide the question of regularisation of compoundable items within two months thereafter.

3) As per the order of the ATMCD the allottee appeared before the Dy. Dir. (Comm.) Bldg. on 29.9.94. alongwith his request which states that:

"It is humbly submitted that the perusal of the order dt. 23.9.94. will show that in para 9 of the judgement the Appellate Tribunal has clearly held that so far as the erection of partition walls in the shops and extra-coverage on the mezenine are concerned, they are compoundable item under appenkin 'D'. As regards the toilet, we had offered to rectify the deviation and shift back to the place originally sanctioned".

"We are prepared to cooperate with the department and are prepared to pay all compounding charges which may be levied by your goodself for compounding the impugned cons-

struction and are also prepared to rectify and modify the construction which your goodself held as non-compoundable".

4) The issue regarding construction of mezenine floor beyond the area sanctioned at the time of completion is compoundable as the area is within the permissible limits as per the control drawings issued for this plot.

5) The allottee is prepared to construct the toilet as per the completion plans.

6) The only issue left is regarding the partitions made on the ground floor shops thereby making two shops as against one shop as per the completion plan. The size of the shop with this partition works out to be 3.5 to 3.75 sq.mtr. in area. The minimum size of the shop is 7.5 sq.mtr. has been held redundant by the court and therefore, it is essential to convey the allottee what minimum size is acceptable to use so that he can put up the plans for regularisation. As per the Building Byelaws there is no explicit size regarding the minimum size of the shop, though the height of the shop has been mentioned. There are incidences in the DDA build up shops and DDA designed projects, where shop size less than 7.5 mtr. has been provided. The following is the proposal:

1. For any new additions/alterations in the existing commercial areas we insist on 6 sq.mtr. as a minimum shop size with minimum width of 2.1 mt. as has been suggested by the DDA in the modifications of the unified building byelaws. We may ask the allottee to follow these lines.
2. As there is no explicit size mentioned in the bldg. byelaws. and no notice is required for erection or re-erection of internal partitions as per Building byelaws-6.6.1 (j) we discharge the case from the SCN and in future also while sanctioning the building plans we sanction the overall space as a shopping area with a note that the partitioning will be done as per the prevailing building byelaws.

*[Signature]*  
DIR. (BLDG.) 9.11.74

"DECISION"

Technical Committee observed that no policy changes are required and the matter be examined on file after getting the opinion of CLA and the Panel Lawyer.



19/N:

The note dated 14.8.1995 of Shri Ram Dhan, may kindly be perused at pages 5 to 8/N alongwith the copy of the judgement dated 23.9.1994 passed by the Appellate Tribunal, MCD, Delhi, placed on the correspondence side.

The Tribunal has observed that the erection of internal walls in the 15 shops which were sanctioned by the competent authority is outside the ambit and scope of Bye-law 6.4.1. At the same time, the Tribunal asked the Jt. Director (Bldg.) to consider the regularisation of the internal walls (reason being a change from one occupancy to more than one occupancies), in view of the fact that the building bye-laws do not prescribe the minimum area of the shop including width and length. Such examinations have been required as per the Annexure Q.

The Building Department referred the matter to the Technical Committee to consider the lacuna in the B.B.L. and to lay down the policy for the purpose. The Technical Committee, however, did not take a decision and has sought the advice of the C.L.A.

The erection of internal walls in the shops has resulted in the increase of shops from 15 to 30. The minimum standards for the purpose of the area of the shops and the ventilation etc. can be seen by the Planning Wing. In case, there is any specific legal point, then the same should be worked out by the Building Department and sent to us for advice. The necessary policy can be laid down from the administrative point of view. In case, the present building bye-laws and the policy continues, the matter should be examined by the Building Department in accordance with the Annexure-Q to the Building Bye-laws, as required by the Appellate Tribunal.

*[Signature]*  
(S.D. SHARMA)  
Dy. C.L.A. (L)  
14.8.1995

*[Signature]*  
C.L.A.  
Director (Bldg.)

DDCC/B

Discussed with Dis(B) & L.A. in view of opinion of Dy. CLA as given above. Since Law Dept. has reported back the matter to Bldg Dept.

168/DDCC/Bldg  
16/8/95

1829 CLA  
16/8/95

Recd at 3-50 PM  
16/8/95

293-c  
16.8.95



To add further since T.C. has given its decision, now it is not within the purview of Bd's Deptt., to ~~put~~ comment on the decision of T.C. unless the matter is again <sup>again</sup> ~~re-~~<sup>examined</sup>. by T.C.

The following points are decided to be conveyed to the Court:

1. We may ask the learned T.C. to ~~ask~~ reconsider the case / <sup>its</sup> decision along with the extg. plans of the premises in question to be submitted by the govt. asse. appellants.
2. If T.C. decides on point 1 then appellant shall be asked to comply ~~with~~ the reqts. such as modifications, compounding fee etc. accordingly.
3. Since the matter required policy decision the court may be requested to adjourn the matter ~~in~~ <sup>in</sup> ~~con-~~ <sup>con-</sup> ~~fer-~~ <sup>fer-</sup> ~~ence~~ <sup>with</sup> the liberty to the respondent to ~~of~~ reopen the matter. After the matter is decided to in the

$$\frac{D_s \sqrt{f(B)}}{\sqrt{L A(B)}} \quad \text{14-16.895}$$

1678

LAI D ON TABLE

SUB: PLANNING OF ZONE 'O' (RIVER YAMUNA) USE OF  
RECLAIMED LANDS IN PHASE-I

1. BACKGROUND:

1.1 Authority in its meeting held on 15-9-94 considered the subject 'Development of 270 Hac. land along Western Bank of River Yamuna between Nizamuddin Railway Bridge and proposed over bridge connecting Ring Road to NOIDA' vide item no. 84/94 resolved as under : (Annexure-I)

"Resolved that whole area of 50+220 = 270 ha. of land along the Western Banks of river Yamuna, between Nizamuddin bridge and the proposed over-bridge, connecting Ring Road to NOIDA and the chunk of land proposed on the eastern side, be taken-up for development in the first phase. Physical survey of the area and its outlines be worked out in-house, whereafter competitive urban design for the entire project be invited and put up to the Authority within six months.

Further resolved that the matter be referred to the Chief Engineer(Floods) for preparation of design, estimates for the bund and for various clearances as deemed necessary by them."

1.2 Authority in its meeting held on 15-9-94 considered the subject 'Allotment of land to Bochasanwasi Shri Akshar Purshottam Sansthan' vide item no. 85/95 and resolved as under :(Annexure-II)

"Resolved that a suitable plot of land be identified for the Society on the eastern banks of River Yamuna and the entire area opposite the land pockets identified in item no. 84/94 be developed for cultural, institutional and allied activities. Exercise for finalisation of urban design and land use of the area be taken-up immediately."

Further resolved that the matter be simultaneously referred to the CE(Floods) for getting clearance of River Yamuna Committee of CWC."

2. STUDY OF PLANNING DIVISION 'O' RIVER YAMUNA:

2.1 The pkts identified in authority resolutions fall in Planning Division 'O' (River Yamuna) as per MPD-2001, identified for "River and Water Body" use and as such River Yamuna as a whole within National Capital Territory of Delhi more specifically within urban area has been studied in detail with a view to crystalise the proposals for pkts. identified in authority resolution and have an integrated approach.



## 2.2 Profile of River Yamuna:

River Yamuna originates for Yamunotri glacier, 10 km. West of Himalayan peaks, at a height of 3,320 mtrs above mean sea level, enters the capital city of India, Delhi after travelling a distance of about 425 Kms, near Village Palla in the North and leaves at Badarpur/Jaitpur in South part of Union Territory of Delhi after travelling a length of about 50 kms. It covers a distance of about 1400 km. before meeting the river Ganga at Allahabad. The important settlements along its banks are Delhi, Mathura, Agra, Hamirpur, Fatehpur etc ). Delhi is the most populous urban area at its banks, originally located at its western bank, wherein, Yamuna passes both in urban & rural areas. Delhi urban area extends from Wazirabad in the north to Jaitpur in the South in Union Territory of Delhi and is divided by river Yamuna.

River Yamuna has kept on changing its course of flow and has caused major floods within the Union Territory of Delhi.

The river has continued to be a major source of water for the city of Delhi and is supplying water through treatment plants at Hyderpur, Wazirabad and Chandrawal.

## 2.3 River Yamuna in NCTD:

River Yamuna enters NCTD at Palla in the North and leaves at Jaitpur in the South after transversing a distance of about 50 kms. Its spread varies from 1.5 kms to 3 kms. It passes through Zone 'P' in the area north of Wazirabad road and forms an independent zone 'O' South of Wazirabad barrage.

- River Yamuna and its environs measuring about 6081 ha is defined as planning division 'O' and falls in use category A4 "River & Water Body".

- Seven bridges namely Wazirabad bridge old road cum railway bridge, Indira Prastha bridge, New Rail Bridge, N.H. 24 bridge and Madanpur Khadar Bridge have already been constructed across the river, besides the seasonal bridges which come into operation during the lean period when general depth of the water in the river bed about 23 meters only.

- The river in Union Territory of Delhi is polluted by 17 storm water drains mainly in the stretch south of Wazirabad barrage, thereby, making the quality of water unfit for human consumption.

- Vast stretches of land within the river banks have been unauthorisedly occupied by jhuggies as well as are being used for agricultural purposes.

- Outside the river bunds, power houses, Samadhis, Cremation grounds, religious buildings, petrol pumps etc. have come up.

- The unauthorised constructions continue unabated thereby aggravating the pollution in river at places even the land under course is being filled to carry out different kinds of construction activity.

water



- River Yamuna has a gradual slope of 9 mtrs. in Delhi Urban area the maximum level being 208 and the minimum 199.

#### 2.4 Master Plan Proposals:

In Master Plan for Delhi 1962, the entire area North and South of Wazirabad Barrage has been shown as floddable and except district parks, playgrounds, open spaces on the western bank of river Yamuna in the area South of Wazirabad Road. Master Plan for Delhi-2001 has made recommendations with regard to development of land along the banks of river given as under :

"River Yamuna is to be made pollution free through various measures. On the big expanse of its banks large recreational areas to be developed and to be integrated with other u-rban development so that the river is an integral part of the city physically and visually." (p-116).

Master Plan for Delhi-2001 has recommended channelisation of river and the recommendations for the same are as under :

"River in the major metropolitan cities of the world like Thames in L-ondon and Seine in Paris have been channelised providing unlimited opportunities to develop the river fronts. After the results of the model studies for the channelisation of the river Yamuna become available, development of river front should be taken up. Considering all the Ecological and Scientific aspects, as a project of special significance for the city."(p-121). "

"River Yamuna now has a high level of pollution which is mainly from untreated sewerage and waster from industrial area. Strict enforcement of water pollution act is needed to keep the river clean. Channelisation of the river as proposed shall provide scope for a major river front development scheme."(p-183).

"The river Yamuna now has a high level of water pollution which is mainly from the untreated sewage and waster from industrial areas. Strict enforcement of water pollution act is needed to keep the river clean. Channelisation of river Yamuna as proposed shall further help in improvement of the river front." (p-141)

#### 2.5 Decisions Taken:

Since 1977 various actions/decisions have been taken keeping in view the following:(Annexure III)

- a. To make river yamuna free from pollution.
- b. To improve the environment.
- c. To channelise the river.
- d. To reclaim the land.
- e. To develop the reclaimed land.

#### 2.6 Actions Taken:

- a. To make river Yamuna free from pollution:  
Sites are being allotted/handed over to MCD for setting sewage pumping stations & Sewage Treatment Plants in the Union Territory of Delhi.
- b. To improve the environment - works like Smriti Van, Construction of bathing Ghats etc are being done. Also this has been declared as development area of DDA so as to control the unauthorised construction.
- c. To channelise the river;  
CWPRS in May 1993, after conducting the hydraulic model studies for channelisation of river Yamuna has recommended as under (Annexure-IV).  
Channelisation in three phases as mentioned below could be implemented:  
Phase-I: Indraprastha Barrage to Okhla barrage.  
Phase-II: Indraprastha Barrage to Wazirabad barrage.  
Phase-III: Wazirabad barrage to Palla.
- d. To reclaim the land:

In planning Division 'O' the land falls in 20 revenue estates, which is either Nazul Land, private land or notified for acquisition as details given below:

Nazul Land - 13 59 hact. \* (approx.)  
Private land - 3380 hacts. (approx)  
Notified for acquisition 1342 hacts\*\* (approx.)

\*Leased out to peasants cooperative society.

\*\*In the lands notified for acquisition for some lands more than 200 cases are pending in the High Court against of acquisition.

- e. To develop the reclaimed land:

The extent of land which will be available after channelisation can only be ascertained after the scheme is finalised. However, in order to make the scheme viable following potential use districts can be considered to be located suitably in a phased manner.

- (i) Financial district
  - i.) Office complex
  - ii.) Residential district (river view apartment)
  - iv. Public and semi-Public district
  - v. Recreation district

### 3. OBSERVATIONS ON AUTHORITY RESOLUTIONS:

- i). Land is to be allotted to ITPO in this zone.
- ii). Land is to be allotted to Bochasanwasi Akshar Purshottam Sansthan.
- iii). Any proposal for development of reclaimed land has to have a proper transportation net work, so that it doesnot overload the existing system.



iv. Any allotment cannot be made in isolation.

v. The land measuring 50 hacts. (Pkt-I) is presently being used for flyash disposal ponds and immediately no alternative is in view to take back the land from DESU for development & disposal.

vi. The alignment of road link to NOIDA (IL&FS) is yet to be finalised. thereby, the Southern boundary of Pkt-II(220hacts.) is variable.

vii. The pkt identified on the Eastern bank measures about 260 hacts.

viii. The space requirement for convention centre of 5000 capacity would be 1,00,000 sqm. and is to be supplemented by allied uses like hotels, guest houses, business centre etc.

ix. During the monsoon sites were inspected and were found inundated with river water.

#### 5.0 ACTIONS TAKEN:

5.1 The pkts identified in authority resolutions have been studied in details given as under:

PKT-I: Bounded by rly line in the North, NH24 in the South, River Yamuna in the East and ring road in the East measures about 50 hacts and utilisable depth varies from 100 to 250 mts. although the maximum depth available land is at few point in 400 mts. Presently 1 and is being used for flyash disposal ponds, besides PWD afforestation area of the forest depth, settlement in the Nangal Machi & Jhuggie clusters. Site is criss-crossed by high tension lines. The present site level is higher than the ring road level of 206.3. A small drain passes through the site on the northern side and outfalls in river Yamuna. It is accessible only from the ring road and there is a level difference between the NH24 and the site.

#### PKT-II:

Bounded by NH.24 in the North, sarai Kale Khan Pantoon bridge approach road in the South River Yamuna in the East and ring road in the West. It measures about 180 hacts. In this pkt, Smriti Van is developed and maintained by DDA. The utilisable depths vary between 550 mts. to 1250 mts. The site level is significantly lower than the ring road level of 206.58 mts. Barapula Nala passes through the site. The site is approachable from the ring road as well as the approach road to the Sarai Kale Khan Pantoon bridge. The site is presently prone to flooding. One High Tension Line is passing through the site. This is Nazul land under the management & control of DDA

#### PKT-3:

Bounded by Rly. Line in the North, NH.24 in the South, NOIDS link marginal bund road in the East and the River Yamuna in the West. The site measures about 260 hacts. Two ranny wells are located along the NH.24 water pipeline is running parallel to NH.24. Land between the NH.24 and Pipeline is presently encroached.



with jhuggies. The land is predominantly being utilised for agriculture purposes. It is susceptible to air pollution by the Smoke being emitted by I.P. Power Station. It is about 5-6 mtrs. below the NH.24 and the left marginal bund road. It is prone to flooding.

#### 5.2. FLOOD DEPTT'S RECOMMENDATIONS:

While considering the issue of development of 270 hact. land along the western bank of river Yamuna, between the NH.24 & proposed over bridge connecting the Ring Road to NOIDA. The Executive Engineer (I&F Deptt, Delhi Admn.) has made the following observations:

'that in order to utilise the land for any kind of construction it would be appropriate to construct a bund along the Western bank of river Yamuna to take care of discharge of 4.5 lacs cusecs and the top level of the bund could probably be 207 mtrs. about 0.1 which would be about 1 mtr. high from the existing level of the ring road and the general level of the ground'.

Further Chief Engineer (I&F) vide letter dated 1-9-94 informed as under:

'It is informed that the cost of the flood control measures, required to protect the site no. 1 against the anticipated discharge of 4.5 lakh cusecs. works out to Rs 600 lakhs. This estimate is based on the present Delhi schedule of Rates i.e. DSR-1993 and the length of the bund required is about 1.5 kms between the Goods Avoiding Railway Line and NH-24 bye pass.

For protection of the Site No. 2 against the floods of the same nature the cost of the flood control measures will be slightly more because the natural surface level of the site no. 2 is lower than the level of the site no. 1 since in site no.1 DESU has constructed a marginal bund in a length of about 1.3 kms.'

6. PROPOSAL: Keeping in view the above studies there are 2 alternatives for the development as given below:

ALTERNATIVE 1: A comprehensive plan shown 'o' is drawn up taking into consideration the recommendations of CWPRS Pune, various land use districts to be located in the reclaimed lands and study the financial viability of the whole scheme. Once the scheme is prepared, it is put up to various agencies like CWC, DUAC etc for approval and then based on the detail planning of the various districts identified in para 2.6 (e) the development takes place and the parcels of the spaces so generated either by DDA or private entrepreneurs are put to use.

ALTERNATIVE 2: It is apprehended that the alternative is time consuming and immediate results may not be available, therefore, another view could be taken to undertake development in phase-I (pockets identified in authority resolution) which would dovetail with the recommendations on channelisation made by CWPRS Pune in the following manner:

a. Transportation network within Zone 'O': In order to avoid loading of the existing Ring Road resulting out of any development in zone 'O', a free way with MRTS facilities is proposed from Wazirabad barrage approach road in the East to meeting the ISBY Flyover, running along the ring road upto Rajghat than the along western water course of river Yamuna/Railway line to Rajghat Power Station than to meet the I.L.F.S. link than to continue as ring road extension which would ultimately join proposed NH2. The MRTS system will have interchange points at intersections with MRTS routes proposed in MPD-2001.

In most of the sections of the proposal the free way would run over the proposed bunds on the Eastern & Western side of river Yamuna.

b. Pkt - I

Due to the site constraints, and presently non-availability of site, it is proposed to be used mainly for public and S.P. recreational & parking purposes. The parking proposed will take care of the spill over of parking required for Pragati Maidan during the peak days, mainly for heavy vehicles.

c. Pkt-2

It is proposed to be used for recreational and public & semi public district (convention centre) and office complex (GNTCD Offices), & race course etc.

d. PKT-3

It is proposed to be used for recreational and ~~public~~ and semi public uses.

e. If the proposal contained para 6. above is approved, then



ITEM NO.

SUBJECT : Development of 270 HAC land along Western Bank of River Yamuna between Nizamuddin Railway Bridge and proposed over bridge connecting Ring road to NOIDA.

24/94  
A-18.09.1994

P R E S E N T

## 1. BACKGROUND

A proposal for setting up Convention Centre from India Trade Promotion Organisation (ITPO) which include 5000 seats auditorium and concomitant facilities to complement the existing facilities available for organising national and international exhibitions. The proposal was taken up with the Prime Minister's office and a meeting was convened on 11.3.94 by the Principal Secretary to the Prime Minister or the concerned Secretaries to the Government of India in the Ministries of Commerce, Finance, Urban Development and the department heads of Delhi Urban Arts Commission, MCD, DDA and Delhi Police.

About 7 acres of land carved out near Gate No. 1 on Chander Road was found to be grossly inadequate, and it was not agreed to by the Ministries of the Government of India who have their permanent pavillions in Pragati Maidan to dismantle the same to accommodate the Convention Centre within an area of 10 to 15 acres.

The suggestion of Vice-Chairman, DDA for identifying a suitable piece of land measuring 25 to 30 acres for this Project in Dwarka Complex was also not



agreed - due to its distance from the existing Pragati Maidan Complex. For this purpose reclaimed piece of land on Ring Road was found viable to meet twin requirement of ease of access and adequate parking besides convenience of control and supervision from Pragati Maidan.

On a letter dated July, 1994 received from Chairman & Managing Director, India Trade Promotion Organisation, Hon'ble Lt. Governor, Delhi directed the officers of ITPU to discuss the case with Commr. (Planning) in DDA. During a meeting of Commr. (Plg) with Shri Jagwani, General Manager (Works) ITPU, the requirement of the land was intimated of the order of 6 HAC. This was followed by a meeting held on 25.8.94 in the room of Vice-Chairman, DDA wherein two sites were suggested i.e. (i) North of NH-24 bridge.. (ii) Between NH-24 bridge and new proposed Bridge and following actions were suggested :

- (1) A communication would be sent to the Chief Engineer (Floods) intimating him about the proposal and asking preference of site from the floods point of view, and any clearance required to develop these sites.
- (2) Site inspection would be carried out alongwith the officers of India Trade Promotion Organisation and Chief Engineer (Floods) on 26.8.94 at 9.30 A.M.
- (3) Sketch plan would be prepared for the two alternative areas.

c. Consequently the 2 sites were inspected on 25.8.94  
d. the representatives of ITPU, Irrigation & Floods Delhi Administration and DDA. The observations with regard to site No.1 and 2 are as under :

"It is informed that the cost of the flood control measures, required to protect the site No.1 against the anticipated discharge of 4.5 lakh cusecs, works out to Rs. 600 lakhs. This estimate is based on the present Delhi schedule of Rates i.e. DSR-1993, and the length of the bund required is about 1.5 km. between the Goods Avoiding Railway line and NH-24 bye pass.

For protection of the site No.2 against the floods of the same nature the cost of the flood control measures will be slightly more because the natural surface level of the site No.2 is lower than the level of the site No.1 since in site No.1, DESU has constructed a marginal bund in a length of about 1.3 km.

#### 4. PROPOSAL

The land for any allotment in this area will have to be considered in an integrated manner with the overall scheme of the area so identified i.e. 270 HAC taking into account the requirement of Convention Centre and other such uses which are compatible and economically and environmentally viable on this location. Plans laid on the table.

Keeping in view the ecological factors and other important aspect or already carried out development such as Samiti Van etc., in this area with due consideration to the Archaeological Monuments as Humayun Tomb and Purana Quila etc., the matter was placed before the Technical Committee for its consideration.

Slit NW.1

Site No.1 i.e. North of NH-24 bridge between Hind Road River Yamuna upto Railway Bridges is primarily being used for dumping of flyash from DESU Electric sub-station by way of creating slurry ponds and also there are some mounds which have come up on the ash filled area, otherwise the land was found to be free from any permanent incumbrances which could come in the way of its utilisation for setting up Convention Centre.

Ex. Engineer, Irrigation & Flood, Delhi Admn., pointed out that in order to utilise the land for any kind of construction it would be appropriate to construct a bund along the Western Bank of River Yamuna to take care of discharge of 4.5 lacs cusecs and the top level of the bund could probably be <sup>meter above M.O.L.</sup> 20.7 which would be about 1 mt. high from the existing level of the Hind Road and the general level of the ground.

Slit N.2

The side Road i.e. South of NH-24 bridge measuring about 200 Hrs upto the proposed over bridge is low lying and besides the Samiti Van developed by DDA there are other unauthorised developments encroachments. The flood measure in this pocket for any type of development would also be the same as that for site No.1.

#### 5. OBSERVATIONS

Chief Engineer vide his letter dt. 1.5.74 has informed as under :



being based on 1974-75. However he pointed out that the Govt. would clearances from the Yamuna River Committee of LWB.

Looking into the importance of the project and its location in relation to monuments & central vista axis etc.. a design competition may be considered to be called.

c. The matter is placed before the authority for its consideration.

### R E S O L U T I O N

Resolved that whole area of 50+220 = 270ha. of land along the western banks of river Yamuna, between Nizamuddin bridge and the proposed over-bridge, connecting Ring Road to NOIDA and the chunk of land proposed on the eastern side, be taken-up for development in the first phase. Physical survey of the area and its outlines be worked out in-house, whereafter competitive urban design for the entire project be invited and put up to the Authority within six months.

Further resolved that the matter be referred to the Chief Engineer(Floods) for preparation of design, estimates for the bund and for various clearances as deemed necessary by them.

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*H. K. Babbar*  
H. K. BABBAR  
Assistant Secretary  
Delhi Development Authority

ITEM  
NO.  
85/94

Sub: Allotment of land to Bochasanwasi Shri Akshar  
Purshottam Sansthan

F.B(23)/79/IL

A-1509.1994

P R E C I S

1. The Bochasanwasi Shri Akshar Purshottam Sansthan applied to the DDA for allotment of a suitable plot to erect educational, institutional, dispensaries, hospitals and starting of Charitable Institutions. The institution is a registered society under the Societies Registration Act, 1860. The society completed the formalities. The Directorate of Education, GNCT of Guj side their letter No.F.17/land/709/84/CW/5142 dated 23.8.84 sponsored their case for allotment of land for the construction of a school building.

2. The Institutional Allotment Committee in its meeting held on 9.10.1984 has recommended that a plot measuring 2000 sq.mts. of land be allotted to this Institution in Trans Yamuna Area for construction of temple and educational complex.

3. 2000 sq.mt of land was allotted in Pandav Nagar Institutional Area but the same could not be handed over to Sansthan since the Sanstha desired to have a bigger plot of land to cover its activities.

Cont..../-

"I have met the sponsors who are all Swamis of the Sanstha and incidentally each one of them is a high grade expert in modern technology. What they have produced in Gandhi Nagar is not only a remarkable inter-cultural and inter-religious monument but also an extremely attractive park that is valued by the citizens of Gandhi Nagar and visitors from long distances. The Sanstha, I believe, is adequately funded and wants to make the Delhi Project on large scale.

Therefore, I would agree to the allotment of river front land to the institution but, as I have told them, they may cut down their requirement to something between 15-18 hectares with at least 50 percent being used for park land and the rest for the museum-cum-monument, staff quarters etc."

5. Presently the land use of the river Yamuna is agricultural and water body, in such areas these activities are not allowed without the change of land use and without the preparation of a comprehensive scheme.

6. The scheme for the development is presently at inception stage. In the first instance the scheme for the development for the area on the Western Bank of River Yamuna in between the Railway Line and (NH-24) has been taken up. It is for this land that observations from Chief Engineer (Floods) have been received. This area would be used for convention centre and other allied activities.

7. Later on, when the scheme for other parts of River Yamuna is prepared one section could be developed for socio-cultural and religious activities. This would also require reference/clearance from Chief Engineer (Floods), NWID and possibly from Central Water Commission.

Contd.../-



8. In such a complex the allotment to this institution could be considered, after a proper sponsorship as at present the case has been sponsored by the Directorate of Education for allotment of land for construction of school building.

9. The case was considered in the Technical Committee in its meeting held on 6.9.94 vide item No. 105/94, wherein the subject matter regarding the allotment of land to the Sanstha was discussed and the following observations were made :-

- i) The administrative and proceduring aspects of allotment regarding the sponsorship etc, would be looked after by the Lands Disposal Deptt. of the DDA at the time of processing the allotment.
- ii) Views have been expressed on the development of 270 HAC of land part of which is proposed to be utilised for setting up Convention Centre by the ITPO separately.
- iii) That possibility of the (parallel) development in the Eastern Bank of Yamuna between the ITO Bridge and Nizamuddin Rly. Bridge may be explored in consultation with the Flood Department and other experts to assess implications of the proposal from Planning, Land Management and costing etc.

The matter is placed before the Authority for its consideration.

#### R E S O L U T I O N

Resolved that a suitable plot of land be identified for the Society on the eastern banks of River Yamuna and the entire area opposite the land pockets identified in item No. 84/94 be developed for cultural, institutional and allied activities. Exercise for finalisation of urban design and land use of the area be taken-up immediately.

Further resolved that the matter be simultaneously referred to the CE(Floods) for getting clearance of River Yamuna Committee of CWC.

*V. K. Babbar*

*M. K. Babbar*

*H. K. Babbar*

H. K. BABBAR

Assistant Secretary

Secretary, DDA

STEPS TAKEN BY D.D.A TILL DATE:

In active pursuance of the programme on channelisation and its commitment to the MPD 2001, the D.D.A. has already taken several steps. These include preparation of special studies on the technical aspects of the programme and the preparation of a concept plan for the area.

Chronological Statement of Actions taken:

- 1977 Chief Engineer (I&F) Delhi Admn. requested Director CWPRS, Pune to conduct model studies on channelisation.
- 1982 (30 the April) Letter from Ex-member (Floods & Drainage) & ex-officio - Addl. Secretary to Govt. of India to Secretary, Delhi Admn. to initiate project on channelisation especially to implement Prime Ministers' 20 point programme.
- 1983 DDA emphasises importance of channelisation while preparing MPD-2001. On advice of Chief consultant to DDA, Letter written to CWPRS, Pune to conduct model studies on channelisation.
- 1984 (5th September) High Powered Community, comprising members from Metropolitan Council, Senior Officers DDA, MCD, DWSSDU, Central Board for Prevention & Control of Water Pollution, under chairmanship of Executive Councillor (Development) and member secretaryship of Director (CP) DDA constituted by Lt. Governor, Delhi.
- 1985 (September) Report submitted by Committee, mainly dealing with pollution abatement aspects in River Yamuna attempt made to utilize about 40hects. of land for institutional purposes in consultation with Chief Engineer ( I & F), Delhi Admn.
- 1985 Chief Engineer (I&F) Delhi Admn., complies with request from DDA and prepared project report, giving estimates, technical details and specifications for development of 40 Ha site for carving plots for National level Institutions.



- 1985 Ministry of Works and Housing wrote to V.C., DDA requesting preparation of 3 dimensional model showing plans for development of Yamuna Bed for inspection by the Prime Minister.
- 1985 (5th October) CWPRS sends interim report to DDA.
- 1986 (14th March) CWPRS) sends second interim report to DDA.
- 1986 Comprehensive report on the aspects of Planning of river bed, channelisation and pollution abatement and environmental improvement on both sides of the river was prepared.
- 1986 (22nd March) Project discussed by A dvisory Council under chairmanship of Lt. Governor, attended by some members of Parliament, MCD, Metropolitan Council and Senior Officers of DESU, DWSSDU, MOST, TCPO and DDA. The council adopted the report prepared by DDA for detailed consideration by DDA.
- 1987 (13th February) Meeting held under Chairmanship of Minister of Environment & Forests and attended by Lt. Governor, Chief Executive Councillor, Executive Councillor (Development) and officers of CWC, DDA, TCPO, MUD, MOEF, CPCB, Ganga Authority, Planning Commission and members of Metropolitan Council, in which the Ministry of Environment & Forests agreed to bear 50% of the total costs of the macro level Projects, under Central Funds.
- 1987 (27th March) Decison taken within DDA, to immediately take necessary action for pollution abatement, environmental improvement of the bathing ghats, within a period of six months. Also action plan for entire pollution control programme be drawn up by DDA in consultation and collaboration with MCD, Department of Irrigation & Flood Control as part of the plan scheme of Delhi Administration. The nodal responsibility for the execution of the scheme will rest with Secretary (LSG) Delhi Administration.



- 1987 (June) 10 meetings under the Chairmanship of the Chief Executive Councillor with Senior Officers of various departments, for improvement and cleaning of bathing ghats, held.
- 1987 (July 27th) Report submitted by socio-economic units of the City Planning Wing of DDA on socio-economic surveys of all properties and bathing ghats near Nigam Both Ghat.
- 1989 (January) Report on navigational feasibility in Yamuna prepared by Inland Waterways Authority of India, submitted to Lt. Governor. No further action was taken.
- 1989 (28th March) 3500 Ha in River Bed declared Development Areas U/S 12(1) of the DD Act, 1957. The area is bounded by 2 marginal bunds in East and West, a line 1 Km North of Wazirabad Barrage in the North and Okhla wlier in the South.
1989. (May) CWPRS, Pune constructs a new model at site and submits new interim report indicating prototype model in conformity to the 1988 water levels.
- 1990 (10th December) Meeting held under Chairmanship of VC, DDA in which a decision to expedite the project was taken.
- 1991 (15th January) WAPCOS submitted an outline report on the subject to the DDA.
- 1991 (29th May) CWPRS, Pune submits draft final report on "Hydraulic Model studies for channelisation of River Yamuna at Delhi". Report does not comply with all terms of reference.
- 1992 (March) Report of Yamuna Action Plan submitted by SAPROF Team of Japan for the OECF, Japan.
- 1992 (December) Action Plan prepared by DWSSDU giving details of physical and financial provisions to clean the river Yamuna.
- 1993 (April) Cabinet approved Yamuna Action Plan.
- 1994 Exercise started on identification of land ownership in the Area & Mapping of such information.

iii) The channelisation of the river reach in the Union Territory of Delhi will induce higher velocities in the river which in turn will improve the silt carrying capacity of the river. This is likely to result in shoaling of the river bed downstream of the channelised reach. The phenomenon of silt formation and its effect on the morphology of the river downstream of the channelised reach may be studied on the model.

iv) On the basis of model studies, a suitable arrangement may be evolved for fluming of the river at the head of the channelised reach.

v) On the basis of model studies, a suitable construction methodology may be suggested for channelising the river in the Union Territory of Delhi, keeping in view the various constraints like number of structures on the river, availability of construction material etc.

vi) The constricting of the river will result in higher water levels in the channelised reach. The effect of such higher levels on internal drainage system in the Union Territory of Delhi may be studied on the model.

vii) While conducting model studies, it is necessary to take into consideration certain important areas that have been developed on a prominent scale along the banks. It is also necessary to keep in view the existing structures like bridges, barges etc. and assess the impact of the channelisation on the structural safety of these structures, flow conditions near them and also the design head-room of the bridges.

viii) The channelisation proposal may be made for different widths ranging from 550 m (upwards). The river course studies may also suggest the best possible alignment of the channelised river course which will result in the least damage to the existing structures, minimum maintenance cost and safe river side development.

ix) The CWPRS while making the recommendations may keep in mind the existence of the river banks, their erodibility and also availability of earth for embankments and its property while designing the width of the river course and its consequent effect on the banks due to various velocities, the safety and maintenance factor may be considered in making the recommendations.

x) While making the recommendations, the CWPRS may also indicate on a plan separate zones in the reclaimed area which may be put to different uses. They may indicate areas where any development of capital intensiveness shall be totally avoided.

xi) The CWPRS may keep in mind any other relevant item of technical or geographical nature, factors affecting the river morphology, the basic maintenance and stability of the banks, safety of the area extensively built on both the sides of river banks during the last 2 or 3 decades.



xiii) The CWPRS may examine the need and extent of dredging of the Yamuna for purpose of channelisation of the river. In this context, it would be necessary to assess the initial investment and annual maintenance costs involved in the dredging.

xiii) The DDA has a proposal to utilise land, commenced after channelisation, for development activities. Even inside the river bed, if it is possible, green belt development is being contemplated. The CWPRS may give specific suggestions as to how regulated development of land for various uses can be assumed.

### 3. DISCUSSION OF RESULTS

3.1 For the convenience of discussion of results, the entire area in the Union Territory of Delhi has been divided into three reaches namely:

- i) From Palla to Wazirabad barrage - Reach No.1.
- ii) From Wazirabad barrage to Indraprastha barrage - Reach No.2.
- iii) From Indraprastha barrage to Okhla weir - Reach No.3.

### 4. CONCLUSIONS

4.1 The construction of the proposed channelisation has to be phased out in different reaches under different phases. Considering the possibilities from the point of view of minimum hydraulic and hydrologic effects, cost of construction etc. the implementation of channelisation has been divided into four parts. The reach between Nizamuddin road bridge to Indraprastha barrage was given first preference for the following reasons:

i) In this reach the river Yamuna has three existing control structures namely; Nizamuddin road bridge, Nizamuddin railway bridge and Indraprastha barrage, which hold the river to a fixed course at their locations. Construction of a new road bridge approximately 20 m downstream of Indraprastha barrage has already been started by the Delhi Administration. One new railway bridge is likely to come up in the near future in between the new road bridge (Loknayak Sethu) and the existing railway bridge. Because of the small distances between these, the river course is more or less set and there is less possibility of meandering in between them. In this portion, it is technically feasible to construct a forward embankment as the studies indicated minimum increase in water level and change in river morphology due to construction of the river course to approximately 550 m width.

ii) The guide bunds of the Indraprastha barrage, Nizamuddin railway bridge and Nizamuddin road bridge are already existing in position for a long time which can form parts of the channelisation bunds. As these guide bunds were designed for maximum discharge upto 9,910 cumecs, only strengthening will be required, thus causing economy in the construction of channelisation bunds.



4.5 17 storm water drains fall into the river Yamuna discharging 120 m gallons per day of sullage and sewerage in the river. The drains falling into the river require treatment to control the pollution of the river. Main of these drains is Najafgarh drain contributing about 54% of discharge. The Najafgarh drain joins the river Yamuna on right side approximately 100 m downstream of Wazirabad barrage. Keeping the HFL as RL 210.90 m at Najafgarh drain, pumping arrangements are to be modified to avoid blockage of the drain due to the afflux created by channelisation. Pumping arrangements are also to be provided at other drains to avoid blockage of the drain due to the afflux created by the channelisation bunds.

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DELHI DEVELOPMENT AUTHORITY  
(-DEV. CONTROL & BUILDING )

No.F.1(1)95-MP

Dated ;22.9.1995

MEETING NOTICE

The 51st Technical Committee meeting of the DDA will be held on 26.9.95 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

Agenda for the meeting is enclosed. You are requested to kindly make it convenient to attend the meeting.

  
(K.K.BANDYOPADHYAY)  
ADDL. COMMR.(DC&B)

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