

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(1)95-MP

Dated : 17.5.95

MEETING NOTICE

The 43rd Technical Committee meeting of the DDA will be held on 19.5.95 at 5.00 P.M. in the Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi.

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


(K.K.BANDYOPADHYAY)
Addl. Commr.(DC&B)

S.NO.	ITEM NO.	PARTICULAR	PAGE NO.
1.	27/95	Proposed bridge on River Yamuna to connect Delhi with NOIDA. F.5(24)/92-MP	1
2.	28/95	i. Alignment plan for Road no. 17 (Nelson Mandela Road) from Outer Ring Road to Mehrauli-Mahipalpur Road. F.5(3)/72-MP Pt.I	5
3.	29/95	Change of land use of an area, measuring 26 ha. (64.22 acres) from 'agricultural and water body' (Use zone A-4) to 'manufacturing (Use zone M-1) for Fly Ash Brick Plant near Badarpur Thermal Power Station, Delhi. F.3(56)/89-MP Pt I	14
4.	30/95	Allotment of land for School in Chankayapuri to Civil Services Society. F.9(1)/95-MP	18
5.	31/95	Change of land use of an area, measuring 2.66 acres from 'public and semi-public facilities' (School) to 'Commercial (Local Shopping Centre) at Gujrawalan, Delhi. F.20(10)/95-MP	19
6.	32/95	Allocation of balance 100 ha. of land for Ash disposal of Badarpur Thermal Power Station, Delhi. F.3(73)/84-MP	21
7.	33/95	Planning & Development of the area in the West of JNU (Vasant Kunj Phase II) Processing of change of land use - (Additional Hotel site) F.20(7)/89-MP	24
8.	34/95	Carving out of retail outlets in Delhi. PA/Dir.(AP)/95/773	29

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Amr...

Sub:- Delhi-Noida bridge - Dispersal arrangement of the project in the western bank of the river i.e. Delhi side.

Ref:- Agenda item No.27/95 of TAC, DDA

In a meeting of TAC, DDA held on 22.11.94, the route of the above scheme, as submitted by Noida authorities was approved by the Technical Committee of DDA with the direction that the "alignment" is generally approved and the details of the inter-sections/interchanges at both ends of the bridge should again be submitted to the DDA for perusal. The Technical Committee during a meeting on 10.5.95 discussed this issue vide their Agenda item No.27/95 and PWD Delhi was asked to give their views on the dispersal system prepared by M/s IL&FS/Noida through their Consultant, M/s Kampsax International.

During the meeting held on 10.5.95, it was intimated to the Chairman, Technical Committee, DDA that Delhi side dispersal scheme has not been received by Delhi PWD. Subsequently the scheme has been received from M/s IL&FS on 12.5.95 comprising three drawings. The IL&FS have also sent a note indicating their construction procedure for Delhi side Ring Road off take, vide their note dated 12.5.95.

The drawings and note were incomplete and as such representatives of Noida, IL&FS and M/s Kampsax had a meeting with Chief Engineers, Zone I and Yamuna Bridge Project, PWD, Delhi and Chief Engineer, DTTDC (Incharge of Ashram Chowk flyover) on 17.5.95. Even during the meeting the Consultant could not give the required details of their scheme to the PWD.

However after perusal of the available drawings, the following observations are made:-

(a). The scheme proposes restricting the natural flow of the Bara Pulla Nallah by constructing a Bundh in the Khadir of the river. This needs a Hydraulic Model Study to be conducted by CWPRS, Pune. The CWPRS authorities, at the

request of Delhi PWD, visited this bridge site in November/December, 1994 and submitted their technical and financial offers for the studies. It is understood that only in early May, 1995, CWPRS has been asked to take up the studies and their report is still awaited.

(b). The proposal indicates abandoning existing 3 lanes of Ashram bound carriageway of the existing Ring Road near Maharani Bagh Crossing and integration of the proposed newly constructed Clover Leaf with the Ring Road for the movement of the traffic from Nizamuddin bridge to Ashram. This involves either diversion of traffic during the integration phase or keeping the Ring Road closed during this construction phase. The IL&FS proposal do not take into account this aspect and their note of construction system dated 12.5.95 stating that such an integration for more than 100 metres of length of the carriageway can be done in 5 hours in the night appears to be impractical & unacceptable.

(c). The dispersal drawings do not indicate how the LRTS is proposed to run along the bridge duely linked with city LRT System as brought out by DDA while conveying their approval to the bridge alignment on 22.11.94, Whether the LRT can also use the sharply curved Clover Leaves has not been clarified.

(d). A separate approach road for the Noida bound traffic from Nizamuddin bridge side near Sarai Kale Khan Pontoon Bridge does not appear necessary as this traffic can comfortably use Nizamuddin corridor without creating another intersection for the Sarai Kale Khan Pontoon Bridge and 2nd ISBT approach near Sarai Kale Khan. Similarly for traffic from Noida going to ITO or Bhairon Marg need not use this Noida bridge but conveniently can use Sarai Kale Khan Pontoon Bridge and Nizamuddin bridge.

(e). The levels drawing submitted do not indicate

any reference point, neither integrate it with Ashram Chowk Flyover for which approved drawings by DDA have already been sent to IL&FS by Chief Engineer, DTTDC.

(f). The drawing showing four Clover Leaves, integrating the proposed bridge with proposed NH-2 Bye-Pass is sketchy and does not indicate the flow pattern of traffic or the radius nor the width/length of the intersection. From enclosed drawings, it appears that traffic from NH-2 Bye-Pass cannot have an access to Ring Road for going to I.T.O. and Commercial Business District of Delhi.

(g). The proposal does not take into account the right turning traffic near the Gurudwara coming from Sarai Kale Khan Pontoon bridge as well as Ring Road traffic going to Sidharath Enclave.

(h). The road for the traffic from Nizamuddin bridge side to Noida through this bridge may preferably be dispensed with as mentioned earlier, otherwise the intersections of this road near Sarai Kale Khan bridge approaches will restrict the entry and exit of traffic from this pontoon bridge to Ring Road and perhaps disturb the intersection of Ring Road near 2nd ISBT at Sarai Kale Khan. Detailed drawing for this inter-section integrating the existing features and future provision on Ring Road need to be prepared if this inter-section/inter-change system is to be considered.

(i). Due to absence of any levels and L-Section/Cross section, how this intersection is proposed (with reasonable number of elevated carriageway) vis a vis the H.T.lines, could not be examined and the feasibility study in this respect should be made to assess the suitability of interchange system.

(j). As the Ring Road is already over-crowded and this 8 lane bridge will generate substantial traffic, not only from Noida but areas beyond Noida, the inter-change should be so designed that the maximum traffic utilises the NH-2 Bye-Pass and other entries to Delhi with minimum traffic leaving towards the Ring Road which is already having load beyond the designed capacity.

Subject : 1) Alignment Plan for Road No.17 (Nelson Mandela Road) from Outer Ring Road to Mehrauli - Mahipal Pur Road.

File No.: F.5(3)72/MP/Pt.I.

1) LOCATION.

Road No.17 runs parallel to the west of Munirka Village/ J.N.U. Complex and between DDA Flats of Vasant Kunj Scheme, Location Plan is placed at Annexure-I .

2) ZONAL/MASTER PLAN PROPOSALS.

This road was not proposed in MPD-1962. This road with 45 Mtr. R/W is proposed in MPD-2001. In the draft Zonal Plan of Zone 'F' prepared by DDA, the R/W of this road is shown as 45 Mtr. A tentative M.R.T.S. route _____ is proposed along this road in the MPD-2001. ~~No~~ No High Speed Tram route is proposed as the latest Plans available in DDA.

3) BACKGROUND.

An alignment Plan of this road with 100 ft. (30.48 mtr. R/W) was prepared in DDA earlier and approved by VC, DDA on 28/6/80 in file no.F.5(22)71/MP/Pt.I. As per the decision of Technical Committee dated 20/10/87 vide item no.14, the R/W of the roads on the eastern and western side of JNU is to be increased to 45M from the earlier approved 30M R/W.

4) EXISTING CONDITIONS.

a) Two lane carriageway is in existence from Outer Ring Road to Mehrauli/Mahipalpur Road. Construction of additional two lanes is under progress by PWD.

b) Following major Junctions/intersections needs to be improved :- . . .

i) 'T' Junction with Outer Ring Road.

ii) 'T' Junction with Mehrauli Mahipal Pur Road.

- iii) Staggered 'T' Junction with Road No.12 and road leading to Vasant Vihar.
- iv) 'T' Junction with proposed Vasant Kunj/Shopping Complex.

5) PROPOSALS.

FIXING OF ROAD R/W.

a) 45 Mtr. Road R/W between Outer Ring Road and Road No.12 has been taken with equal widening on either side of the existing centre line of the road. From road no.12 to the road leading to Sector 'C' of Vasant Kunj, the J.N.U. boundary has been taken as one edge of the R/W and entire widening is proposed on the opposite side. From the above said Sector 'C' road upto Mehrauli/Mahipal Fur Road available ~~xxx~~ R/W between the DDA flats on either side which is generally 45M available has been retained.

b) Alignment Plan with 45 Mtr. R/W was prepared on the basis of Plane Table Survey supplied by Jt.Dir.(S), DDA. A 6 lane divided carriageway is proposed with 2 mtr. wide central/verge, 6 mtr. wide ^{service road/} dedicated busway, 3 mtr./1.5 Mtr. inner footpath and 1.5/4 Mtr. outer footpath on the both sides.

The service road along the J.N.U. boundary has been avoided as there is no approach from this side and a dedicated exclusive bus-ways has been proposed on both sides of the carriageways in/

c) Junction of road no.12 and road leading to Vasant Vihar are very close to each other and create traffic problems.

d) 'T' Junction with Outer Ring Road, Mehrauli Mahipal Fur road and with the road leading to Vasant Kunj Phase-II, shopping mall has been integrated in the Alignment Plan with chammerlizers and slip roads, zebra X-ing and traffic signals as shown in the Plan. The Junctions of road no.12 and the road leading ^{to} Vasant Vihar is proposed to be development as an inter-section as detailed in the Plan.

e) Recessed busbays have been proposed at suitable locations for proper carriage efficiency.

f) From Road no.12 intersection to road leading to Sector 'C', 6 mtr. dedicated busway has been proposed on both the sides of carriageways alongwith bust stops and 4 mtr. wide Foot Path along the JNU and M.P.Green.

g) The existing carriageway has been integrated with the proposed carriageway/slip road/busbay to the extent possible. The matter is placed for consideration of T.C.

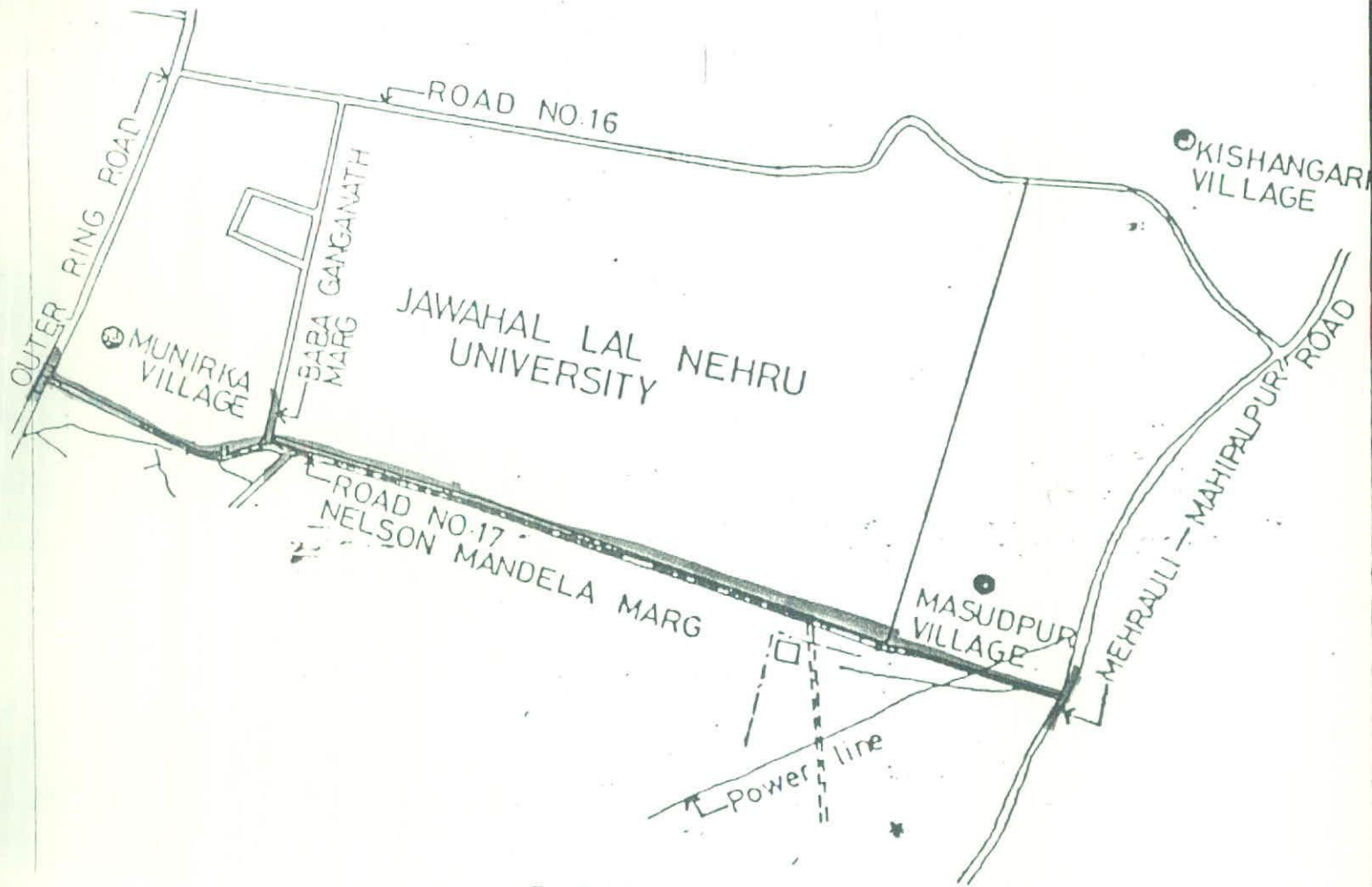
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Annexure - I

- 3 -



LOCATION PLAN

SCALE 1:10000



-4- 8
OFFICE OF THE EXECUTIVE ENGINEER
P.W.D. DIV. VII (GOD) NEW DELHI-10

Annexure II

No. 23(235)/P.W.D.VII(GOD) 10 60

Dated:- 23.2.95

Shri D.K. Saluja,
Joint Director (Tech.),
Delhi Development Authority,
11th floor, Vikas Minar,
New Delhi.

Sub: Feasibility Draft Plan of Road No.17 (Nelson Mandela Road) for 45.00 metre Right of Way.

Sir,

16/2/95
Enclosed herewith is a modified Feasibility Draft Plan along with a Plan & Feasibility Proforma. As per existing site conditions as well keeping in mind the future probabilities, slight modifications in the Feasibility Plan have been suggested for your kind perusal and conveying your approval at an early date.

- Encl: 1. Modified Feasibility Draft Plan.
2. ~~Plan~~.
3. Feasibility Proforma.

Yours faithfully,

V.P. Gupta
(ER. V.P. GUPTA)
Executive Engineer,
P.W.D. Divn. VII (GOD),
R.R. Lines, Ring Rd.,
New Delhi-10.

Copy to:-

1. The Superintending Engineer, P.W.D. Circle-V (GOD), New Delhi for favour of kind information & with a copy of Modified Feasibility Draft Plan.
2. The Asstt. Engineer-II/P.W.D.-7(GOD)/New Delhi for information & necessary action.

(ER. V.P. GUPTA)
Executive Engineer.

Pl. peruse with the file

DL
23/2

Pl. peruse

Recd on 2/3/95

Put up in the file

Sh. Vinod Gadda

2/3/95

REPORT

The road under question is 4.04 Kms. long and has two lanes at present. The land for the road was taken over from D.D.A., the right of way of which varies from 45.00 to 30.00 metres. The Existing 2 Lanes Carriageway was constructed by PWD in two phases; one from RD 0 to 1690 metres (zero point being the Outer Ring Road Inter-section) constructed in the year 1975 and rest of the portion in 1983. The existing carriageway is shown as 'yellow' in the proposed alignment plan of road No.17, as received from D.D.A. for working out the feasibility of the proposed Cross-Sections.

Annexure-'III' giving the details of the feasibility in the prescribed proforma, as supplied by D.D.A., is enclosed herewith giving all the details as required. Against para-9 of the proforma, viz "Comments of the feasibility to implement the alignment proposal by the D.D.A.", comments are offered as below:

(A) PORTION BETWEEN OUTER RING ROAD & ROAD NO.12:

At present only 30 metre R.O.W. is available between the existing boundaries of Munirka D.D.A. Flats and Vasant Vihar Bus Depot/Police Station. Length of this portion is 450 metres. To implement 45.00 metre R.O.W. following features will be effected:

- (i) Part of the structures/houses of Munirka Village and D.D.A. Flats with their boundary will have to be demolished. On other side also, boundary walls of bus depot and police station will require shifting to the utmost limit of R.O.W. The details of existing trees, poles and sewer lines, etc. are shown in the Plan as well as Feasibility Report. If it is not possible to get 45.00 metre R.O.W. then alternate section of 30.48 Metre R.O.W. as shown in the Draft Feasibility Plan could be adhered to with slight modifications as shown in the proposed cross section by this Office.
- (ii) INTERSECTION OF OUTER RING ROAD & ROAD NO.17 AND ALSO WITH MAHIPALPUR ROAD:
The development of this Intersection as shown in the Draft Plan by D.D.A. is feasible and necessary geometrics are being worked out.
- (iii) ELIMINATION OF 'T' JN. OF RD.NO.12 & PRIYA CINEMA ROAD AND CONVERTING INTO A SIMPLE CROSS SECTION.:
Its construction itself will be a big project and when implemented as shown in the Feasibility Plan,

it will be a boon to the traffic negotiating these intersections presently. Additional land will have to be taken over towards Priya Cinema side from MCD. Flow of existing nallah will require diversion from proposed embankment portion. About 100 jhuggies will have to be shifted along with their toilet block. Presently, two lane wide additional carriage-way with 4.25 m. central verge is being added to the existing carriageway shown with 'Yellow' in the Plan, to facilitate smooth flow of traffic which is on the increase. However, the whole process of conversion into proposed crossing shall be possible only with the interaction of all the land owning agencies and the intersection could be constructed as proposed after demolishing the present carriageway as well as being constructed now. Since the construction of this intersection shall take much time, it is considered fruitful to add the additional carriageway of 7.50 metre wide to the existing carriageway for the present.

(B) PORTION BETWEEN 'T' JN. OF PRIYA CINEMA ROAD AND SECTOR - 'C' ROAD OF VASANT KUNJ.

Cross Sections as shown in the proposed draft plan could be followed. However, care will have to be given to the following existing features.

- (i) Existing boundary wall of J.N.U. constructed is in steppings longitudinally following the natural ground profile. Along certain lengths of this boundary wall, rock profiles are existing and if these are excavated to facilitate the construction of the proposed foot path and 6.00 metre wide service road, the stability of boundary wall may be endangered.
- (ii) On the opposite side natural drainage exists all along this portion. However, this will require diversion at some locations to drain out the rain water through existing cross drainage works.

(C) PORTION OF ROAD BETWEEN SECTOR-'B' & SECTOR-'C' OF VASANT KUNJ

45.00 metre R.O.W. is available between the existing boundaries of D.D.A. Flats upto Mehrauli Mahipalpur Road. This stretch is about 700 metre long. The Draft Plan in this reach can be implemented with the changes in the existing features as superimposed on the Plan (Orange Coloured) with following modifications:

- (i) Half width of the existing carriageway will have to be shifted.
- (ii) The one remarkable aspect in this reach is that the thick tree plantation (growing) has to be ~~surrendered~~ ^{cut}

- H - (73)

to provide service road as well as drain on Sector-'C' side which has been shown in Green on the Plan. On Sector-'B' side too, growing plantation is also coming up which, of course, can be accommodated in the foot path portion. It is proposed that this portion may be developed as shown in 'Orange' on the Draft Plan.

COMMENTS:

- V.V. 9
- (i) If the Draft Plan as proposed by D.D.A. is followed in toto, whole of the existing carriageway will have to be dismantled.
 - (ii) P.D. has already taken up the construction of another carriageway of two lane width plus a Central Verge of 4.95 metres in between the existing carriageway and the carriageway under construction since 1972 and the work is in advanced stage of construction.
 - (iii) PWD is only modifying the existing drainage work constructed earlier by D.D.A. in the reaches of portions between Outer Ring Road and Road No.12 and from Mahipalpur Road junction to Sec.'C'/D.D.A. flats with suitable cross section and slope to drain out the accumulated rain water in these reaches.
 - (iv) No fresh drainage works are being taken up in hand by PWD - only cross drainage works are being extended.
 - (v) With the present status and the work being executed, there is scope of adding two more lanes in future, one lane in the portion of Central Verge of 4.95 M. being provided (towards JNU side) and the other towards Vasant Kunj side. Draft Plan as received from D.D.A. also proposes six lanes carriageway. However, it is pointed out that Mahipalpur Road is only four lanes wide and the vehicular traffic at Priya Cinema Crossing shall also be diluted to a considerable extent. In view of this, provision of providing six lanes Carriageway needs reconsideration.

In view of the above, it is requested that the Feasibility Plan may please be modified according to the existing carriageway and the additional carriageway being constructed by PWD to avoid infructuous expenditure and also the contractual implications are not attracted.

Encl: One Plan along with
Feasibility Proforma.

V.P. Gupta
27/1/95
(ER. V.P. GUPTA)
Executive Engineer
PWD Divn.VII (GOD)
New Delhi-10.

Name of the road.

NELSON MANDELA MARG (Road No 17)

Details of affected structures/
properties in the road R/W.

	<u>Pucca</u>	<u>Semi Pucca</u>	<u>Kutchha</u>
	<u>S/S</u>	<u>D/S</u>	<u>T/S</u>
a) Total No. of structures/properties affected in the alignment.	DDP plots - 4	12	2 Nos
	Private - 4	-	
b) No. of properties with boundary wall and Set-backs only affected in the alignment.	(i) DDA Plots boundary fencing -	400 metres	
	(ii) DTC Bus stop Bus stop -	200 metres	
	(iii) Police Station fencing -	400 metres	
	(iv) DDA land		
	(v) wide fencing at Vikram (Bazar). 600 metres		
c) Width of properties affected in road R/W.	Depth varying from 1m to 5 metres		
d) No. of shops affected.	NIL		
3. Is there any deviation in the approved alignment prepared by TCPO earlier If yes, give details.	No previous relevant drawing/details available		
4. Whether the alignment confirms to the R/W as shown in the approved layout plans & regularisation plans of the colonies abutting this road. If no, give details.			
5. Details of affected services.			
a) Overhead high tension lines:	220KV lines	-	
	66KV lines	-	400 metres
	33KV lines	-	850 metres
	11KV lines	-	
b) Underground lines:	220KV lines	}	No details available at site
	66KV lines		
	33KV lines		
	11KV lines		
c) Underground sewerage lines	<u>Length & depth of 150mm the lines.</u>	<u>No. of manholes affected.</u>	60 Nos
d) Underground water supply lines	<u>Length</u>	<u>No. of sluice valve chambers affected.</u>	NIL
	Not available		
e) Storm water drainage lines (Sewerage)	<u>Length</u>	-	1450 metres
f) No. of electric poles	162 Nos		
g) No. of telephone poles	20 Nos		
6. <u>Details of affected trees</u>	...		

Total Nos.
Species

Girth No.

65 Nos. [Girth varying from 0.5m to 1.1m at a rate of 1.1m per 10m]

7. Other miscellaneous
affected structures

Temple, Mosque/Church/
Gurudwara Petrol Pump
(Specific location
be mentioned).

No.

Temple 1 No. (Temp)

Milk Booth

Bus stand

Taxi stand

Developed part with or
railing pole mounted S/Stn.

Route into the Road & not
plan for road

650 m. (Length)

8. Following details may be given for
existing petrol pumps along the
proposed alignment plan.

i) Existing Status - Filling Station

or

Filling cum Service Station.

ii) Title of land ownership DDA/Govt./Dealer.

iii) Whether affected in the proposed
R/W shown in the alignment as per
original allotment.

Yes/No

N.A.

iv) If affected the length & width
may be mentioned.

v) Size of petrol pump after leaving
the proposed R/W.

vi) Whether land acquisition proceedings
have been initiated.

9. General comments about the feasibility
to implement the alignment proposal.

As per report

V.P. [Signature]

Executive Engineer

Date

Asstt. Engineer

Date 27.1.88

SUBJECT:- Change of land use of an area measuring 26 ha. (64.22 acres) from 'Agricultural and Water body' (Use Zone A-4) to 'Manufacturing' (Use Zone M-1) for fly ash brick plant near Badarpur Thermal Power Station, New Delhi."

F. 3 (56) 89-MP/PA-I

1. Government of India vide its notification No. K-13011/3/92-DDIB dt. 11.11.93 modified the change of land use of area measuring about 26 hec. from 'agricultural and Water body' (Use Zone A-4) to manufacturing (Use Zone M-1)" (Annexure-I).
2. In the notification the change of land use is erroneously mentioned as Manufacturing (Use Zone M-1) The appropriate land use is 'Manufacturing' (use zone M-2) in which extensive industries such as ash based brick plants is permitted. And the Ministry was requested to issue corrigendum for the same.
3. Vide letter dt. 12.9.94 Under Secretary MOUD had conveyed the decision of the Ministry that DDA should follow the procedure laid down under Section 11-A of DD Act afresh for correcting the change of land use to Manufacturing (Use zone M-2) instead of 'Manufacturing' (Use Zone M-1).
4. The matter is placed before the Technical Committee for consideration of the change of land use of 26 ha. from agricultural and water body (use zone A-4) to Manufacturing (use zone M-2) for an area measuring 26 hec. details given as under:

" bounded by existing cart track in the North , Jaitpur drain in the South, Bund of Ash Dyke Area (Phase III) in the East, and drain from Jaitpur to Ash Dyke Area Phase-I in the West (Plan laid on the table"
5. The proposal contained in para 4 above is placed before the Technical Committee for its consideration.

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No.K-13011/3/92-DD1B
Government of India
Ministry of Urban Development
(Delhi Division)

दृश्य योजना प्रभाग
मापरी ए. 1486-
आदेश 13-9-94

New Delhi, dated the 12th September, 1994

To

Sh. P. V. Mahashabdey
Joint Director (MP)
Delhi Development Authority
Vikas Minar
T.P. Estate
New Delhi.

Sub: Change of land use of an area measuring 26 ha. (64.22 acres) from 'Agricultural and Water Body' (Use zone A-4) to 'Manufacturing' (Use zone M-1) for fly ash brick plant near Badarpur Thermal Power Station, New Delhi.

Please refer to your office letter No.F.3(56)B9-MP/15 dated 5.1.94 on the above mentioned subject requesting for issuing a corrigendum to the notification dated 11.11.93 to the effect that the change of land use should have been notified from 'Agricultural and Water Body' (Use zone A-4) to 'Manufacturing' (Use zone M-2) instead of 'Manufacturing' (Use zone M-1).

2. The matter has been examined in the Ministry. Since in the public notice issued on 20.3.93 the change of land use was notified for 'Manufacturing' (Use zone M-1) and objections/suggestions invited accordingly, it has been decided that DDA should follow the procedure laid down under Section 11-A of DD Act afresh for correcting the change of land use to 'Manufacturing' (Use zone M-2) instead of 'Manufacturing' (Use zone M-1).

3. Action may be taken accordingly under intimation to this Ministry.

Yours faithfully,

14/9/94
MP/1

(S.C. Sagar)

The file bearing no. F.3(56)/85 under Secretary

- MP Pt. has been sent to Adell. Commr. (AP) on 26.5.94

Please.

H. D. (MP) 21/11/94

P.S. to A.C. (AP)

P.S. 23/11/94

This file was
sent to MP/1
on 26.5.94

MP/1
The above file has been sent to
MP/1 through MP/1 on 26.5.94
28.5.94

No.K-13011/3/92-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

JK NOV,
New Delhi, dated 28th Oct., 1993

NOTIFICATION

WHEREAS certain modifications, which the Central Government propose to make in the Master Plan for Delhi/Zonal Development Plan regarding the areas mentioned here under were published with Notice No.F.3(56)/89-MP Pt.I dated 15/3/93 in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said Notice;

AND WHEREAS no objections/suggestions have been received with regard to the said proposed modification;

AND WHEREAS the Central Government have decided to modify the Master Plan for Delhi/Zonal Development Plan;

NOW THEREFORE, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi w.e.f. the date of publication of this Notification in the Gazette of India.

MODIFICATION

"The land use of an area measuring about 26 ha. (64.22 acres) bounded by existing cart track in the North, Jaitpur drain in the South, Bund of Ash Dyke Area (Phase III) in the East, and drain from Jaitpur to Ash Dyke Area Phase-I in the West, is proposed to be changed from 'Agricultural and water body' (Use Zone A-4) to 'manufacturing' (Use Zone M-1)".

To,

The Manager,
Govt. of India Press,
Mayapuri,
New Delhi.

(S.C. SAGAR)
UNDER SECRETARY TO THE GOVT. OF INDIA

1. The Secretary, DDA, Vikas Sadan, New Delhi (with 20 copies) w.r.t. their letter No. F-3(56)89-MP-Part I/481 21.6.1993 with the request that consequential modifications may be carried out in the Master Plan for Delhi and copies thereof may be supplied to the NDMC/MCD/TCPO/DUAC and other concerned authorities and publicity may be given through press. It is also requested that modifications indicated in this notification may be incorporated in the Zonal Development Plan be also sent to the Central Government in due course.
2. The Chief Secretary, Delhi Admn., Shyamnath Marg, Delhi.
3. The Secretary(L&B), Govt. of NCTD, Vikas Bhavan, New Delhi.
4. The Chief Planner, TCPO, New Delhi.
5. The Land & Bldg. Officer, Nirman Bhavan, New Delhi.
6. The Member Secretary, NDMC, New Delhi.
7. The Commissioner, MCD, Town Hall, New Delhi.
8. The Dy. Secretary(L), M/o. UD, New Delhi.
9. The Information Officer, M/o. UD, New Delhi.
10. The PG(Works), CPWD, New Delhi.
11. The Secretary, DUAC, Loka Nayak Bhavan, New Delhi.
12. Guard File.
13. Change of land use file.
14. Lands Division, M/o. UD, New Delhi.

(S.C. SAGAR)
UNDER SECRETARY TO THE GOVT. OF INDIA

Sub : Allotment of land measuring 7.697 acres in Chanakayapuri to Civil Services Society for senior secondary school.
F.9(1)95-MP

Joint Secretary, Ministry of Urban Affairs and Employment vide his letter no.J-13017/9/94-LD dt.12.5.95 has requested VC,DDA that the land use of 7.697 acres (3.12 ha.) of land situated in Chanakaya-Puri Diplomatic Area in close proximity to Maitrey College/Jesus & Mary College which has been allotted to Civil Services Society for a senior secondary school may be notified at the earliest. It has been informed that the matter was considered by the Committee of Secretaries and the plot under reference has been allotted accordingly.

2. The matter has been examined and according to MPD-2001 the land use on the site under reference is residential (Foreign Mission). The land use as per draft sub-zonal plan of sub-zone D-13 and draft zonal plan of zone 'D' is also the same.

3. According to MPD-2001 integrated residential school is permissible in use zone RD (Foreign Mission) (Page 154 of gazette) with special permission from the Authority.

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

-14-

Sub : Change of land use of 1.16 Hac. (2.86 Acs) from "Public & Semi Public facilities" - (Senior Secondary School) to "Commercial" - (Local shopping)

File No. F20(10)/95 M.P.

Reference has been received from Director (S&JJ) and the Gujranwala CHBS, Model-Town for changing the land use of the Senior Secondary School site, located with Society area and presently full of Jhuggi Clusters, from "School" to "Commercial."

2. In this connection the brief facts of this case are that a piece of land measuring 1.16 Hac. (2.86 Acs) was allotted to Delhi Sikh Gurudwara Management Committee in Gujranwala CHBS for setting up a Senior Secondary School @Rs.5000/-per acre. The possession of the said land was handed over to the DSGMC on 31.12.82. However, subsequently Jhuggi Clusters have come up on the site due to the negligence and carelessness of the DSGMC. Presently there are more than 1000 Jhuggies as per the information given by Director (S&JJ), who are eligible for resettlement.

3. The neighbourhood population of CHBS are feeling the impact of environmental pollution since all the requests to shift the jhuggies have not materialised. There are counter allegations by the Management committee and DDA for this encroachment. DDA has been clearly indicating that the encroachment has taken place after the possession was handed over and the sole responsibility lies with the allottee. The allottees however, have taken the plea that it is the responsibility of the Law and Order Agency to take action against the trespassers to clear area for construction of School Building.

4. The matter was discussed in detail in a meeting held at Raj Niwas on 8.8.94 recommending the following actions :-

1. To process the change of land use from "Institutional" to "Commercial" subject to the condition that the Gujranwala CHBS passes a Resolution in its favour.

....2/-

C.A.

D. (M.P.)

2. DDA will try to locate a suitable alternative plot for DSGMC in lieu of the existing site which they will surrender. DDA will be entitled to get the full cost of the alternative site.
3. After the surrender of land by GMC and the land use change, DDA would be free to develop site for commercial purpose. In case DDA does not agree to execute the Scheme, Slum deptt. could take over the land from DDA and would develop it commercially according to prescribed norms.
4. The Development Agency i.e. DDA or the Slum Deptt. of M.C.D. will meet full cost of the Project including the cost of relocation of JJs and cost of development.
5. The Hon'ble Speaker, Vidhan Sabha has also requested to take up the change of land use and its immediate need due to the deteriorating environmental situation in the neighbourhood. The site was inspected jointly by the Hon'ble Speaker and V.C., DDA on 24.4.95. Gujranwala CHBS has already passed the Resolution to this effect.
6. It is also observed that due to already developed Commercial area in the close proximity a big commercial Complex at the existing JJ site may lead to problems of traffic, parking and disturb the residential character of the colony. A general policy on conversion of the existing JJ sites into Commercial Complexes and thereby generated funds for their relocation, may not be agreed to from town planning point of view.
7. The matter is submitted for the consideration of the Technical Committee for changing the land use of 1.16 Haq. (2.86 Acs.).

.....

C. S. D.
17/05/95
D. S. (22)

DELHI DEVELOPMENT AUTHORITY
AREA PLANNING/SPECIAL AREA

NO: F.3(73)84/MP/

Dt:- 28.4.95.

SUBJECT:- Allocation of balance 100 Hects.
of land for Ash disposal of
Badarpur Thermal Power Station.

1.0

- (i) In the year 1984 BTPS requested to issue NOC for acquisition of 460 hecets. of land on the Eastern side of canal for ash ponds to dump ash for another 20 years.
- (ii) In the year 1988 the land requirement was reduced to 200 hecets of land against 460 hecets for the next 10 years or so.
- (iii) The case was considered in the Technical Committee meeting held on 31.8.88 and the Technical Committee decided that a group under the Chairmanship of Commr. (Plg.) and comprising of Director (PPW), Director (DC&P) representatives from DESU, CCI Sh. Tikky and Department of Environment and representatives of NTPC as convenor to go in both question of earmarking suitable sites/locations for dumping of fly ash.
- iv) In September, 1988 V.C. DDA redefine the constitution of the group under Chairmanship of Commr. (Plg.) DDA, General Manager, DESU, Director Operation CCI, Representatives of Department of Environment Ministry of Environment and Forest, Commr. (Lands), Director (PP) and Director (DC), General Manager (BTPS) as convenor with the following terms of reference:-
 - a) To identify suitable location/land to be used as Ash pond on short term and long term basis.
 - b) While suggesting the alternative location, the group should take into consideration whether dumping of ash causes problem around and demaging group apart from causing lot of inconvenience to the person living around such locations.
 - c) In Delhi, there are large ravines created due to

Contd..2/-

excavation of building material in the vicinity of Badarpur area whether such ravines could be made use for this purpose.

2.0 The group after going through all the details made following recommendations:

- i) NTPC should switch over to modern technology thereby reducing production of fly ash and the problems of its dumping. They should examine the possibility of use of gas instead of coal.
- ii) It was also felt that the NTPC should examine dumping the dry ash into the excavated mines/ravines on the pattern followed by DESU.
- iii) The use of fly ash for manufacturing of cement, fly ash bricks, cellular concrete blocks and disposal to the consumers should be adopted.
- iv) The group felt that the possibility of utilising the fly ash for river channelisation by studying its chemical effects with water may also be the group felt that the possibility of utilising the fly ash for river channelisation by studying its chemical effects with water, may also be explored. also wherever there are low lying area, this should be used as filling material. The group also recommended that the land in phase-1 which is already filled up should be utilised for planned development of Delhi for recreational and other activities.
- v) Keeping in view the above suggestions, the group suggested that to meet the requirement for a period of 5 to 6 years, the fly ash dykes may be allowed in an area minimum to the extent of 100 hect. meanwhile above suggestions be examined in details and be implemented.
- vi) It was also suggested that the area in the south of road leading to NOIDA barrage and in the area to be used as National Highway bye-pass No. 2 should be taken up first for dumping of fly ash to raise

the level of this area/pocket for which the land be identified seperately.

vii) To improve the environment and reduce the pollution, it was felt that the pockets available after dumping of fly ash, should be properly land scaped and wherever necessary layer of sweet earth should be laid. Such area may be handed over to DDA on mutually agreed basis after proper landscaping.

3.0 The case was considered in the Technical Committee meeting held on 13.1.89 and as a minimum measure 50 hecsts. of land was decided to be acquired for dumping of fly ash. Later on after discussions with L.G about 60 hecsts. of land was agreed to be acquired against the 50 hecsts as decided by the Technical Committee.

- 1) In the year 1990 V.C. DDA up to acquisition of additional 40 hecsts of land for the construction of ash dykes by BTPS.
- ii) Thus till date BTPS is in possession of 258 hecsts, of land out of which DDA has issue NOC for 100 hecsts. of land in the year 1989 & 1990.

4.0. The BTPS has again approach DDA to issue NOC for acquisition of 100 hecsts. of land for construction of ash dykes Ph-V so as to meet the requirement till 2003. The request is considered in the meeting of the group constituted by the Technical Committee under the Chairmanship of Commr. (Plg.) DDA on 16.3.95 wherein following was been concluded:- (Minutes annexed)

- (i) In view of the pressing need of the land required for fly ash disposal, the group recommended for 100 hecst. of land as shown on the copy of the plan circulated with the report to BTPS for acquisition with the stipulation that action should be taken as suggested in para 2.
- (ii) Since the representatives of the Ministry of Environment was not present in the meeting, he may be called in the Technical Committee meeting.

5.0. In view of the recommendation of the group the request of BTPS for issue of NOC for 100 hecsts. of land as shown on the plan(laid on the table) is placed before the T.C. For its consideration.

24
24

Sub.:- Planning & Development of the area in the West of JNU (Vasant Kunj Phase-II) . Processing of change of landuse - (Additional Hotel sites).
(F.20(7)/89-MP)

The site of the project Vasant Kunj Phase-II measuring about 315.00 hac., is situated towards the West of JNU, Vasant Vihar and outer ring road are located towards the North, Delhi Cantonment and the Airport towards the West and Vasant Kunj scheme towards the South of the site.

2. Prior to enforcement of MPD-2001, a preliminary scheme covering 100 hac. of land for hotel, shopping mall, cultural complex etc. was prepared and approved by the Authority vide resolution no.36 dt.16.5.89. Subsequently, preliminary proposals were submitted to DUAC, which vide its letter dt.31.10.90 cleared the alignment of the road network and hotel site, subject to certain observations.

3. Subsequent, the matter of change in landuse was considered by the Authority vide resolution no.104/94 dt.28.11.94 which approved the same with following observations:-

(1) Area under the public and semi-public facilities landuse be increased from 21 hect. to 35-40 hect., to the extent possible by reducing residential area.

(ii) Only National level institutes be preferred for allotment of institutional land in the scheme.

4. Accordingly, proposal was modified and forwarded to the MOUD vide letter no.F.20(7)/89-MP/230 dt.27.3.95 for seeking approval for issuing a public notice to invite objections/suggestions.

5. Recently the matter was discussed with the Vice Chairman, DDA who observed that there is an acute shortage of hotel rooms in Delhi, specially around the Airport where most of the foreigners come. In order to attract more tourists in India the Ministry of Tourism, Govt. of India is pressing very hard for locating more hotel sites specially in Delhi to cope up with the additional demand of rooms. He is of considered opinion that Vasant Kunj Phase-II pocket is ideally located for this purpose as it is within the tourist friendly zone as well as nearest to the Airport.

6. It is observed that a prestigious shopping mall is already proposed in this area adjacent to Nelson Mandella Road which would be a unique feature in Delhi and it would be an added attraction to the tourists. Besides, 3 hotel sites including a convention centre are also proposed within this area.

7. The existing Kusumpur Village could be developed in a well-planned manner as an ethnic village to attract tourists of all types like Hauz Khas Village.

8. The suggestion as contained in para-5 above was detailed out after considering the difficult terrain as well as the height restriction imposed by the Airport Authority of India. Therefore, the site is proposed on the Southern side of the project where maximum permissible height is available. The site measures about 19.50 hect. which would accommodate about 7 additional hotel sites. Thus the total hotels proposed in this project would be able to provide 8200 hotel rooms very near to the Airport (Annexure-I).

9.(i) It is also very much desirable to locate a small shopping centre incidental to tourists/hotels on one hect. land.

(ii) Since it is going to be a big hotel-cluster complex then it would be also desirable to reserve about 2.50 hect. of land for infrastructure facilities like Telephone Exchange, Power Generation Centre, Water Pumping System etc.

10. In view of above, the total land requirement for hotel cluster would work out to be around 23 hect. including facilities, shopping centre etc.

11. Considering the uniqueness of this area in the context of Master Plan green area including a proposed Golf Course, it is proposed to reduce the residential component from 82 hect. to 59 hect., keeping 23 hect. for hotel cluster complex. Other landuses remain the same as approved earlier by the authority. Therefore, the commercial landuses would increase from 32 hect. to 55 hect. and consequently residential landuses would reduce ^{from} 82 hect. to 59 hect. (Annex.-II, revised landuse table).

- 26 -

12. Matter is placed before the T.C. to consider the revised change in landuse as suggested in para-11 above.
(Plan laid on table)

C.P. Rastogi
(C.P. RASTOGI) 19.5.95
Director(S.P.G.).

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PROPOSED HOTEL SITES AT VASANT KUNJ, PHASE -II.

ANNEXURE -I.

Site No.	Area in Acres	Floors	Rooms	Remarks
1.	4.5	6	450	
2.	8.5	6	850	
3.	7.5	6	750	
4.	7.5	8	750	
5.	7.0	8	700	
6.	7.0	10.00 max ^m 8 Floors	700	
7.	7.0	10	700	
	<u>49.0</u>		<u>4900</u>	
	(19.50 Ha)			

Existing Sites (Proposed)

8.	8.0	10 Max ^m . 8 Floors	800
9.	17.5	12 Max ^m . 8 Floors	1000 + conv. hall
10.	10.0	6	500 (allotted)
Total	<u>84.50</u>		<u>8200</u>
	(34.20 Ha)		

DELHI DEVELOPMENT AUTHORITY
AREA PLANNING/SPECIAL AREA

SUBJECT:- Carving out of retail out lets
in Delhi.

1. A meeting on the above noted subject was held in the room of V.C. DDA on 3.5.95 wherein following decisions were taken (Minutes annexed): (Annexure I)
 - i) " In the first phase Commissioner (Planning) will carve out 40 regular sites (36x30 mts.) outside the new urban extensions of Dwarka, Narela and Rohini, by 10.5.95, in consultation with Commr (LM).
 - ii) Few sites may be carved out on L&DO land for which the necessary details regarding availability of land will be collected from teh. L&DO's office by Commr. (Plg.)'s office. After sites are carved out DDA will take up with L&DO for allotment of these sites.
 - iii) Commissioner (LM) will furnish to commissioner (Planning) the details of sites not yet allotted outside the new urban limits by 4.5.95.
2. As a follow up of the decision of the meeting a comprehensive plan of petrol pumps located in various planning divisions was sent to Commr. (LM) for identification of the status of the land proposed for setting up of retail out lets.
3. Commissioner (LM) has identified about 75 locations of petrol pumps of DDA lands and as intimated the same to the Planning cell for detailed site planning of the sites so identified on DDA lands.
4. Commissioner (Plg.) has decided that in the first instance detail site plans for the following sites be put up to Technical Committee to be held on 19.5.95 so that the approved site plans could be sent to Lands Department for disposal.

1. District Centre Mangolpuri	2 sites
2. District Centre Wazirpur	1
3. Facility Centre and Service Centre (T.V. Tower Complex)	3 sites
4. Road No. 44	1

[Handwritten signature]

5. The concerned officers of Architecture and Planning Department have given the details of the site as under:-

(1) District Centre - Mangolpuri:

- i) Two (2) petrol pump sites as shown on the copy of the plan (laid on the table) are part of the concept plan approved by DUAC for Mangolpuri District Centre near Sector 2 & 3 Rohini Ph. I. ~~District Centre - Mangolpuri~~
- ii) 1 site is of the size 36mt.x30 mt. and the other is of 30mt.x17mt. the detail demarcation plan will be finalised shortly.

(2) District Centre Wazirpur (1 site)

There is a site of petrol pump in Wazirpur district centre (Plan laid on the table) for which 5 copies of the site plan have already been sent to Lands Deptt. in January, 1995.

(3) Facility Center and Service Centre (T.V. Tower Complex) 3 sites:

Director (AP)I vide his agenda note dt. 18.5.95. is proposed carving out of the 3 petrol pump sites (annexure II) Plan laid on the table.

(4) Road No.44 (1 site)

Director (AP)II has proposed carving out of 1 site of filling station measuring 33mt.x17mt. vide agenda note dt. 18.5.95 (Annexure -3) plan laid on the table.

6. The proposals of carving out of 7 sites as contained in para 5 above is placed before the Technical Committee for its consideration.

Gopima

DELHI DEVELOPMENT AUTHORITY
LAND MANAGEMENT WING

No.F.13(44)91/Pt./CRC/DDA/

May 4, 1995

A meeting was held in the chamber of Vice-Chairman, DDA on 3.5.1995 at 5.00 p.m. regarding carving out of new sites for petrol pumps and gas godowns. The following officers were present :-

1. Shri Ashok Pahwa, Vice-Chairman, DDA.
2. Shri K.J. Alphons, Commissioner(LM), DDA.
3. Shri J.C. Ghambhir, Commissioner(Planning), DDA.
4. Shri P.C. Jain, Addl. Commr.(AP), DDA.
5. Shri S. Auluck, Chief Architect, DDA.
6. Shri N.K. Aggarwal, Jt. Director(Planning), DDA.
7. Smt. Aparna Raghuram, A.D.(N.L.), DDA.

The following decisions were taken :-

A. PETROL PUMPS

1. In the first phase Commissioner(Planning) will carve out 40 regular sites(36x36 mtrs) outside the new urban extensions of Dwarka, Narela and Rohini, by 10.5.1995, in consultation with Commissioner(LM).

2. Few sites may be carved out on L&DO land for which the necessary details regarding availability of land will be collected from teh L&DO's office by Commissioner(Planning)'s office. After sites are carved out DDA will take up with L&DO for allotment of these sites.

3. Commissioner(LM) will furnish to Commissioner(Planning) the details of sites not yet allotted outside the new urban limits by 4.5.1995.

B. GAS GODOWN SITES

1. Commissioner(Planning) will carve out sites depending on the requirement of various areas.

2. DDA will write to the Ministry of Petroleum to indicate the yardstick for deciding the total number of gas godown sites required in Delhi.

3. Commissioner(LM) will collect basic data on gas godowns for the country and the metropolitan cities so as to decide whether new gas godown sites are necessary in Delhi.

Sub : Provision of two petrol pump sites in FC No.-53 near TV tower Pitampura Sub-Zone H-5.
(No. PA/Dir.(AP)/95/773)

In the draft Zonal Development Plan for Zone-'H' approved by Authority, two new petrol pump sites have been proposed abutting road no. 41 to the North-West of Wazirpur District Centre at the corner of proposed intermediate category 'A' Hospital.

2. The hospital as per MFD-2001 formed a part of FC-53 (area 18.5 Hec.) near TV tower at the crossing of Ring Road and road no. 41. While considering the draft zonal plan by Authority it was recommended to be shifted to the area North-West of Wazirpur District Centre to facilitate the development of TV tower Cultural-cum-Facility Complex. However, at the time of preparing detailed scheme around TV tower covering an area of 51.7 Hec. it has been recommended to bring back the hospitals in the proposed facility centre near TV tower since the area is full of grown-up trees and cutting of large number of trees was not found desirable besides its land-use being District Park and open spaces as per MFD-2001. According to this one petrol pump sites each was proposed on road no. 41 and Ring Road.

3. The proposal for the area around TV tower including FC-53, SC -19 and Master Plan green covering an area of 51.7 Hec. was discussed in the Chamber of Commr.(Plg.) as pre-screening committee exercise, the following views were expressed :

- i. 3 nos. smaller plots (institutional) may be omitted.
- ii. Petrol pump sites on Ring Road No. 41 may also be committed.
- iii. 2 hospital sites may be converted into one hospital of bigger size.
- iv. 1 additional petrol pump site may be proposed on road no. 37 which will be part of Service Centre-19.
- v. 2 petrol pump sites may be proposed on Ring Road plus a Shopping Centre which will be a part of the Service Centre (Deficient area as per MFD-2001).

4. The proposal is placed before the Technical Committee for consideration for 3 petrol pump sites proposed in para 3 above.

C.D.
18/05/95
Dir (AP)

SUB: Petrol Pump Site in Community Centre on
Road No.44 Pitampura Sub Zone H-5

BACKGROUND

As per the approved divisional plan for Div.H, a petrol pump site has been earmarked in the community centre area on Road No.44 and the area of the community centre is 8.75 Ha, whereas as per preliminary scheme for this area, the land area about 5.688 Ha has been utilized. The remaining area as per the site is presently under the occupation of the ODA site office.

2. S I T E

The community centre site is bounded by 30M.R/W road No.44 in the East; 24M. R/W in the South, Residential in the West and Distt Park in the North. As per the divisional plan proposals of the Division H, the remaining area of the community centre where the site office of the ODA is existing has been proposed to be utilized for a small Int. Hospital alongwith petrol pump site. Accordingly, a site for the petrol pump is being carved out of this land for petrol pump (only filling station) 30 mtrs x 17 mtrs.

3. PROPOSAL

The plan has been prepared on the basis of the enlargement done from the divisional plan as no survey of the site has been conducted nor any survey is available. The final dimensions of the petrol pump site will be worked out only after the survey is available. The remaining area after utilisation of the land for petrol pump would be put to use for a small hospital. The petrol pump is located at about 78 mtrs from 18 Mtrs. R. R/W in the north indicated in the preliminary scheme of the community centre against 50 mtrs required. This is, however, subject to the feasibility check-up.

(ONLY FILLING STATION)

The case for petrol pump site (out ~~xxx~~ of the land earmarked for community centre in sub zone H-5 on Road No.44 is submitted for consideration.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(18)95-MP

Dated: 25.5.95

minutes of the 43rd meeting of Technical Committee held on 19.5.95 at 5.00 P.M. in the Conference Room, 'B' block, 1st floor, Vikas Sadan, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.Ashok Pahwa, Vice-Chairman (In chair)
2. Sh.R.L.Hans, Engineer Member.
3. Sh.J.C.Gambhir, Commr.(PLg.)
4. Sh.K.J.Alphones, Commr.(LM)
5. Sh.Santosh Auluck, Chief Architect.
6. Sh.P.C.Jain, Addl.Commr. (AP)
7. Sh.K.K.Bandyopadhyay, Addl.Commr.(DC&B)
8. Sh.P.N.Dongre, Addl.Commr.(TYA)
9. Sh. Prakash Narain, Dir.(PPR)
10. Sh.R.K.Jhingan, Director(Landscape)

DELHI POLICE

11. Sh.Gurmail Singh, (ACP)Traffic, South

T..C.P.O.

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

L & D.O.

13. Sh.L.D.Ganotra, Engineer Officer.

SPECIAL INVITEES

14. Sh.Chander Ballabh, Dir.(AP)I for item no.31/95
15. Sh.N.K.Agarwal, Dir.(SA) for item no.29/95, 32/95 & 34/95
16. Sh.Vijay Risbud, Director(Bldg.)
17. Sh.D.K.Saluja, Jt.Dir.(T) for item no.27/95 & 28/95
18. Sh.C.P.Rastogi, Director(SPG) for item no.33/95
19. Sh.G.K.Pandey, CE, Min. of Environment & Forest for item no.32/95
20. Sh.N.P.Singh, General Manager, BTPS for item no.29/95 & 32/95
21. Sh.S.K.Gupta, Sr.Manager, BTPS for item no.29/95 & 32/95
22. Sh.H.K.Srivastava, SE,PWD, Delhi for item no.28/95
23. Sh.A.Chakrabarty, SE,PWD for item no.28/95
24. Sh.A.C.Sethi, Dir.(S&JJ)II item no.31/95
25. Sh.Jarnail Singh, Town Planner for item no.31/95
26. Sh.Alok Upadhyaya, AVP for item no.27/95
27. Sh.Tribhuvan Singh, CAP, NOIDA for item no.27/95
28. Sh.R.K.Sharma, D.M.(INFRA) NOIDA for item no.27/95
29. Sh. J.Rasmussea, KAMPSAX for item no.27/95
30. Sh.K.B.Rajoria, Chief Engineer,PWD,NCTD for item no.27/95

1. Item No. 27/95

Sub: Proposed bridge on River Yamuna to connect Delhi with NOIDA.

F.5(24)/92-MP

This item was discussed in the Technical committee meeting held on 10.5.95 and Technical Committee made number of observations which were to be met and the report submitted in the next Technical Committee meeting. Since, no report was submitted in time, no regular agenda item could be prepared for this Technical Committee meeting. However, based on the note submitted in the meeting by the representative of ILFS (Infrastructure Leasing & Financial Services Limited) and the observations made by Sh. K.B.Rajoria, Chief Engineer, PWD, GNCTD, a detailed discussion was done in the Technical Committee meeting.

The Technical Committee emphasised that ILFS should attend to all the points raised in the earlier Technical Committee meeting, as well as the points raised by Sh. Rajoria in this meeting and an appropriate report be prepared. After getting approval/concurrence of GNCTD, the same should be submitted to the DDA. ILFS representative stated that such a report would be ready in about 2 to 3 months time. Considering the importance of the project, Chairman stated that as soon as such a report is submitted, it should be considered in the Technical Committee meeting within one week.

2. Item No. 28/95

sub: Alignment plan for road no 17 (Nelson Mandela Road) from Outer Ring Road to Mehrauli-Mahipalpur road.

F.5(3)72-MP Pt.I

The Technical Committee advised that transportation study should be conducted to see whether it was necessary to have wider right of way of this road beyond 45 mtrs. Possibility of loop road as an alternative to larger right of way should also be studied on the location where bigger right of way is not possible. Based on the study, case should be brought before the Technical Committee.

3. Item No. 29/95

SuB; Change of land use of an area measuring 26 ha.(64.22 acres) from 'agricultural and water body' (Use Zone A-4) to 'Manufacturing' (Use Zone M-1) for fly ash brick plant near Badarpur Thermal Power Station, New Delhi.

F.3(56)89/Pt.I

The Technical Committee recommended change of land use as contained in the agenda item afresh under section 11-A of Delhi Development Act as advised by the Ministry of Urban Affairs and Employment.

4. Item No. 30/95

Sub: Allotment of land for school in Chankayapuri to Civil Services Society.

F.9(1)95-MP

The Technical Committee recommended to put up the case to Authority for their consideration as a case of special permission.

5. Item No. 31/95

Sub: Change of land use of an area measuring 2.86 acres from 'public and semi-public facilities' (School) to 'Commercial' (Local shopping centre) at Gujranwalan, Delhi.

F.20(10)95-MP

After detailed discussion, the Technical Committee recommended the proposal of converting the land meant for senior secondary school to commercial (Local Shopping) with conditions that GMC surrenders the land to DDA and after processing for change of land use, DDA would develop the site for commercial purpose. In order to meet the requirements of the school site, it was decided by the Technical Committee that additional school site be carved out of the land measuring about 13 ha. North of Model Town for which a scheme was under preparation in the Area Planning Wing of DDA by Director(AP)I. It also specified that this decision would not form precedent for any other such cases in future. The case to be treated as a case for special permission from the Authority.

6. Item No. 32/95

Sub: Allocation of balance 100 ha. of land for Ash disposal of Badarpur Thermal Power Station, Delhi

F.3(73)84/MP

The proposal was explained by the representative of NTPC and during the discussion the representative of Ministry of Environment, Dr. G.K.Pandey indicated that during the past few years 100 ha. of land had been acquired by NTPC for dumping of fly-ash for the purpose of manufacturing of fly-ash bricks locally and it was apprehended that there would be further requirement of extra land from year to year basis. Therefore, it was decided to constitute a committee consisting of representatives of NTPC, Deptt. of Planning, DDA Engineering Wing DDA; Ministry of Environment to inspect the site and study various aspects of the matter including the efforts made by NTPC to utilise fly-ash and report be submitted within a months time.

7. Item No. 33/95

Sub: Planning & Development of the area in the West of JNU(Vasant Kunj) Phase-II) processing of change of land use-(Additional Hotel Site)

F.20(7)89/MP

The matter was discussed in detail, considering the acute shortage of hotel rooms in Delhi, Technical Committee recommended further change in land use by reducing residential component from 82 ha. to 49.Ha. and correspondingly increasing commercial component from 32 ha. to 65 ha. to accomodate about 7 more hotel sites within an area of 29 acres. However, it is to be examined whether 45m right of way of Nelson Mandela road could further be increased sufficiently considering the further generation of traffic in and around this pocket. The case to be processed for change of land use.


8. Item No.34/95

sub: Carving out of retail outlets in Delhi.

PA/DIR.(AP)/95/773

After detailed discussion, the Technical Committee decided that in the first instance out of sites suggested by Commr.(LM), sites be indicated in consultation with Oil Companies for zone wise distribution. Smaller sites to be located where bigger sites(Service Station) already existed and vis-a-versa. As far as possible, preference be given for locating medium size petrol pumps. Technical Committee also constituted a sub-committee to recommend size and location of petrol pump sites with Commr.(LM).AC(AP), Director(SA) as members.

This issues with the approval of Vice-Chairman,DDA

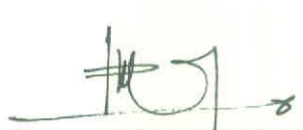

MEMBER SECRETARY
TECHNICAL COMMITTEE
ADDL.COMMR. (DC&B)

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

Dated:25.5.95

Copy to:-

1. OSD to VC for information of the later.
2. Engineer Member,DDA
3. Commissioner(Planning)DDA
4. Commissioner(LD)DDA
5. Chief Architect,DDA
6. Addl.Commr.(DC&B)DDA
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(Planning)DESU
17. Director(Landscape)DDA
18. Commissioner(LM)DDA
19. Secy. to LG
20. Director(PPR)


(P.V.MAHASHABDEY)
Joint Director(MP)

1. Item No.27/95

Sub : Proposed bridge on River Yamuna to connect Delhi with NOIDA.

F5(24)/92-MP

This item was discussed in the Technical Committee meeting held on 10.5.95 and Technical Committee made number of observations which were to be met and the report submitted in the next Technical Committee meeting. Since, no report was submitted in time, no regular agenda item could be prepared for this Technical Committee meeting. However, based on the note submitted in the meeting by the representative of ILFS (Infrastructure Leasing & Financial Services Limited) and the observations made by Sh.K.B.Rajoria, Chief Engineer, PWD, GNCTD, a detailed discussion was done in the Technical Committee meeting.

The Technical Committee emphasised that ILFS should attend to all the points raised in the earlier Technical Committee meeting, as well as the points raised by Sh.Rajoria in this meeting and an appropriate report be prepared. After getting approval/concurrence of GNCTD, the same should be submitted to the DDA. ILFS representative stated ~~that~~ such a report would be ready in about 2 to 3 months time. Considering the importance of the project, Chairman stated that as soon as such a report is submitted, it ^{should} ~~would~~ be considered in the Technical committee meeting within one week.

2. Item No.28/95

Sub : Alignment plan for road no.17 (Nelson Mandela Road) from Outer Ring Road to Mehrauli-Mahipalpur road.

F.5(3)/72-MP Pt.I

The Technical Committee advised that transportation study should be conducted to see whether it was necessary to have wider right of way of this road beyond 45 mtrs. Possibility of loop road as an alternative to larger right of way should also be studied on the location where bigger right of way is not possible. Based on the study, case should be brought before the Technical committee.

- : 4 : -

3. Item No.29/95

Sub : Change of land use of an area measuring 26 ha. (64.22 acres) from 'agricultural and water body' (Use Zone A-4) to 'Manufacturing' (Use Zone M-1) for fly ash brick plant near Badarpur Thermal Power Station, New Delhi.
F.3(56)/89-Pt.I

The Technical Committee recommended change of land use as contained in the agenda item afresh under section 11-A of Delhi Development Act as advised by the Ministry of Urban Affairs and Employment.

4. Item No.30/95

Sub : Allotment of land for school in Chankayapuri to Civil Services Society.
F.9(1)95-MP

The Technical Committee recommended to put up the case to Authority for their consideration ^{as a Case} ~~for~~ special permission.

5. Item No.31/95

Sub : Change of land use of an area measuring 2.86 acres from 'public and semi-public facilities' (School) to 'Commercial' (Local shopping centre) at Gujrawalan, Delhi.
F.20(10)95-MP

After detailed discussion, the Technical Committee recommended the proposal of converting the land ^{meant} ~~made~~ for senior secondary school to commercial (Local Shopping) with conditions that GMC surrenders the land to DDA and after processing for change of land use, DDA would develop the site for commercial purpose. In order to meet the requirements of the school site, it was decided by the Technical Committee that additional school site be carved out out of the land measuring about 13 ha. North of Model Town for which a scheme was under preparation in the Area Planning Wing of DDA by Director(AP)-I. It also specified that this decision would not form precedent for any other such cases in future. The case to be treated as a case for special permission from the Authority.

- : 4 : -

6. Item No.32/95

Sub Allocation of balance 100 ha. of land for Ash disposal of Badarpur Thermal Power Station, Delhi.

F.3(73)/84-MP

The proposal was explained by the representative of NTPC and during the discussion the representative of Ministry of Environment, Dr.G.K.Pandey indicated that during the past few years 100 ha. of land had been acquired by NTPC for dumping of fly-ash for the purpose of manufacturing of fly-ash bricks locally and it was apprehended that there would be further requirement of extra land from year to year basis. Therefore, it was decided to constitute a committee consisting of representatives of NTPC, Deptt. of Planning, DDA, Engineering Wing, DDA; Ministry of Environment to inspect the site and study various aspects of the matter including the efforts made by NTPC to utilise fly-ash and report be submitted within a months time.

7. Item No.33/95

Sub Planning & Development of the area in the West of JNU (Vasant Kunj Phase-II) processing of change of land use - (Additional Hotel Site).

F.20(7)/89-MP

The matter was discussed in detail, considering the acute shortage of hotel room in Delhi, Technical Committee recommended further change in land use by reducing residential component from 82 ha. to 49 ha. and correspondingly increasing commercial component from 32 ha. to 65 ha. to accommodate about 7 more hotel sites within an area of 29 acres. However it is to be examined whether 45m right of way of Nelson Mandela road could further be increased sufficiently considering the future generation of traffic in and around this pocket. The case to be processed for change of land use.

- : ~~A~~ : -

8. Item No.34/95

Sub : Carving out of retail outlets in Delhi.

PA/DIR.(AP)/95/773

After detailed discussion, the Technical Committee decided that in the first instance out of ~~15~~ sites suggested by Commr.(LM), sites be indicated in consultation with Oil Companies for zone wise distribution. Smaller sites to be located where bigger sites (Service Station) already existed and vis-a-versa. As far as possible, preference be given for locating medium size petrol pumps. Technical committee also constituted a sub-committee to recommend size and location of petrol pump sites with Commr.(LM), AC(AP), Directora(SA) as members.

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)


No.F.1(1)95-MP

Dated : 17..5.95

MEETING NOTICE

The 43rd Technical Committee meeting of the DDA will be held on 19.5.95 at 5.00 P.M. in the Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi.

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


(K.K.BANDYOPADHYAY)
Addl. Commr.(DC&B)

Sl.No.	Item no.	Particular	Page No.
1.	28/95	i) Alignment plan for Road no.17 (Nelson Mandela Road) from Outer Ring Road to Mehrauli- Mahipalpur Road. F.5(3)/72-MP Pt.I	1
2.	29/95	Change of land use of an area measuring 26 hac.(64.22 acres) from 'agricultural and water body' (Zone A-4) to 'manufact- uring' (Use Zone M-1) for Fly Ash Brick Plant near Badarpur Thermal Power Station, New Delhi. F.3(56)89-MP/Pt.I	10
3.	30/95	Allotment of land for School in Chankyapuri to Civil Services Society. F.9(1)95/MP	14
4.	31/95	Change of land use of and area measuring 2.86 acres from 'public and semi-public facili- ties' (School) to 'Commercial' (Local Shopping Centre) at Gujrawalan, Delhi. F.20(10)95/MP	15
5.	32/95	Allocation of balance 100 hac. of land for Ash disposal of Badarpur Thermal Power Station F.3(73)84-MP	17
6.	27/95	Proposed bridge on River Yamuna to connect Delhi with NOIDA. F.5(24)92-MP	
