

DELHI DEVELOPMENT AUTHORITY
(DEV.CON.&PLG.WING)

F.1(6)95-MP

Dated: 15.3.95

Minutes of the 41st meeting of Technical Committee held on 21.2.95 at 3.00 p.m. in the Conference Room , 'B' Block, Ist Floor, Vikas Sadan, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY:

1. Sh. S.P.Jakhanwal, Vice Chairman, (in chair)
2. Sh. R.L.Hans, Engineer Member.
3. Sh.J.C.Gambhir, Commr.(Plg)
4. Sh.U.S.Jolly, OFFCTG. Commr.(LM)
5. Sh. Santosh Auluck, Chief Architect.
6. Sh. P.C.Jain, Addl.Commr(AP)
7. Sh.A.K.Jain, Addl.Commr.(DC&P), (Offctg)
8. Sh. P.N.Dongre, Addl.Commr.(TYA), (Offctg)
9. Sh. Prakash Narain, Dir.(PPR)
10. Sh. R.K.Jhingan, Dir.(Landscape)

DELHI POLICE:

11. Sh. Pradeep Hola, ACP(T)

TC PO:

12. Sh. K.T.Gurmukhi, Addl.C.P.

DESU:

13. Sh. Deepak Kapoor, XEN(Plg-I)
14. Sh.A.C.Bhatnagar

MCD:

15. Sh. Sunil Mehra, J.T.P.

SPECIAL INVITIES:

16. Sh.H.K.Srivastava, S.E., P.W.D. for Item No.12/95
17. Dr. A.N.Sinha, Dir.Health Service, GNCTD Item No.9/95
18. Sh. Om.Narain, O.G.M.(TXP)MTNL Item No.14/95
19. Sh. Chander Ballabh, Dir.(AP)DDA Item No.13/95
20. Sh.A.K.Gupta, Dir.(Narela) Item No.9/95
21. Sh.D.K.Saluja, jt.Dir.(T) Item Nos.10/95, 11/95, 12/95.

The following seven items were discussed by the Technical Committee:

1. Item No.8/95

Sub : Action Taken Report of Technical Committee for the period 1st July 1994 to 31st Dec., 1994.

Technical Committee reviewed the Action Taken Report on the decision of the TC meetings held during July-Dec.1994. Ad Seriatum observations on the pending items are as given below:

Item No.	Date	With regard to Metropolitan Passenger Terminal at Anand Vihar, a meeting may be held with the representatives of the railway, RITES and Lands Branch, DDA. (Action : Commr.(Plg.)/Dir.TT).
72/94		
14.6.94		
84/94		Lands Deptt. to expedite the information regarding status/ownership of the lands under reference. (Action : Commr.(LD).
6.9.94		
85/94		Lands Branch may prepare a list of cases recommended for allotment of P.P.sites in order of seniority and bring it before the T.C. at an early date. (Action: Commr.(LM).
6.9.94		
94/94		As decided by the Technical Committee a meeting has already been taken place, further information is awaited from the HPC.
6.9.94		
102/94		The matter may be brought before the Technical Committee in the next meeting. (Action: Area Planning Wing).
6.9.94		
99/94		This case has already been placed before the Technical Committee and is no more pending.
26.10.94		
100/94		Since the case has already been placed before the DDA, the pendency may be deleted.
26.10.94		

Chairman, Technical Committee desired that Commr. (Plg.) may also review other pending items and ensure follow up action in a time bound manner.

2. Item No.9/95

Sub : NOC for construction of Mushroom Agro Farm in Narela, Delhi Holambikalan.

F.3(36)94-MP

The matter was discussed in detail. The Technical Committee noted the basic facts of the representation of M/s Mushroom Agro Farm as in Para(5) of the Agenda note, i.e. (a) the land owner shall not claim any additional compensation; (b) the land owner shall have no objection to acquisition of land; (c) the polyhouses are of bolted design and completely dismantable, covered with LDPE polysheets on steel pipes.

Commr.(LM) informed that the land under reference, is proposed for a Freight Complex, Narela and forms part of the land referred for acquisition by DDA to Land & Bldg., GNCTD.

It was recommended that the case be referred to the Authority bringing to its notice the earlier decisions of the Authority on similar proposals.

3. Item No.10/95

Sub : Alignment Plan of New Rohtak Road from Rani Jhansi Road to Sarai Rohilla.

F.5(117)78-MP-Pt.II

The Technical Committee recommended for approval the alignment plan of above mentioned portion of New Rohtak Road with stipulation that right of way of 36m. may be maintained.

4. Item No.11/95

Sub : Route approval for laying of 2 nos. 3x300 sq.mtrs. XLPE Cable from 220 V Kashmere Gate Sub-station to 33 KV upgraded sub-station at Fountain along with 6x2.5 sq.mtrs. piler wire length 2.25 km.

F.6(2)94-MP

The representative of DESU informed that upgradation of 11KV Service Station to 33 KV sub-stations would not require additional land. The proposal for route alignment from Kashmere Gate 220 KV sub-station to 33 KV sub-station at Fountain and from Lahori Gate to Town Hall sub-station is approved.

5. Item No.12/95

✓ Sub : Alignment plan of Aruna Asaf Ali Road (No.16) along the eastern side of Jawaharlal Nehru University from Outer Ring Road to Mehrauli Mahipalpur Road.

F.5(3)72-MP

The Technical Committee recommended the approval of Alignment Plan with the modification that right of way of Aruna Asaf Ali Road (no.16) may be maintained as 45m. The land from JNU may be acquired for widening of the road to 45m. right of way.

6. Item No.13/95

Sub : Alignment of land for construction of Sankirtan Bhawan Trust for Sanskrit Research Centre and Ayurvedic Hospital in Basant Gaon.

Jt. Dir. (AP) 1/94/D-44

It was decided that the case may be submitted to VC on file by Commr. (PLg.)

7. Item No.14/95

Sub : Parking norms for telephone exchange sites in Delhi.

F.8(8)93-MP

After detailed discussion, Technical Committee recommended the approval of proposed parking norms for telephone exchange as given in para 6 of the agenda item.

This issues with the approval of Vice Chairman,
D.D.A.


 15/3/95
MEMBER SECRETARY
TECHNICAL COMMITTEE
OFFCTG. ADDL. COMM. (DC&P)

Memo NO. F.1(1)95/MP

DATED: 15.3.95

Copy to:-

1. OSD to VC for the information of the later.
2. Engineer Member, DDA.
3. Commissioner (Planning)
4. Commissioner (LD)
5. Chief Architect, DDA
6. Addl. Commr. (DC&P)
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 LG.
20. Director (PPR)


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

The following seven items were discussed by the Technical Committee:

Item No.8/95:

Sub: Action Taken Report of Technical Committee for the period 1st July 1994 to 31. Dec. 1994.

Technical Committee reviewed the Action Taken Report on the decision of the TC meetings held during July-Dec. 94'. Ad Seriatum observations on the pending items are as given below:

- | <u>Item No.</u> | <u>Date of meeting</u> | |
|-----------------|------------------------|---|
| 1. 72/94 | 14.6.94 (ii) | With regard to Metropolitan Passenger Terminal at Anand Vihar, a meeting may be held with the representatives of the railways, RITES and Lands Branch, DDA. (Action Commr. (Plg)/Dir. TT) |
| 2. 84/94 | 6.9.94 (iii) | Lands Deptt. to expedite the information regarding status/ownership of the lands under reference. (Action Comr (LD). |
| 3. 85/94 | 6.9.94 (iii) | Lands Branch may prepare a list of cases of recommended for allotment of P.P. sites in order of seniority and bring it before the T.C. at an early date (Action Commr (LD). |
| 4. 94/94 | 6.9.94 (iii) | As decided by the Technical Committee a meeting has already taken place, Further information is awaited from the HPC. |
| 5. 102/94 | 6.9.94 (iv) | The matter may be brought before the Technical Committee in the next meeting. (Action: Area Planning Wing) |
| 6. 99/94 | 26.X.94 (vi) | This case has already been placed before the Tech. Committee and ^{is} no more pending. |
| 7. 100/94 | 26.X.94 (vii) | Since the case has already been placed before the DDA, the pendency may be deleted. |

Chairman, Technical Committee desired that Commr. (Plg) may also review other pending items. *and ensure follow up action in a time bound manner.*

Item No. 9/95

Sub: NOC for construction of Mushroom Agro Farm in Narela Delhi Holambikalan.

F.3(36)94-MP.

The matter was discussed in detail and it was informed by Commr. (LM) that the land under reference, which is proposed for a Freight Complex, Narela, forms part of the land referred for acquisition by DDA to Land & Bldg. Deptt., GNCTD. It was recommended that the case be referred to the Authority bringing to its notice the earlier decisions of the Authority vide its Resolution nos. 41, dt. 27.3.91 and 68/93 dt. 8.4.93. on similar proposals.

Item No. 10/95

Sub; Alignment plan of New Rohtak Road from Rani Jhansi Road to Sarai Rohilla,

F.5(117)78-MP-Pt.II

The Technical Committee recommended for approval the alignment plan of above mentioned portion of New Rohtak Road with stipulation that R/W of 36 m. may be maintained.

Item No. 11/95

sub: Route approval for laying of 2 nos 3x300 sq. mtrs. XLPE Cable from 220 KV Kashmere Gate Sub-Station to 33 KV upgraded sub-station at Fountain alone with 6x2.5 sq.mtrs. pilot wire length 2.25 km.

F.6(2)94-MP.

The representative of DESU informed that upgradation of 11KV Service Station to 33 KV sub-stations would not require additional land. The proposal for route alignment from Kashmere Gate 220 KV Sub-station to 33 KV Sub-station at Fountain and from Lahori Gate to Town Hall sub-station is approved.

Item No. 12/95

sub: Alignment plan of Aruna Asaf Ali Road (No.16) along the eastern side of Jawaharlal Nehru University from Outer Ring Road to Mehrauli Mahipalpur Road.

F.5(3)72-MP.

The Technical Committee recommended the approval of Alignment Plan with the modification that right of way of Aruna Asaf Ali Road(no. 16) may be maintained as 45 m. The land from JNU may be acquired for widening of the road to 45m Right of way.

Item No. 13/95

Sub: Alignment of land for construction of Saukirtan Bhawan Trust for Shanskrit Reserach Centre and Ayurvedic Hospital in Basant Gaon.

Jt.Dir.(AP)1/94/D-44.

It was decided that the case may be submitted on file to VC. *on file by Ctg.*

Item No. 14/95

Sub: Parking norms for telephone exchange sites in Delhi.

F.8(8)93-MP.

After detailed discussion, Technical Committee recommended the approval of proposed parking norms for telephone exchange as given in para 6 of the agenda item.

MEMBER SECRETARY
TECHNICAL COMMITTEE

OFFCTG.ADDL.COMMR.(DC&P)

DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL & PLG. WING

No.F.1(1)95-MP

Dated 17.2.95

MEETING NOTICE

The 41st Technical Committee meeting of the DDA will be held on 21.2.95 at 3.00 P.M. in the Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi.

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


(A.K. JAIN)
OFFCTG. ADDL. COMM. (DC&P)

I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	8/95	Action taken report of Tech. committee for the period 1st July '94 to 31st Dec. 1995.	1
2.	9/95	NOC for construction of Mushroom Agro farm in Narela Delhi Holambikalan. F3(36)94-MP	4
3.	10/95	Alignment plan of New Rohtak Road from Rani Jhansi Road to Sarai Rohilla. F5(117)78-MP/Pt.II	7
4.	11/95	Route approval for laying of 2 nos. 3X300 sq.mtr. XLPE Cable from 220 KV Kashmere Gate Sub-station to 33 KV upgraded sub-station at fountain along with 6x2.5 sq.mtr. pilot wire length 2.25 km. F6(2)94-MP	20
5.	12/95	Alignment plan of Aruna Asaf Ali Road no. 16 along the eastern side of Jawaharlal Nehru University from Outer Ring Road to Mehrauli Mahipalpur Road. F5(3)72-MP	26
6.	13/95	Allotment of land for construction of Saukirtan Bhawan Trust for Shanskrit Research Centre and Ayurvedic Hospital in Basant Gaon. Jt. Dir.(AP)1/94/D-44.	29
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L A I D O N T A B L E

Sl.No.8/item no.15/

8.	15/95	Agenda for Technical Committee-Sub-District Centre cum-Cunnity Centre, Diz Area. F. 16(23)94-MP
9.	16/95	Cremation Grounds. F.15(01)95-PPR


Subject: Action on the decision of the Tech. Committee
for the period from July 1994 to Dec. 1994.
F.1(28)91-MP.

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During the period from July 1994 to December 1994 seven meetings of Tech. committee were held in which 68 items were discussed. The matter regarding action taken on the decision of the Tech. committee was discussed in the Tech. committee meeting held on 27.1.95.

As decided in this meeting the position of the action arising out of the Tech. committee decision has been examined and the items on which action is pending have been identified. As per annexure 'A' there are 7 decisions of Tech. committee on which action is pending.

The matter is placed before the Tech. committee for its consideration.


P.V. Maheshwari

PENDING ACTION ON THE DECISIONS OF THE TECHNICAL COMMITTEE FOR THE PERIOD FROM
1st JULY 1994 TO 31st DECEMBER 1994.

1. 72/94 14.6.94 Metropolitan Passenger Terminal at Grand Vihar

2. 84/94 6.9.94 NOC for construction of commercial complex on property no. 7361 (Pt.) near Nagar on main Qutab Road to R/o

Lewan & Sons Investment Pvt. Ltd. F3(204)61-MP

3. 85/94 6.9.94 Objectionable retail outlets on G.T. Road, Sanganar Delhi.

The Tech. Committee decided that layout plan of an area measuring 3.5 hect. be prepared and brought before the Screening Committee for 'transit facility' for which no change of land use is required to be processed. TC also desired that a meeting be called in which representatives from Railways, FIDS Commr. (LD) be invited. Railways may be asked to submit a detail layout plan for the land already allotted to them. The report on the above is awaited.

After detailed discussion, TC desired that an urban renewal plan covering about 1.0 hect. of area be prepared and brought before the TC by the end of Dec. 1994. For this work one Dy. Dir. (Flg.) be deputed. Lands Department shall provide expeditiously the information about the ownership of land and other inputs. The report is awaited.

After detailed discussion, the TC recommended the existing of site no. 2 (Engine Service Station) which is affected by the approved alignment plan of Road no. 02 and site no. 8 (Taneja Service Station) which is affected due to the construction of the flyover. TC desired that an authentic list of recommended cases by TC, in order of seniority including the above two sites may be prepared by the Lands Management Department. The report is awaited.

4. Change of land use of an area measuring 18 acres from 'Rural use zone' to 'Ware housing (Petroleum Products) at Bijwasan, New Delhi. F17(6)92-CRC-DDA

94/94 6.9.94

After detailed discussion, the TC observed that the matter needs to be discussed in a meeting where the representatives of the NCR Planning Board, State Coordinator (Oil co.) Directorate of Civil Defence, Chief Fire Officer and Defence/Air Force may also be invited. Extracts of the Report of the committee on Shakurbasti Fire may be circulated in advance. The meeting report is awaited.

5. Approach road for LPG Bottling Plant at Madanpur Khadar & Change of land use. P20(18)A5-MP

5. 10/94 6.9.94

TC desired that a development plan for the area be prepared with major circulation system showing approach to bottling Plant and indicating different land uses. The matter may be brought before the TC in the month of Oct. 1994. The report from MCD is awaited.

6. Change of land use of an area measuring 8.1 hect. (20 acres) from 'recreational' (Regional Park) to 'Public and semi public facilities (Hospital) in village Maidan Garhi, New Delhi. P20(11)A5-MP

6. 09/94 26.10.94

The site under reference falls in the Ridge Area, which has been declared as reserved Forest. The Tech. committee recommended not to process with the proposed change of land use. It was decided that the matter be placed before the Authority with the afore-said recommendation. The matter is pending with ACP.

1. Change of land use of an area measuring 24 hect. (59.3 acres) from 'Agricultural and water body' (Rural use zone) to 'Manufacturing (extensive industry) Slaughter House in village Tikri and Rampur in Marela Block Delhi. F3(143)82-MP
ii. To amend the list of prohibited industries prescribed in MPD-2001 by omitting abattoirs.

10/94 26.10.94

The Tech. committee desired that the matter may be brought again before the Tech. Committee with specific recommendations of the Planning Department DDA after getting the latest status position from MCD in view of court's ruling. The report from MCD is awaited.

P.V. Maheshwari

SUB:- Issue of NOC for C/o Mushroom Agro Farm in Holambi Kalan, Narela sub-city Project.
File No. F.3(36)/94-MP.

Managing Director of "M/s. M.R. Mushroom & Agro Farms(P) Ltd." has requested for issue of NOC for Constr. of a modern Mushroom Agro Farm on their farm house plot located in village Holambi Kalan through Hon'ble Minister of Urban Dev., Govt. of India.

1. BACK GROUND

M/s. M.R. Mushroom Agro Farms(P) Ltd. has proposed to construct a modern Mushroom Agro Farm on the land bearing Khagra No. 10 /18, 10/19, 10/20, 10/21 & 11/25 village Holambi Kalan.

The Farm House is located within the Narela sub-city Project area (Dev. Area 175) and along Alipur-Narela Road, approachable by about 24' wide 370' long road belonging to the owner.

The total area of the Farm House plot is 3.196 acre (1.29 ha.). MCD has sanctioned the plan on 1.6.90 to construct boundary wall and the farm house structure. (Copy of the plan laid on the table).

As per the documents given by the owner, mushroom growth has to be processed in a controlled environment (16° to 18° C. temp.). To achieve the same, RCC insulated rooms(Halls for growth of mushroom) stores, machine room, boiler room, Admn. Bldg., Canning room, and compost yard are required. The proposed layout plan of the mushroom growing plant has been submitted (plan is laid on table). Total area proposed to be covered under the activities mentioned above is about 3180 sqm. (53 mtr. x 60 mtr.) with single storeyed permanent structures(upto 6 mtr. height)

As per the representation, the present system adopted by them is only limited to 3 months(Nov to Jan.during winter) and the constn. of pucca structure as proposed will enable them to provide mushroom round the year due to controlled environment.

The project under reference has technical approval of National Hort. Board, Ministry of Agriculture, Govt. of India vide no. NHB/MD/23-22/94/6999 dtl. 21.8.94.

2. SITE REPORT

The site was inspected on 15.11.94. There is one pucca bldg. for which the plans have been sanctioned by MCD on 1.6.90. At present, mushroom growing activity is being done in 5 kachha mud-thatched halls, each measuring about 6 mtr. x 15mtr. There is a small pump house and yard for composting.

Besides the above existing farm houses existing in the area along Alipur-Bawana & Alipur-Narela Road and some of these are doing mushroom farming.

3. OBSERVATION/COMMENTS W.R.T. DRAFT G.D.P. PROPOSAL

The matter was earlier examined and it was observed that the proposed plan is to cover about 3180 sqm. (53 mtr. x 60 mtr.) with single storey permanent structures upto 6mtr. height. Whereas, MFD-2001 stipulates 100 sqm. floor area of dwelling unit for farm land from 1 ha. to 2 ha. in size. As per draft G.D.P. of Narela sub-city Project, the land w/r falls in the proposed Freight Terminal of the IFC and part of the area is affected by the proposed 40M wide Alipur-Narela Road.

Accordingly, request was not acceded to and the same was communicated to Under Secretary, MOUD, Govt. of India on 29.11.94.

4. The applicant appeared before VC's Public Hearing on 22.12.95 and presented his case in person. He has stated during the hearing that he is willing to give an undertaking that he will not claim any additional compensation and he will not have any objection in acquisition of land as and when Notification under Section 4 is issued. He will be satisfied with the compensation which will be awarded by the LAC.

VC on the Public Hearing Note has directed that the matter should be brought to the Authority through Tech. Committee.

5. Another representation has been received through M.OUD on 17.1.95. In this representation, he has stated that the cropping rooms needed on Khasra no. 10/21 for the production of mushrooms would not be of permanent

The case was discussed with VC, DOA on 31.1.95 in the presence of Addl. P.S. to Minister of U.D. Govt. of India, Addl. Dir. (Plg.) DOA and Dir. (NP). It was *desired* that M/s. M.R. Mushrooms and Agro Farm Pvt. Ltd. should submit DOA : the design of the temporary structure of poly houses alongwith an undertaking to the effect that she shall not claim any additional compensation or have any objection in acquisition of land as and when notified.

The matter is placed before the Technical Committee for consideration.

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Sl.No.3/Item No.10/95 TC

Sub: Alignment plan of New Rohtak Road from Rani
Jhansi Road to Sarai Rohilla.
F5(117)78-MP.Pt.II

1. The alignment plan of New Rohtak Road (location shown in Annexure-1) was earlier discussed in the Technical Committee meeting held on 10.7.90 in which the following decisions were taken (Annexure-II).

i) "In respect of the portion of the road between Rani Jhansi Road upto the intersection with the 18 mtr. wide road, the widening should be done only on one side viz. towards the open Kabristan area, as on the other side, there are two to three storeyed buildings constructed as per legally sanctioned plans.

ii) For the portion from Ramjas Marg upto Military road, the widening should be done equally on either side from the central line of the existing road, so that only the open area (within the set back) on either side of the road would be affected.

iii) From Military Road to Zakhira Crossing, the proposal may be re-examined, keeping in view the DIT scheme and also the regularisation scheme for this section, and the matter be brought again before the technical committee."

2. Actions taken on the decision of Technical Committee are as follows:

i) Between Rani Jhansi Road upto the intersection with 18 mtr. R/W, the widening has been suggested towards the open Kabristan Area. This has

Contd.2...

been suggested towards the open habristan Area. This has been incorporated in the drawing.

ii) Equal widening on either side from the central line of the existing road has been incorporated so that only open area (within the set-back) on either side of the road is affected.

iii)a) The modified plan incorporating the decision of Technical Committee para (1 & 2) were sent to MSD vide Dy.Dir.(T) letter dated 29.7.91 with a request to re-examine the alignment proposal keeping in view the JIF scheme and also regularisation schemes of colonies abutting the road from Military Road to Zakhira Crossing/Sarai Rohilla and send the drawings back to DDA for re-examination.

b) Executive Engineer (P)II MSD vide his letter dated 13.8.93 sent a copy of the JIF schemes and regularisation plans of the colonies abutting the New Ashtak Road between Military Road & Sarai Rohilla.

c) The above said J/W lines were integrated in the alignment plan for the above mentioned stretch and sent to MSD vide letter dated 1.9.93 for rechecking & feasibility study.

d) Executive Engineer vide letter dated 11.10.94 has sent the Feasibility study & decision of the DDD meeting held on 26.8.94.

3. Decision of the DDD meeting.

The case was placed in the DDD meeting held on 26.8.94 vide item No. 104/72 and the following decision was taken:

"The proposed alignment plan is approved and is sent to DDA for further necessary action."

Contd. ...

4. Feasibility Study: As per the feasibility study submitted by MCO, 28 properties in the left hand side (North) & 44 properties in the right hand side (South) are affected in the modified road alignment as per DIT scheme & regularised colony plans. Details of affected properties are placed at Annexure III. Plan showing the affected properties is placed at the page 109/Cor. in file No.FB(117)78-MP. Pt.II.

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

1. Adoption of modified R/W proposed as per the DIT scheme and as approved by LOCC, MCO vide drawing No.3A-001/PPW/89/
2. MCO shall take up the issue of rehabilitation of eligible affected properties with concerned agencies.
3. MCO shall ensure 3 times plantation of trees affected in the alignment plan after obtaining approval from Competent Authority.
4. MCO shall protect the R/W as per the approved alignment plan.

Annexure I LOCATION PLAN



Plan No. 3

Sub :- Alignment Plan of New Rohtak Road from Rani Jhansi Road to Anand Parbat integrating the junctions/ intersection designs.

File No. F.5(117)78-MP Pt. I

Dy. 22-1-85

1. Location New Rohtak Road from Rani Jhansi Road to Anand Parbat is in continuity of the Rohtak Road (NH-10) through Zakhira Flyover. This road caters to both the local and regional traffic of Delhi & Haryana. Location Plan is placed as Annexure-I.
2. Background The R/W of New Rohtak Road as per zonal plan/ Master Plan for Delhi 62 & MPD-2001, is 36 mts. Alignment Plan of this road with a R/W of 120' was prepared by TCPO & approved by DLA vide letter No.5(13)64MP Dt. 11.6.69 in TCPO File No.F.10(96)64/Tech. without any design detail.
 - a) Existing traffic conditions
New Rohtak Road carries both regional and intra city traffic. Heavy, Medium & light vehicular traffic plan on this road. Slow traffic is comparatively low and is seen generally during morning & evening peaks. The road has a continuous ribbon type development on both sides. The vehicles from the adjoining properties and the byelaws directly meant on the main carriageways.
The land uses on the northern side is predominantly residential and partly public & semi-public use, but between Liberty Cinema and Kalidas Marg Junction the properties are used extensively for industrial and commercial use. The same situation is observed in the properties existing along the southern side of the road which are used for mainly commercial, institutional and light industrial uses.
 - b) Existing Road Condition
Presently there is a 4/6 lane divided C/W with a central verge of 1mt. and footpath varying from 3.0 to 3.5 mts. on both the sides. Due to non existence of service roads the local traffic merges directly with the through

..contd...2/-p.

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traffic plying on this road creating traffic bottlenecks and some times accidents. Almost all along the road, the C/W is encroached by workshops, vendors leaving only an effective 2 lane C/W for the traffic movement. There is no recessed Busbays due to which one lane of the C/W is used for the same which creates traffic bottleneck.

c) Intersection/Junction Designs

In addition to few 18 mts. and lesser roads, the following Master Plan/Zonal Plan roads intersect this road, they are :

1. Kalidas Marg (30 mts R/W forming a 'T' Junction)
2. Military Road (30 Mts. R/W forming a 'T' junction)
3. Faiz Road (45 mt. R/W forming a 'X' junction)
4. Rani Jhansi Road (36.mt R/W from a 'T' Junction).

All these intersections/junctions are signalled and need geometric improvement for optimum functional efficiency.

d) Problems :

- i) Available R/W is about 30 mts. or so as against 36 mts. proposed in Master Plan, Due to this the service roads on either sides could not be constructed.
- ii) There are a number of byelaws from the existing colonies abutting this road, traffic from these lanes merges directly with the traffic on the main carriageways.
- iii) All along the properties having a direct approach from this main carriageways which is not only unique but also hampers free flow of traffic.
- iv) Non availability of recessed bus bays.
- v) Existing geometrics at the Junction/ intersection.
- vi) Restricting the entry/exist of Petrol pumps from main C/W's
- vii) Rationalising of gaps in verge.

3. Salient features of the project

A composite alignment plan integrating junctions/intersections of roads of 18mts. and above roads has been prepared. Marginal modification to the earlier approved k/w have been proposed taking into consideration the existing central verge, street lightings in C/V etc. The central verges at places could not be retained due to the fact that the central verge has not been laid at the exact centre of the road:

- a) Total length of the road is 2.75 km.
- b) An uniform 6 lane divided C/W with a central verge of 1 mts. has been proposed.
- c) 5.50 mts. wide service roads on either side of the road has been proposed to segregate the local & through traffic movement.
- d) 1.5 mts. wide outer footpath has been provided for pedestrian movement.
- e) Busbays are located at suitable places taking into consideration the existing location and better space standards.
- f) Intersection/junction designs of 18mts. and above roads have been suitably improved and integrated in the alignment plan, zebra crossing, traffic islands, signal points have been marked for a smooth flow of traffic.
- g) Efforts has been made to retain the existing road infrastructures as far as possible to avoid unnecessary shifting.

4. Feasibility Study: LOSC Decision

Executive Engineer(Plg.)II vide his letter No.D/578/E(P)II AE(P)S/D(102 dt. 28.8.90 conveyed decision of the LOSC meeting held on 10.7.90. The decisions are as follows :

"The case was discussed in detail. The alignment plan should have equal widening on both sides from centre of the existing road. The Dargah & two temples being religious buildings be retained if required shifting, alternative sites be allotted by the DDA. Comments be sent to DDA accordingly".

Details of the affected properties sent with the said letter are placed at Annexure-II.

Technical Committee Decision:

The case was placed before the Technical Committee on 2.5.90 in which the following decisions was taken :

"Technical Committee discussed the proposal in detail and recommended for approval of the Authority".

In the plan approved by the Technical Committee we have proposed the central verge by taking it in the centre of the R/W. The k/w line has been taken based on the alignment already approved by TCPO with some modifications made in the same to accommodate the existing central verge to the extent possible. With this, the road section can be developed properly with service roads on either side which are very essential. The existing central verge has been retained to the extent possible, however it shall have to be realigned at some places as shown in the alignment for developing proper service roads on either sides. As per the decision of LOSC equal widening should be done on both sides from the centre of the existing road. As the existing road is not in the centre of the R/W in the entire stretch equal widening on either sides of the existing road may entail disproportionate acquisition of land from either sides as shown in broure lines on the alignment plan laid on the table.

The case is again placed before the T.C. for consideration of the alignment in view of the LOSC decision dated 10.7.90 and its consequences as mentioned above.

// The alignment plan of New Rohtak Road from Rani Jhansi Road to Anand Parbat was discussed in detail keeping in view the observations of MCD plan was approved subject to the following

1. In respect of the portion of the road between Rani Jhansi Road up to the intersection with the 18 Mtr. wide Road. The widening should be done only on one side viz. ^{towards} the open habitation area as on the other side, there are two to three storeyed buildings constructed as per legally sanctioned plans.
2. For the portion from Ramjas Marg up to Military road, the widening should be done equally on either side from the central line of the existing Road, so that only the open area (within the set-back) on either side of the road would be effected.

3. // From Military Road to Bahira Crossing, the proposal may be re-examined, keeping in view the LIT scheme and also the regularisation scheme for this section, and the matter be brought by a new letter to the Technical committee

MUNICIPAL CORPORATION OF DELHI
(PLANNING DEPARTMENT)

NO: 156 EE(P)II/AE(P)S/D(102)

Dated: 11/10/94

From :

Ex. Engineer (P)II
Municipal Corporation of Delhi
Town Hall, Delhi - 110 006

To

Jt.
Deputy Director (T)I, DDA
11th floor, Vikas Minar
I.P. Estate
New Delhi - 110 002

Sub: Feasibility of the alignment plan of New Rohtak
Road from Military Road to Sarai Rohella Flyover

Sir,

Kindly refer to your office letter No. F.5(59)87-MH/
2225 dated 1.9.93 on the above mentioned subject and find
enclosed herewith a copy of the draft alignment plan
of New Rohtak Road (from Military road to Sarai Rohella
Flyover) with affected land and properties marked on it,
the list of affected land and properties and L.O.S.C decision
dated 26.3.94 for further necessary action.

Encl: As above.

Yours faithfully,
10/10/94
(I.C. MANCHANDA)
Ex. Engineer (P)II

With the file
12/x

Mr. B. G. P. S.

The file bearing No F.5(117)78 MPPII has been
sent to JD(MP) on 22.2.94. as per record.
Kindly see for information & further action please.

JD(MP)

12/10/94

feasibility of the alignment plan of New Rohtak Road from Military road to Sarai Rohilla Fly over.

.....
The alignment plan received through F.E.I is reproduced below:-

Previously an alignment plan of New Rohtak Road from Rani Jhansi Road to Anand Parbat including junction/intersection decision received from LSC vide letter no.F.5(117)78-MP/1456 dated.27.12.89, was considered by LSC vide item no.120/90 dt.10.7.90. The decision of LSC dt.10.7.90 is reproduced below:-

"The case was discussed in detail. The alignment plan should have equal widening on both sides from centre of the existing road. The Dargah and two temples being religious buildings may be retained. If required shifting alternative sites be allotted by the DDA. Comments may be sent to LSC accordingly.

The above mentioned LSC decision dt.10.7.90 was conveyed to DDA and the case was discussed in the Technical Committee of DDA on 14.1.91 on which the following decision were taken:

"The alignment plan of New Rohtak Road from Rani Jhansi Road to Anand Parbat was discussed in detail keeping in view the observations of MCD plan was approved subject to the following:-

- 1) In respect of the portion of the road between Rani Jhansi Road upto the intersection with the 18mtr. wide road, the widening should be done only on one side viz, towards the open Kabristan area, as on the other side, there were are two to three storeyed buildings constructed as per legally sanctioned plan.
- 2) For the portion from Ramjas Marg upto Military road, the widening should be done equally on either side from the central line of the existing road, so that only the open area (within the set backs) on either side of the road would be affected.
- 3) From Military Road to Zakhira crossing, the proposal may be re-examined, keeping in view the DIT scheme and also the regularisation scheme for this section and the matter be brought up again before the Technical Committee."

According to the above decision of the Technical Committee of DDA by Director (I), DDA has sent a modified alignment plan of New Rohtak Road (Modified from Military Road to Sarai Rohilla Fly over) as per DIT/regularisation plans of the colonies in this stretch vide letter no.F.5(59)87-MP/2225, dated.1.9.93 for feasibility report.

Item no.224/94.

The above mentioned modified alignment plan of New Rohtak Road (from Military Road to Sarai Rohilla Flyover) has been examined at site and it is observed that the proposed ROW of New Rohtak Road in this reach varies from 33.00M to 36.58M with two carriageways of 10.00M each with a central verge of 1.00M. It is also observed that the volume of vehicular traffic

on this road has increased many folds in the recent past necessitating the widening of this road, if the road is widened alongwith junctions/intersection as per this modified draft alignment plan a number of land and properties are affected. The affected Land and properties have been marked on the plan in red and red hatching respectively. The existing metalled road has been shown in yellow colour. The list of affected land and properties is enclosed as Annexure 'A'. It is not possible to implement the proposed without acquiring the affected land and properties."

Under the circumstances mentioned above the case may be placed before LOSC for consideration and decision so that the comments may be sent to DDA for necessary action please.

Item no.224/94.

The Decision of LOSC dated.26.8.94.

Subject:-Feasibility of the alignment plan of New Rohtak Road from Military Road to ~~Ranixdhan~~ Sarai Rohilla Fly over.

.....

The proposed alignment plan is approved and be sent to DDA for further necessary action.

Sd/-
Head Clerk, Office
Town Engineer,
Municipal Corporation of Delhi

List of Buildings and Properties affected by the draft District Plan of
Now Khadak Road (near Mithiyadi Khat Khatang) in

Side	S.No. as Marked on A/P	Particulars.	Basement			G. Floor			1st Floor			2nd Floor			3rd Floor			K/P	K/P	Open Land	Misc.	Remarks
			Resi.	Office	Shop	Resi.	Office	Shop	Resi.	Office	Shop	Resi.	Office	Shop	Resi.	Office	Shop					
D.H.S.	1.	D.E.S.U. Station	-	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	6	-	1 D.E.S.U. Station 1 P.A.O.
	2	A. S.K. Bldg	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1 P.A.O. 102ma
		B.S. Bldg	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	
		D/S Bldg	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		S/S Bldg	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		D/S Bldg	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		S/S Bldg	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		D/S Bldg	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		S/S Bldg	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		S/S Bldg	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		Total	-	-	-	-	-	15	3	-	-	-	-	-	-	-	-	-	-	6	-	4

Signature: *[Signature]* Tel. No. of office: *[Number]* H.S. DE = 23
 Date: *[Date]*

[illegible]

Total No of affected patients = 43
 i.e. R.H.S = 43

Chordin
Total
A.E.P. Survey.

- Sub:- i) Route approval for laying of 2 nos. 3x300 sq. mtr. XLPE cable from 220 KV Kasimere Gate Sub-station to 33 KV upgraded sub-station at Fountain along with 6x1.2 sq.mtr. pilot wire length 2.0 km.
- ii) Route approval for laying of 2 nos. 3x300 sq.mm-XLPE cable from 220 KV Kasimere Gate Sub-station to point 'a' one for Lahori Gate and other for Town Hall Sub-station - length 2.0 km.
(File No.F.6(2)94/MP)

1. Executive Engineer, Hg.I, DESU vide letter dated 17.11.94 has submitted the above said proposals to feed the 33 KV sub-station at Fountain, Lahori Gate and Town Hall independently.

2. Route details are as follows :

Route 1	Details	Observations
from Kasimere Gate sub-station to existing 11 KV sub-station which shall be upgraded to 33 KV sub-stn. Length of the proposed is 1.5 mtr.	a) Along Ring Road: The proposed has been marked the approved road flyover plan. The cables shall be laid at a distance of 1.5 mtr. from the property line below the footpath.	The cable is proposed to be laid below the outer footpath as shown in the road flyover proposal (page 12/Cor). This may be accepted.
	b) From Ring Road to Luthian Road the cables shall be laid under the footpath of the existing 4.5 mtr. road leaving 0.5 mtr. from the property line (Section PP)	This may be acceptable.
	c) From Luthian Road to A.P. Mukherjee Marg, the route has been taken under the outer footpath of the 45 mtr.R/W. road leaving 1.0 mtr. from the property line (Section PP).	This may be acceptable.

d) Along S.P. Mukherjee Marg : The route has been proposed under the footpath towards North(Rly.Station side) as shown the approved alignment plan of S.P. Mukherjee Marg. DSSU has shown the route on the existing cross section of 30.20 mtr. R/w against the proposed R/w of 45 mtr. The route is proposed below the outer footpath leaving 1.5 mtr. from property line (Section 'C').

It may be accepted because the route has been proposed under the footpath along the boundary wall of the Rly.Stn. The existing footpath has been retained as footpath in the proposed alignment plan (Plan at page 13 Cor. in the file)

e) Along Dr.H.C. Sen Marg the route has been proposed under the outer footpath along Ganchi Ground side (as shown in the approved alignment plan of Dr. H.C. Sen Marg). The route is taken into the existing 11 KV sub-station which shall be upgraded to 33 KV sub-station as informed by DSSU and shown in the proposal. The route as per section is taken along the existing footpath leaving 1.5 mtr. from edge of the i/w. (Section 'B').

The route is proposed to be laid under the existing footpath which also forms a part of the proposed footpath in approved alignment plan (Plan at page 14 Cor. in the file).

Route-11
From R. Ghose
to Rly-stn.
to point 'A'
The Rly. Station
to point 'B'
from Rly. Station
to Rly-stn.
to Rly-stn.
to Rly-stn.

Along Boulevard road the cables are proposed to be laid below the outer footpath leaving a distance of 1.5 mtr. from the property line (Section 'A') 1.5 mtr. from the existing drain (Section 'B', 1 mtr. from the property line (Section 'C') as shown in the plan. From Boulevard Road to Road leading to Pulmithai & L.R. Mukherjee Marg the cable has been proposed below the existing footpath at a distance of 1 mtr. from the property line as shown.

The route is proposed to be laid under the existing footpath which also forms a part of the proposed footpath in approved alignment plan (Plan at page 14 Cor. in the file).

In Section EE, FF & GG). At point 'F' on L.F. Mukherjee Marg the cable shall be connected to the existing 11 KV cables leading to P. M. Hall sub-stn. & Ishari Gate sub-stn.

In the Boulevard Road portion which has a g.v. of 61.0 mt. the route has been proposed to be laid in the proposed footpath portion (Plan at page 15 Cor. in the file).

3. Feasibility Study:

The route details and feasibility are given in Annexure 1. As per the feasibility study no tree and building part is affected in the proposed route.

The case is placed before Technical Committee for the consideration of the two route proposals mentioned under para 2, and shown in LDCB's Drawing No. 1-4428.

[Handwritten signature]
14/12/90

सूच्य योजना प्रमुखाय
वायरी सं० ५९११४ - २३
दिनांक ३३/३/९५

Telegram "VIDYUT" NEW DELHI
Telex No. 031-3765 DESU IN
दूरभाष : 7532005

दिल्ली विद्युत प्रदाय संस्थान

(दिल्ली नगर निगम)

DESU OFFICE,
A SHOPPING COMPLEX,
JANAKPALLY EXTN.
NEW DELHI-110005.

कमांक १२४/५३५

दिनांक २०.३.९५ १९९५
३३/३/९५

श्री. वि. नगर निगम,
दिल्ली-११०००५

विषय : प्रस्तावित २२०/३३ KV लाइन का
प्रस्तावित २२०/३३ KV लाइन का
प्रस्तावित २२०/३३ KV लाइन का
प्रस्तावित २२०/३३ KV लाइन का

प्रति,
वि. नगर निगम,
दिल्ली-११०००५

प्रति,
वि. नगर निगम,
दिल्ली-११०००५

प्रति,
वि. नगर निगम,
दिल्ली-११०००५

आपका आभार,

[Signature]

सहायक निदेशक (PLG.1)

प्लीस ओपन अ न्यू फाइल ऑन द सब्जेक्ट
प्लीस ऑन द न्यू फाइल ऑन द सब्जेक्ट

Annexure - I page 12

**PROFORMA FOR EXAMINING H.T. ROUTE ALIGNMENT CASES
OF DESU**

1. Subject:

1) Laying of 2 No. 33 KV U/G Cables from Kashmir Gate 220/33 KV S/Station to Fountain 33KV S/Station.
 2) Laying of 2 No. 33KV U/G Cables from Kashmir Gate to Lahori Gate and Town Hall (Colacch)
2. Category of H.T. Line:

a) 33 KV
 b) Whether underground or overhead. U/G CABLES
3. A short write up explaining the objectives of the route alignment, details of the route and whether the proposal is part of the overall grid. H.T. Lines proposed in the area may be clarified and shown on the plan.

To give feed to prop. 33KV S/Station at Fountain, Lahori Gate and Town Hall independently
4. Connecting sub-station with allotment details and site plan to be furnished.

a) Name of ESS Kashmir Gate 220/33KV, Fountain 33KV, Lahori Gate and Town Hall
 b) Status of S/Station - whether existing/under construction or vacant site/yet to be allotted. 02 are existing
 c) Capacity. 2X50 MVA, 2X16 MVA, 2X20 MVA and 3X16 MVA
5. Total length of H.T. Line in km. 1) 2.25 KMS. 2) 2.00 KMS.
6. Length of the alignment.
7. a) Location of phlcu on the road cross section.

Name of Road	No. of towers	R/W as M.F.	Available R/W	Distance from the edge of the available R/W.
X-Section	U/G Cables			
P-P			9.1M	0.5M
Q-Q			30.20M	1.5M
R-R			30.5M	1.5M
A-A			62.15M	1.5M
B-B			39.85M	1.5M
C-C			41.45M	1.0M
D-D			49.75M	4.0M
E-E			16.6M	1.0M
F-F			18.00M	1.0M
G-G			20.1M	1.0M

- b) Map indicating exact route on the physical journey at 1:10000 scale (Max)

i) Year of base Map 1990-2001
 ii) Scale of Base Map. 1:10000

cont...2/-

- 8) Whether the H.T. Line passes in-front-of any Commercial Centre/Distt. Centre/Historical Monument/Distt./Regional Green etc.
 Tower details N.A.
 Tower details N.A.
 Height in Meters: N.A.
 Design (Map to be submitted): N.A.
9. Width of corridor in Mtr: N.A.
 (Way line distance regional from existing buildings)
10. Area/Locality proposed to be used: Wallah City of Delhi
11. Targetted date of execution. June 1994
12. Finances available in the annual Plan for 1994-95 the project.
13. Cost of scheme:
 If taken O/H 64 LACS
 If taken U/G 2 97 LACS
14. Details of properties/structures effected (to be indicated on a physical survey) As Shown in the diag. No. 13-4428
15. No. of trees that would require to be cut: NIL
16. If any alternatives have been studies : —
 If yes & details thereof with Map.
17. Any other particulars.
 It is understood that no underground utility services are coming in this proposed route of cable. If any sewage is encountered, it will be crossed by passing the cable through house pipe.

Sub:- Alignment plan of Aruna Asaf Ali Road-
Road No.16 along the eastern side of Jawaharlal
Nehru University from Outer Ring Road to
Mehrauli-Mahipalpur Road.

File No.F5(3)72-MP.(D-75).

Drawing No. TT-35/PPM/93/(3 parts/sheets).

1. Location: Aruna Asaf Ali Road is a Master Plan road connecting Outer Ring Road with Mehrauli-Mahipalpur Road. It is abutting the eastern boundary of JNU Complex. Length of this road is 4.25 km. approx. and falls in Zone 'F'. Location plan is placed as Annexure-1

2. Background:

An alignment plan of this road was prepared earlier with 30 mtrs. R/W and the same was approved by the Co-ordination Committee meeting under E.M., DDA on 3.11.82. The alignment plan of this road was discussed in the Technical Committee meeting held on 20.10.87 in which following decision was taken:

"R/W of this road be increased from 30 mtrs. to 45 mtrs."

The proposed alignment plan of this road was recommended for approval by the Technical Committee in its meeting held on 8.2.94 with the observation that it may be examined whether the service road within the JNU Complex can be included in the R/W of this road without affecting the existing trees. TC also desired that the approved name of the road i.e. Aruna Asaf Ali Road may be used in the report/drawings.

3. Keeping in view the decision of Technical Committee, that a large number of trees(342) were affected in the proposal and the land to be taken from JNU for developing a service road, the site was inspected with Director(T) and following modifications are suggested:

1) R/W of road from outer ring road to road No.11 (South of IIT institutional area) be retained within the JNU boundary on the western side and the Bar Sarai

...2/-

DDA Complex/IIT boundary in the east. There is no need of service road along JNU, same be provided only along eastern side in this stretch.

ii) From road no.11(South of IIT Instl.Area) to the 30 mtr. R/W road to Vasant Kunj; 30 mtr.(100 ft.) R/W be taken without any service road on either sides. The existing Kink in the road be removed with a straight bridge as already suggested in the plan and approved by Technical Committee.

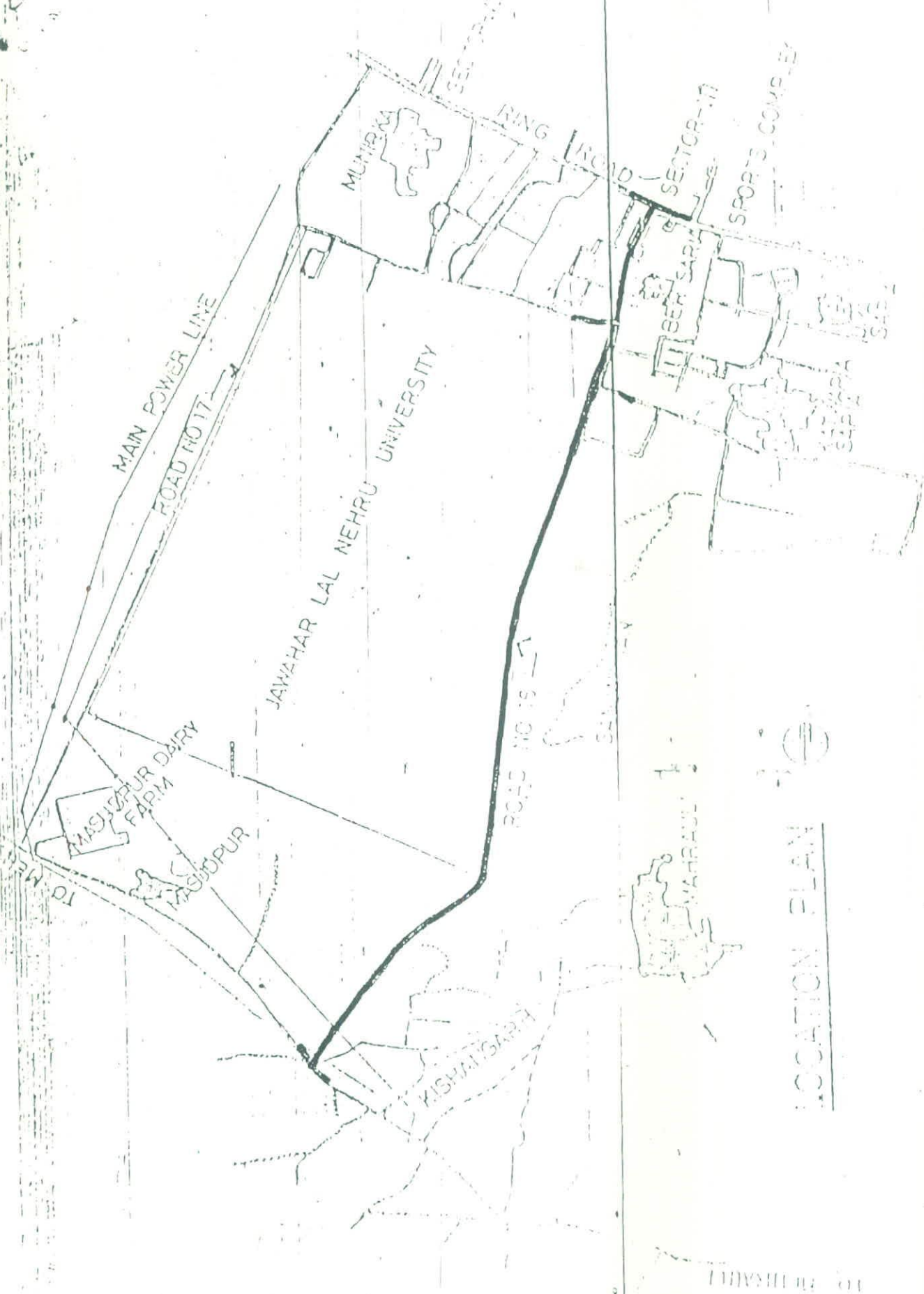
iii) From the junction of the above said 30 mtr.R/W road to Mehrauli-Mahipalpur road 45 mtr.R/W be taken. Service road be provided only along western side toward Vasant Kunj. A green belt be taken on the eastern side.

iv) 'T' junction design with outer ring road and Mehrauli-Mahipalpur roads be integrated with slip roads & champhering of corners.

4. The above said modification have been made in the plan placed opposite and laid on the table.

5. The case is put up to the TC for approving the said modifications in the alignment approved earlier on 8.2.94.

14/1/91
D/S(T)



LOCATION PLAN

TO BHARATI

Sub : Allotment of land for construction of Sankirtan Bhawan Trust for Sanskrit Research Centre & Ayurvedic Hospital in Basant Gagan.

File No. F.11(33)91-11/(Jt. Dir. (AF) 1/94/5-14)

Chairman, Sankirtan Bhawan Trust of village Basant has requested for allotment of 3.7 acres land in the vicinity of already partly unauthorised built existing (1.0 Acre) Sankirtan Bhawan Ashram, Basant Village for the construction of a Sanskrit Research Centre & Ayurvedic Hospital. Along with the request a sketch showing the proposed extension of facilities has also been enclosed which includes proposal for Ayurvedic Hospital, Library, Research Centre, Sanskrit Vidyalaya & Hostel.

2. The case has been examined and the land requested by the Trust has been super-imposed on a copy of the approved Development plan of Basant Village received from BCC. The land-use of the site requested by the Trust is as under :-

- i) As per MPD-2001 - Gross Residential
- ii) As per Development Plan of Basant Gagan - a) Partly Hospital - 2.12 Ac
b) Partly Neighbourhood park - 1.58 Ac

3. The case was referred to the Lands Deptt. and as per the report the land under reference of Khazra No. 33/3/6 & 33/10 of village Basant stands acquired through Award No. 1872 and placed at the disposal of DDA under Section 22(1) and the same stands transferred to Hort. Deptt. DDA on 19.6.71.

4. It has further been observed that on around one acre of DDA land, unauthorised buildings covering an area of around 700 Sq.mtr. excluding an Idol of Hanumanji having a height of around 34 feet are already existing. No land has been allotted to the Trust. The unauthorised buildings as well as a few structures already existing have been shown in the survey plan prepared by Jt. Director (S) which is laid on the table.

5. The acceding of the request of the Chairman, Sankirtan Bhawan Trust would involve the following :

- i. Regularisation of existing unauthorised structures on DDA land.
- ii. Consideration of allotment of additional land for Sankirtan Bhawan Trust.

Centd.....2/2

Sub:- Parking norms for Telephone Exchange sites
in Delhi.
F8(8)93-MP.

1. Telephone Exchange sites are permitted in use Zones residential, commercial (C-1&2) & manufacturing (M-1 & M2) Telephone Exchange is also a landuse under public & semi-public facilities (communication PS.6). In the comprehensive schemes of Commercial Areas, Facilities Centres etc. parking could be developed according to the norms for the overall complex.
2. The issue of parking norms have been examined as per the provisions of the MPD-2001 (page 159) of the Gazette notification. According to the said notification Telephone Exchange falls under the public semi-public use premises for which parking standards have not been prescribed, the same shall be prescribed by the Authority depending upon the merits of the requirements of the individual case. The parking standard adopted for Telephone Exchanges is that for Govt. Offices i.e. 1.33 ECS/100 sq.mtr. of Floor area with 100 FAR and 25% ground coverage.
3. In a case relating to the enhancement of coverage & FAR of a Telephone Exchange at Luthian Marg, Kashmeregate, the Under Secretary, Ministry of Urban Development desired to know the provisions of MPD-2001 regarding parking norms and effect on parking norms of ground coverage is increased from 25 to 33% and FAR from 100 to 133.
4. Commr.(Plg.) desired that a parking survey of Telephone Exchanges be got done to set the norms. Accordingly a survey of the Telephone Exchange at Nehru Place, Okhla & Hauz Khas was got done.
5. A survey proforma was prepared for the parking study and the same was sent to Divl. Engineers of Telephone Exchanges at Okhla, Nehru Place and Hauz Khas. Major observations on the surveys results are as follows:
 - a) Okhla and Hauz Khas Telephone Exchanges are housing technical equipments of the exchange along with

...2/-

the complaint cell and facilities for depositing telephone bills. The Nehru Place Exchange houses technical as well as administrative offices of the Area Manager(South).

b) Visitors parking inside the telephone exchange complex is not allowed as they are considered to be protected area.

c) Parking inside the telephone exchange is confined only for the technical and administrative staff working there.

d) Parking of visitors vehicles is outside the telephone exchange which creates traffic bottlenecks and obstructs the flow of traffic.

e) The number of telephone exchange lines have been increasing with the modernisation process, however no firm standard for the same could be made available regarding its relationship with the number of staff.

f) Summary of the existing parking spaces provided in these telephone exchanges is given below:

Sl. No.	Name of Tele. Exchange	Site Area	Total cov. area on all the floors.	FAR No. of lines (existing) FAR	Total ECS parking space provided.	ECS/ 100 sq.mtr (existing).
1.	Nehru Place	11,225 sq.mtr.	13,696.65 sq.mtr.	122	158000 78 ECS	0.57
2.	Okhla	7882.52 sq.mtr.	6389.77	72.75	36000 24 ECS	0.37
3.	Hauz Khas	5340 sq.mtr.	4654 sq.mtr.	87.15	40000 24 ECS	0.52

5. Proposals:

1) It is suggested that wherever the telephone exchange sites are forming a part of the community Centre, Distt. Centre, the parking norms be made

....3/-


applicable as for the overall complex, this is essential as these exchanges shall be housing the technical requirements of the telephone exchange, public dealing offices, complaint offices as also the administrative offices.

iii) Wherever the telephone exchanges are located in Facility Centres/isolated plots, the parking norms be ^{considered} ~~taken~~ in the lowest category of parking norms as prescribed in MPD-2001 in case of Govt. Hospitals i.e. 0.67 ECS ^{with 100 F.A.R.} This norm may include the visitors parking.

iv) About 20% of parking area with the above said norm be provided for visitors parking, duly protecting the telephone exchange area in the telephone exchange plot.

7. The case is put up to the Technical Committee for consideration.

[Handwritten signature]
Dir (T)
2/2/25

1. OSD to VC the information of the later.
2. Engineer Member
3. Principal Commissioner
4. Commissioner (Plg.)
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Architect
8. Addl. Commr. (DC&P)
9. Addl. Commr. (TYA)
10. Addl. Commr. (AP&B)
11.  Chief Planner (TCPO)
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, LD&O
16. Sr. Architect, H&T(I), Nirman Bhawan.
17. Dy. Commissioner of Police (T) MSO Bldg.
18. Chief Engineer (Plg) DESU
19. Sh. R.K. Jhingon, Dir. Land Scape.
20. Director (PPR)

DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL & PLG. WING


No.F.1(1)95-MP

Dated 17.2.95

MEETING NOTICE

The 41st Technical Committee meeting of the DDA will be held on 21.2.95 at 3.00 P.M. in the Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi.

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


(A.K. JAIN)
OFFCTG. ADDL. COMM. (DC&P)

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