

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

F.1(8)96-MP

Dated: 13.2.96

Minutes of the 58th meeting of Technical Committee held on 6.2.96 at 10.00 A.M. in the conference hall, Vikas Minar, 5th floor, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.Anil Kumar, Vice-Chairman (In chair)
2. Sh.R.L.Hans, Engineer Member.
3. Sh.Arun Mhaisalkar, Commr.(Plg.)
4. Sh.K.K.Bandyopadhyay, Addl.Commr.(TYA)
5. Sh.Chandra Ballabh, Addl.Commr.(DC&B)
6. Sh.A.K.Jain, Director(ZP)
7. Sh.M.N.Khullar, Chief Architect (HUPW)
8. Sh.S.P.Bansal, Director(NCR&UE) & (PPR)

TOWN & COUNTRY PLANNING ORGANISATION

9. SH.K.T.Gurumukhi, Addl.Chief Planner .
Delhi Police
10. Sh.B.B.Paul, ACP(T)

D.E.S.U.

11. Sh.S.C.Chattopadhyay, SE(Plg.)PI
12. Sh.S.K.Chaudhary, Xen (Plg.)

NEW DELHI MUNICIPAL COMMITTEE

13. Sh.P.C.Dixit, Architect.

M.C.D.

14. Sh.A.K.Saxena, SE(Plg.)C-VII
15. Sh.Shamsher Singh, Addl.Town Planner

L&DO

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

SPECIAL INVITEES

17. Sh.N.K.Aggarwal, Director(SA) for item no.18/96
& 21/96
18. Sh.H.S.Sikka, Director(AP) for item no.24/96
25/96
19. Sh.A.K.Gupta, Director(Narela)
20. Sh.Pradip Behari, ACA-I
21. Sh.D.K.Saluja, Jt.Dir.(T)
22. Sh.Prakash Narayan, Director(DC&MP)
23. Sh.S.Srivastava, Director(Spl.Project)
24. Sh.B.L.Khurana, Chief Engineer(E) for item no.22/96
24/96
25. Sh.I.Mohan Director(TYA) for item no.23/96

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1. Item No.63/95

Sub : Action taken report on the decisions of the 57th Technical Committee meeting held on 23.1.96.

F.1(28)91-MP

Action taken report was discussed and it was decided that the actions to be taken be expedited by the concerned deptts. simultaneously.

2. Item No.18/96

Sub : Grant of NOC for storage of petroleum class 'B' & 'C' products in rural areas in Delhi.

F.7(4)91-MP

The Technical Committee decided that the guidelines earlier formulated by the Technical Committee for urban areas in its meeting held on 25.7.95 under item no.57/95 be followed in rural areas also. Dy. Commr. of Police (licensing) be informed accordingly.

3. Item No.19/96

Sub : Formulation of development control norms for club buildings.

F.3(44)94-MP

The Technical Committee after detailed discussion approved the recommended norms contained in para '3' of the agenda subject to the following:

For plot sizes more than 10,000 sqm. (1 ha.) these controls shall be restricted to the areas as applicable in case of 1 ha. plot only; Surplus area over 1 ha. should be used for open air activities, landscaping and parking only.

The matter be further processed for requisite modification in MPD-2001.

4. Item No.20/96

Sub : Land use and development control norms for land owned by M/s Edward Keventers plot located in block no.48, Sardar Patel Marg, New Delhi.

F.17(18)70-MP

The item was deferred with the observation that this may be further examined in the light of observations made.

5. Item No.21/96

Sub : Issue of NOC for const. of commercial complex on property no.7361 (Pt) Ramnagar on Main Qutab Road to M/s Dewan & Sons Investment Pvt. Ltd.

F3(204)61-MP

Urban Renewal Scheme for the area measuring 3.34 ha. & comprising of Pvt.,DDA land & the property no.7361(Pt.) belonging to M/s Dewan & Sons Investment Pvt.Ltd. at Ramnagar

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Qutab Road was presented before the Technical Committee. The Technical Committee made the following observations:

- i) Qutab Road widening be incorporated as per approved alignment plan.
- ii) Approval of the total urban renewal scheme be ~~developed~~ ^{delinked} from detailing and development of land belonging to M/s Dewan & Sons.
- iii) Adequate provision be made for the facilities like Engineering Services, Circulation including parking and public open spaces for overall as well as pocket wise scheme.
- iv) Authority's decision contained in resolution no.172 dt.30.8.71 may be incorporated to the extent possible with Development Control Norms applicable for urban renewal area i.e. 33% maximum ground coverage, 83 maximum FAR and 12.5m maximum height be followed in general.
- v) Power requirement be suitably provided in consultation with DESU.
- vi) AC(AP) was authorised to discuss with the owner of the property for achieving the spirit of the concept and may consider relaxation in the permissible height with a view to achieve the mandatory public open spaces and other facilities by compensating these areas.

The scheme as finalised in the light of above observations, be brought for the consideration of the Technical Committee in the month of March, 1996.

6. Item no.22/96

Sub : Proposed integrated Freight Complex Narela Sub-city.
Dir./NP/93/114(Pt.II)

The Technical Committee was informed by Director(Narela) that the proposal has already been discussed with CE(NZ) & CE(E),DDA. The Technical Committee approved the layout of IFC and detailed sub-plan for the area for food grain, fruit & vegetable market with the following recommendations:

- i) The land under litigation (already notified) & left out land alongwith additional land upto the extent of about 15 ha. be acquired immediately.

over

- ii) Possibility of utilising the land falling under 66/220/400 KV HT lines for nursery/floriculture on licence basis be explored in consultation with DAMB and DESU.
- iii) Notification be issued for acquisition of the remaining land for integrated freight complex, district centre and 100m express-way invoking emergency clause.
- iv) Processing for change of land use for an area measuring about 360 ha. be initiated.
- v) Appointment of Transportation Planning Advisor for the IFC Narela be processed and finalised early.
- vi) Detailed scheme as may be ^{required} for submission to DUAC for the entire IFC Narela be prepared immediately within a time frame.

7. Item No.23/96

Sub : Proposal of 30/45m R/W road in place of an existing drain passing along Anand Vihar CHBS.
F.PA/JD(TYA-II)95/662/AC(TYA)

The Technical Committee did not agree to the proposal submitted by the CPWD for construction of 30 mtr/15mtr. road on existing dis-used drain and approved its utilisation as recommended in para 3 of the Agenda as under:

- i) The land-scape scheme of the Nallah integrating existing parks/open spaces of adjoining localities be prepared by Director(Landscape).
- ii) A cycle track be provided linking shopping complex for the benefit of the adjoining neighbourhood.

8. Item No.24/96

Sub : 220 KV grid sub-station at Siri Fort.
F6(3)91-MP

After detailed discussion the Technical Committee suggested that possibility of alternative site be again explored through a joint inspection of a team comprising of CA, CE(E), Director(AP-I) (Convenor), Director(LS) from DDA and CE(DESU). The team may also come out with minimum area requirement for the grid sub-station including indoor sub-station. The matter be brought in the Technical Committee again in the month of March, 1996.

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9. Item No.25/96

Sub : Electrification of residential plots near Khyala at Chokhandi, Identification of land for 33 KV sub-station.

PA/DIR/AP-II/95/314-G)

The Technical Committee approved the alternative site no.1, located adjacent to Nallah, which is also acceptable to DESU. The proposal has already been approved in the Screening Committee under item no.15/96 providing 33 KV sub-station site measuring 45m x 75m.

10. Item No.26/96

Sub : General Pool Housing at Sector 10, R.K.Puram.


F20(24)86-MP

In the agenda note it has been explained that the area of the Service Centre (SC-12) will be about 1.8 ha. by including the adjacent approach road as recommended in MPD-2001. The Technical Committee has, therefore, no objection for consideration of 1.5 ha. as net area for the Service Centre. L&DO/PWD may also be requested to finalise the detailed layout plan for the service centre keeping in view the MPD-2001 requirement for the gas godown etc.

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Sub : Proposal for 66 KV grid sub-station site at Saket.
F.204/CE(E).

The Technical Committee agreed for alternative site no.1 near Shivalik CHBS. The proposal be further processed in consultation with the Lands Deptt. and Dir.(LS). In case, however this site is not found feasible, alternative site no.2 (FC-30) may be considered and the matter be brought in the next Technical Committee.


13.02.96
(CHANDRA BALLABH)
ADDL.COMMR.(DC&B)
MEMBER SECRETARY

Memo No.F.1(8)96-MP

Dated:13.2.96

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3. Principal Commissioner
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5. Commissioner(LD)
6. Chief Architect, DDA
7. Addl.Commr.(DC&B)
8. Addl.Commr.(TYA)
9. Addl.Commr.(AP)
10. Chief Planner, TCPO
11. Chief Architect, NDMC
12. Town Planner, MCD
13. Secretary, DUAC
14. Land & Development Officer
15. Sr.Architect, (H&TP) CPWD
16. Deputy Commissioner of Police (T)
17. Chief Engineer (Plg.) DESU
18. Director(Landscape)
19. Commissioner(LM)
20. Secy. to LG
21. Director(PPR)


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

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Action taken report was discussed and it was decided that the actions to be taken be expedited by the concerned depts. simultaneously.

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The Technical Committee decided that the guidelines earlier formulated by the Technical Committee for urban areas in its meeting held on 25.7.95 under item no.57/95 be followed in rural areas also. Dy.Commr. of Police (Licencing) be informed accordingly.

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Sub : Formulation of development control norms for club bldgs.

The Technical Committee after detailed discussion approved the recommended norms contained in para '3' of the agenda subject to the following ~~conditions~~:

~~i)~~ For plot sizes more than 10,000 sqm. (1 ha.), these controls shall be restricted to the areas as applicable in case of 1 ha. plot only; Surplus area over 1 Ha. should be used for open air activities, landscaping and parking only.

The matter for ~~These~~ be further processed for ^{require} modification in MPD 2001

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The item was deferred with the observation that this may be further examined ^{in the light of observations made @} ~~internally and brought before the next Technical Committee.~~

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Urban Renewal Scheme for the area measuring 3.34ha. and comprising of pvt., DDA land and the property no.7361(Pt)

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(CHANDRA BALLABH)
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MEMBER SECRETARY

Memo No.F.1(8)96-MP

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(P.V. MAHASHABDEY)
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Urban Renewal Scheme for the area measuring 3.34ha. and comprising of pvt., DDA land and the property no.7361(Pt)

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SUB:PROPOSED INTEGRATED FREIGHT COMPLEX - NARELA
SUB-CITY

REF:Dir/NP/93/114(Pt.II)

The Concept Plan for the proposed Integrated Freight Complex at Narela Sub-City was approved in principle by the Technical Committee in its meeting held on 14-6-94 and Technical Committee also decided to initiate acquisition of land and to process the change of land use after the land is notified for acquisition under the Land Acquisition Act. Subsequently, it was decided to acquire land identified for foodgrain and fruit and vegetable market for allotment to DAMB alongwith proposed 60 mtr. wide road. About 170 acres of land (69 haec.) was notified for acquisition under Section-4 invoking emergency clause i.e. Section-17. The possession of the land has been taken by DDA on 24 & 25-1-1996.

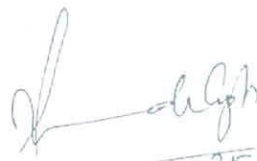
2. Certain modifications were made in the proposed Land to be allotted to DAMB in view of the ground conditions such as 66.220 & 400 KV high tension lines and land is in possession with AIR, Khampur. The modified plan was discussed in a meeting taken by Commr.(Plg.) on 19-1-1996 and it was decided that keeping in view the following, Concept Plan be modified after discussion with DAMB and the Consultant Prof. N. Ranganathan, SPA, who is proposed to be considered only in the advisory capacity and the detail plan will be prepared in-house.

- i) Actual possession of land and site conditions taken over by DDA on 24-1-1996.
- ii) Transfer of AIR land is not feasible.
- iii) Separate and independent approach to village Shahpur Garhi.
- iv) Land for social infrastructure and green belt all around village Shahpur Garhi.
- v) Any left out land to be acquired immediately for allotment to DAMB.
- vi) Existing Bawana escape alignment to be retained.

3. Accordingly, the Concept Plan has been modified and discussed with SE(DAMB), Prof. N. Ranganathan.

Salient features of the Concept Plan are :

- 35 hact. of land to be allotted to DAMB for foodgrain, fruit & vegetable market is proposed in 3 pkts.
 - 45 mtr. right of way (green belt) is proposed to accommodate 400 KV high tension line. About 4 hact. of land is required to be reserved for the green belt.
 - 60 Mtr. road has been proposed along the green belt.
 - 60 Mtr. road is proposed between the existing 66,220 & 400 KV high tension line.
 - The land in possession with AIR Khampur is excluded from IFC.
 - Existing Bawana escape alignment is retained.
 - About 50 mtr. wide green belt alongwith social infrastructure facilities is proposed on the East & West side of village Shahpur Garhi.
 - An independent approach road to village ^{Shahpur} Garhi is proposed. (Modified Concept Plans are laid on Table).
4. The modified Concept Plan is placed before the Technical Committee for consideration & approval of the following:
- i) Approval of the modified Concept Plan and proposal.
 - ii) Modified proposal for allotment of land of 35 hact. to DAMB.
 - iii) Change of landuse of about 360 hact. identified for IFC & District Centre prior to notification of land for acquisition.


25.1.96
Dir (NP)

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)


No.F.1(3)96/MP

Dated : 31.1.96

MEETING NOTICE

The 58th Technical Committee meeting of the DDA will be held on 6.2.1996 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

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


(CHANDRA BALLABH)
ADDL.COMMR.(DC&B)
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6.	22/96	Proposed Integrated Freight Complex Narela Sub-city. Dir./NP/93/114(Pt.II)	16-17
7.	23/96	Proposal of 30/45M R/W road in place of an existing drain passing along Anand Vihar CHBS. PA/JD(TYA-II)95/662/AC(TYA)	18-21
8.	24/96	220 KV Grid Sub-Station at Siri Fort. F.6(3)91-MP	22-24

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S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	63/95	Action Taken Report on the decisions of the 57th Tech. committee meeting held on 23.1.96. Fl(28)91-MP	
2.	18/96	Grant of NOC for storage of Petroleum Class 'B' and 'C' products in rural areas in Delhi.F.7(4)91-MP	1-3
3.	19/96	Formulation of development control norms for club buildings. F3(44)94-MP	4-6
4.	20/96	Land use and development control norms for land owned by M/S Edward Keventers plot located in block no. 48 on Sardar Patel Marg, New Delhi. Fl7(18)70-MP	7-10
5.	21/96	Issue of NOC for construction of Commercial Complex on Property no. 7361 (Pt.) Ram Nagar on Main Qutab Road to M/S Dewan & Sons Investment Pvt. Ltd. F3(204)61-MP	11-15
6.	22/96	Proposed Integrated Freight Complex Narela Sub-city. Dir./NP/93/114(Pt.II)	16-17
7.	23/96	Proposal of 30/45M R/W road in place of an existing drain passing along Anand Vihar CHBS. PA/JD(TYA-II)95/662/AC(TYA)	18-21
8.	24/96	220 KV Grid Sub-Station at Siri Fort. F.6(3)91-MP	22-24

ACTION TAKEN REPORT ON THE DECISIONS OF TECHNICAL COMMITTEE
MEETING HELD ON 23.01.96 (57th)

Sl.NO.	ITEM NO. / SUBJECT	EXTRACTS OF DECISION	PRESENT POSITION AND FOLLOW UP ACTION
1.	63/95 Action taken report on the decisions of the 56th Tech. committee meeting held on 9.1.96	Action taken report was discussed and noted.	
2.	10/96 Constn. of electric sub-station for the Supreme Court Lawyers Chamber at Bhagwan Dass Road, New Delhi. F2066)94-MP	Tech. committee agreed for the relaxation of (i) Ground coverage from 25% to 40% (ii) Front set back from 6 mtr. to 4 mtr. and recommended to process further as modification in MPD-2001.	Decision of the Tech. committee conveyed to Under Secy. NOVAE and Sr. Arch. HLP, CPWD on 1.2.96. Agenda for the Authority is being prepared.
3.	11/96 Building plans for additions/alterations at 16, Panait Pant Marg, New Delhi. F16(8)85-MP	Processing of change of land use for an area measuring 0.97 hect. (2.4 acre) from residential to Public and semi Public facilities was recommended.	Agenda for the Authority is being prepared.
4.	12/96 Formulation of Development Control Norms for Club buildings in Delhi. F3(44)94-MP	With drawn.	Being placed in the Tech. committee meeting of 6.2.96.
5.	13/96 Request of Delhi Orthodox Syrian Church Society (St. Paul's School) regarding change of land use of existing primary school to pr. sec. school in Jafarjung Dev. Area. F2(40)66/Inst.	The item be brought again in the Tech. committee after examining the merits and demerits of the proposal such as area norms, location, requirements, Approach Rd/traffic and other related aspects.	Referred to Dir.(AP) I for taking further action.

6. 14/96
Formulation of Development Central
Scheme for building material/CCMI
Dept Place. P3(41)95-MP

Chief architect, was requested to
convene a meeting, also inviting
Town Planner, Alun Deora, the item
be brought again in Tech. Committee
next month.

Referred to Chief arch. for
further taking further action.

7. 15/96
Formulation of norms for sanction of
building plans for petrol filling/
petrol filling-out-service station
in Delhi. P7(7)95-MP

The proposed development norms were
approved subject to conditions that
wherever the plot is more than 33
mt. x 45m the development norms shall
be restricted to as applicable to
the size i.e. 33 mt. x 45 mt. both
in Urban & Rural Area.

Agenda for the Authority is
being prepared.

8. 16/96
Carving out of gas green sites in
Delhi Urban Area - Issues.

It was decided as under:
(i) Commr. (P.C.) to discuss all the
relevant issues with the State
Coordinator/Oil Companies and Chief
Fire Officer

Referred to Dir. (AP) I and
Director (ZP) for taking
further action.

for week of March

9. 17/96
Proposed use of plots of Work Centre
Crestwood and vacated area avail-
able adjacent to Work Centre.

It was decided to follow already
approved development norms as per
terms and conditions of original
allotment i.e. 40% ground coverage
40 FAR and single storey building
be used for commercial and other
compatible uses except PVC trade
banned by MCD. The vacant area
to the north of this complex may
be used partly for a Vocational
Training Institute and partly for
Research & Development Centre.

Referred to Dir. Narela
for taking further action.


P.V. Maheshwari
JD(MR)

File No. F.7(4) 91/M.P.

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1.2 Petroleum class 'B' is defined as petroleum having a flash point of 23 degree centigrade above but below 65 degree centigrade. Petroleum class 'C' is defined as petroleum having a 65 degree centigrade above but below 93 degree centigrade. (ANNEXURE I)

2.1 The matter was discussed in the Technical Committee meetings held on 22.9.92, 21.7.93 & recently on 25.7.95 under item no.54/95. In the meeting, the Technical Committee felt that there should not be any need to examine individual cases but a general circular-guidelines be formulated keeping in view the Master Plan guidelines/provisions and the same be forwarded to DCP(Licencing), after approval of VC,DDA for appropriate decisions without having to refer each case to DDA.

"DDA has no objection for the storage of petroleum class B & C products within any urban landuse subject to the following conditions:

- i) the plans for the premises are sanctioned;
ii) petroleum products are only for the captive use for the activities performed on the premises".

2.3 The matter has been examined with respect to rural areas also and it is observed that same decision taken for urban area may also be applied for rural areas.

3.0 The proposal contained in para '2' above is placed before the Technical Committee for its consideration.

Petroleum Act 1934 and Petroleum Rules 1976. (Annexure I)

Definitions.

- i) "Petroleum Class 'A' means petroleum having a flash point below twenty-three degrees Centigrade.
- ii) "Petroleum Class 'B' means petroleum having a flashpoint of twenty-three degrees Centigrade and above but below sixty-five degrees Centigrade.
- iii) "Petroleum Class 'C' means petroleum having a flashpoint of sixty-five degrees Centigrade and above but below ninety-three degrees Centigrade.

No licence needed for transport or storage of class quantities of petroleum class-B or Petroleum Class-C. No licence needed for import, Transport or storage of small quantities of Petroleum Class-A.

Containers exceeding one litre in capacity for petroleum class-A and 5 litres in capacity for Petroleum Class-B or Petroleum Class-C shall be of a type approved by Chief Controller.

Licence necessary for the transport or storage in bulk of Petroleum class A&B.

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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
विकास सदन
VIKAS SADAN
माई. एन. ए.
I.N.A.

F7(4)95-MP/899
P.V. MAHASHABDEY
JOINT DIRECTOR (MP)

नई दिल्ली
New Delhi-23...1-11-95.....13...

By. Commr. of Police (Lic.)
1100 Bldg. II Estate, New Delhi.

Sub: Grant of 'NOC' for Installation of U.G. Tank of
petroleum class B&C.

Sir,

This is with reference to your letter no. F7(594)Pet/1842-
dt. 6.2.95 and F7(589)94/18647 dt. 30.12.94 regarding the
grant of NOC for storage of petroleum class B&C products in
St. Stephens' Hospital and Appollo Hospital, Delhi. The
general policy in this regard was considered by the Tech.
committee in its meeting held on 25.7.95 and subsequently
in a meeting convened in the room of Commr. (Plg.)DDA where
DOP (Lic.) was also present. The general guidelines finalised
for storage of petroleum class B&C products in the NCT of
Delhi are as under:

"The DDA has no objection for the storage of
petroleum Class B & C products within any urban
land use subject to the conditions that

- (i) The plans for the premises are sanctioned, and
- (ii) The petroleum products are only for the captive
use for the activities performed on the premises".

As such individual cases may not be referred to the
DDA for issue of NOC and other cases which have been
earlier referred to the DDA may be dealt accordingly.

Yours faithfully,

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

Sub : Formulation of development control norms for Club Buildings in Delhi.

F.3(44)94-MP

1.0 BACKGROUND:

1.1 In MPD-2001 under Social Cultural facilities, 1 ha. (10,000 sqm.) area has been prescribed for recreational club, one for one lakh population. IN MPD-2001, Social & Cultural facilities are covered in public and semi-public (see clause 4(h) page 149) for which maximum ground coverage is 25%, FAR 100 and max. height is 26m (see page 164), although no specific regulations were given for clubs as such. MCD accordingly has sanctioned bldg. plans for club building allotted by DDA on the norms applicable for public and semi-public facilities i.e. 25% ground coverage, 100 FAR, max. height of 26m. This was due to the fact that wherever no specific regulations under PSP use zone are not given, these norms will be made applicable. Considering however, activities in recreational club, views have been expressed on the basis of requirements & study of existing clubs, these norms appear to be on the higher side and comparatively leave lesser area for open air activities such as swimming pool, tennis court, basket ball, volley ball etc., besides building component being on higher side with 100 FAR. To supplement this situation, DDA has been receiving requests for additional allotment mainly for open air activities. The recent allotment by DDA was of 3000 sqm. size in Friends Colony, Mandakini Enclave, Pitampura, Naraina etc.

1.2 A sub-committee constituted on 29.7.93 under Chief Architect was requested to suggest the development control norms for club building. In its first report, the sub-committee suggested 3 categories of plots in an area of 2000 sqm., 5000 sqm. & 10,000 sqm. alongwith the proposed development controls (Annexure-A). However, subsequently after studying the situation in some of the existing clubs and their essential requirements for building and open air activities the proposal of 2000 sqm. was not considered and only 2 categories i.e. 'A' & 'B' in an area of 5000 sqm. & 10,000 sqm. were accommodated alongwith other development controls. (Annexure-B)

1.3 These recommendations were discussed in Technical Committee meeting held on 11.7.95 under item no.46/95. The Technical Committee decision is reproduced below:-

"Proposed development control norms for club building in Delhi were discussed in detail and the same were approved with the modification that these would be applicable for the plot sizes 5000 sqm. upto 10,000 sqm. for land allotted in recreational areas. Regulations be prepared to operationalise such norms".

2.0 EXAMINATION

2.1 According to the above decision of Technical Committee, besides formulation of regulations to operationalise such norms, the following points need further clarification so that it could be further processed as an amendment in MPD-2001.

- i) Allotments have been indicated only in the recreational areas.
- ii) These do not cover the recent allotments of DDA i.e. 3000 sqm. plot. Whether the norms suggested for 5000 sqm. are to be made applicable
- iii) The development controls to be adopted for various categories accordingly.
- iv) The regulations are to be prepared by LD branch.

2.2 As per MPD-2001, recreational club premise is permitted in use zones of residential (RD), Commercial (C-1 & C-2), Industrial (M-1 & M-2), Foreign Mission(RDF), District PaRK (P-2), Play ground/Stadium/Sports Complex (P-3), Hospital (PS-1), Education & Research (PS-2), Social & Cultural (PS-3), Police Headquarter/Police Line (PS-4) & Fire Station/Headquarter (PS-5). The residential component as per MPD-2001 permits only 20sqm. for watch & ward. It does not provide other residential requirements such as Guest House, Quarters for maintenance staff etc.

3.0 RECOMMENDATIONS FOR CONSIDERATION

3.1 The following recommendations have been suggested after summing up the earlier decision of the Technical Committee:

- | | | |
|----|----------------|---------------------|
| 1. | Categories 'A' | Above 10,000 sqm. |
| | 'B' | 5000 to 10,000 sqm. |
| | 'C' | Upto 5,000 sqm. |

2. Residential use zone. As per MPD-2001
3. Development Controls: *Map*
- i) Max. ground coverage : 20%
 - ii) Max. FAR *Map* 50
 - iii) Maximum height 12.5m
 - iv) Basement Equal to ground coverage & if used for services will not be counted in FAR.
 - v) Parking (Surface) 2.0 ECS per 100 sqm. floor area.
 - vi) Residential component *Map* 15% of the total floor area for guest rooms & staff quarters for maintenance staff.
 - vii) Set backs As per MPD-2001 (Min.6m)

4.0 The proposal contained in para '3' above is submitted for consideration of Technical Committee so that the matter can be put up to the Authority for further processing the modification in MPD-2001.

CBD
31/01/96
ACC(DCB)

NORMS FOR CLUB BUILDINGSa. Category I:

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

b. Category II :

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

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

c. Category III:

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

Ground coverage	-	30%
FAR	-	75
Set backs Front	-	15 mts.
Sides	-	6 mts.
rear	-	6 mts.
Height	-	9 mts.(2 storey max.)
Basement	-	equal to ground coverage

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

DELHI DEVELOPMENT AUTHORITY
(HOUSING & URBAN PROJECTS WING)

No. F. 3(44)/94-MP.

The Master Plan for Delhi 2001 proposed a Recreational Club for 1 lakh population under the Social and Cultural Facilities (page 140 of the Gazette Notification). The area prescribed for this recreational club is 10,000 sq.mts. The Master Plan does not include the norms for development for the Club Buildings. It was, therefore, decided in one of the internal Planning Committee meetings that the development control norms for Club buildings should be finalised.

To arrive at a practical solution, a number of clubs were visited and information collected. The comparative statement as per the information gathered is enclosed.

Earlier, the Sub Committee constituted for this purpose suggested three types of plots for recreational clubs - i.e. those having plot area of 2,000 sq.mts, 5,000 sq.mts. and 10,000 sq.mts. But after studying the facilities and the memberships of different Clubs, it is observed that in order to maintain a Club and provide facilities required by the Members, it is difficult to sustain a club having a plot area of 2,000 sq.mts. only. The important facilities provided or asked for by the Members of any Club, include the Card Rooms, Dining Rooms, Bar room, health club, swimming pool and a study lounge area in addition to space for large gatherings or parties. After careful deliberations and working out the areas required for various activities essentially for clubs, it is found that a Club can survive if it has a membership of around 2000 minimum. By providing some of the essential activities to cater to these members, the following norms are arrived at:

Type 'A'

Plot Area - 5,000 sq.mts.

Type 'B'

Plot area - 10,000 sq.mts.

Development Controls:-

- | | | |
|----|-------------------------------------|--|
| 1) | Maximum permissible ground coverage | - 20% (*) |
| 2) | Maximum permissible F.A.R. | - 50 |
| 3) | Maximum Height | - 3 storeyed |
| 4) | Basement | - with the curtilage of the building if this is used for club activity, the same will be counted in FAR. |

62

Parking

1.67 car space per 100 sq.mts.
of floor area

Residential
Component

15% of the total floor area- includes
Guest Rooms and Maintenance Staff
Quarters.

- (*) For existing Club buildings, the ground coverage may be relaxed to 25%(max.).

On the basis of these controls, a plot of 5,000 sq.mts. will provide a covered area at the ground level equal to 1,000 sq.m. and the total Floor area equal to 2,500 sq.m. The parking facility of 40 cars will be required for this Club. The area available for 10,000 sq.mts. of plot will be 2000 sq.mts. at the ground level and 5,000 sq.mts. as the total floor area. The parking requirement for this category shall be 83 cars space.

NOTES:

1. The norms proposed shall be applicable to all sizes of plots allotted for construction of Club Buildings.
2. The plans which have already been sanctioned with a different set of norms may continue on the basis of approved plans. But for further sanctions, the norms prescribed above shall apply.

62
Pandip Sachan

-7-

Sub : Land use and development control norms for the land owned by M/s Edward Keventers plot located in block no.48 on Sardar Patel Marg, New Delhi.

F.17(18)70-12

-.--.-.-.-.-.-.-.-

1.0 BACKGROUND:

1.1 Reference invited to the request dt.24.11.95 from Edward Keventers Pvt. Ltd. for the proposed construction of group housing on plot no.10, Sardar Patel Marg, New Delhi for the following:-

- i) The land measuring about 23 acres (9.3 ha) be allowed to be developed as residential-group housing/plotted housing.

Facilities indicated in the draft zonal plan for zone 'D' such as higher secondary school and green are to be removed, since all these facilities are already existing in the zone.

The land should be declared outside LBZ boundary and the concept of one plot depth should also not be applied.

2.0 LOCATION AND LBZ BOUNDARY:

2.1 With regard to LBZ, Govt. of India has issued guidelines dt.6.10.95 wherein it has been mentioned that the existing guidelines should be followed. The first point of consideration is as to whether the area under reference falls within the LBZ with reference to above mentioned guidelines. According to existing guidelines i.e. Ministry's letter dt.8.2.88 relevant portion is reproduced below:

"Demarcation of the LBZ should run along the first inner/outer road or lane from the prominent road through which the demarcation line is shown in the map. However, the demarcation can run through the prominent road where there is a park, ridge, or green area on the other side of the road".

2.2 The matter was discussed many times at Raj Niwas and also with VC specially in reference to one plot depth concept. In this case, a nallah is running between bungalow area (along Willingdon Crescent) and the area under reference. During the discussion with VC/LG in regard to one plot depth concept, a view was taken that not more than 50m wide strip along the nallah be considered as one plot depth.

This applicability of norms will be in both 50 mtr. strip or the remaining land, whether to consider buildings with controlled height/regulations or (b) it should be left open with zero FAR. It is pointed out that as per reference to the proposal approved by the Authority on 15.9.94 and forwarded to MOUA&E for final notification, the land under reference falls within one plot depth of the LBZ area.

3.0 EXAMINATION

3.1 LAND USE AS PER MASTER PLAN & DRAFT ZONAL PLAN

3.2 In the Master Plan, this area has been indicated as gross residential area with density of 200 pph with which population in this area of 9.3 ha. will be 1860 persons or 372 dwelling units. In the approved zonal plan for zone 'D', a senior secondary school and some green area have also been indicated within this land. There is no approved layout plan for this pocket.

3.3 SURROUNDING DEVELOPMENTS & NORMS

This piece of land is surrounded by LBZ area in the North East, low rise development/foreign mission in the South West and South East. In case of Foreign Mission the development norms are 25% ground coverage, 75 FAR, 14m max. height. NDRAC after detailed studies has also made certain recommendations in regard to density i.e. 15 DUs per acre, FAR 75, max. height 45 ft. for South of Rajpath area. It is pointed out that similar norms have been approved by the Authority for adoption in Civil Lines Bungalow Area. This land is also located in close proximity to Presidents' Estate, it can be said that all surrounding development is low density and low rise.

3.4 MPD-2001 Norms :

As per MPD-2001 at page 160 of gazette dt.1.8.90, if the norm of group housing is to be adopted for this total land of 23 acres, planned population will work out to about 7,500 persons calculated @ 160 DUs per ha. To make it self-contained development of this size, planned population requirement of facilities at zonal, sub-zonal and layout plan level, will be provided as prescribed in zonal plan/layout plan & MPD-2001. We may term the development as high density may be high rise or low rise. MPD-2001 provides gross density of 200 pph and say 300-350 pph net density.

4.5 Following issues are placed before the Technical Committee for consideration:

- a) i) Whether plot under reference is affected by LBZ boundary viz-a-viz one plot depth provisions.
- ii) If yes, whether 50 mtr. strip should be considered as one plot depth as has been observed in various discussions and applicability of development control norms therein.
- b) If location considered outside the LBZ boundary/ one plot depth, the applicable development norms i.e.
 - i) MPD-2001 norms in residential development.
 - ii) Draft zonal plan recommendations i.e. for low rise and low density development in conformity with the surrounding developments described in para 3.3 above and other recommendations/provisions made in the zonal development plan/MPD-2001.
- c) The meeting convened by Addl.Secy.(UD), MOUA&E on 18.1.96 regarding LBZ boundary and norms. The Ministry has referred the matter to PMO on 19.1.96 for clear directions.

4.0 In the light of the issues raised in para 3.5 above, the following recommendations are suggested for consideration of Technical Committee.

- i) A 50 mtr. wide strip along the nallah be provided. This area should be included in the calculation of FAR and ground coverage subject to maximum height restriction of 8 mtr.
- ii) Senior Secondary School and green area as per the draft zonal plan be provided and excluded from ground coverage and FAR calculations being the zonal level facility.
- iii) Other requirement of public and semi-public facilities for the population in this land be separately provided for which FAR and ground coverage be provided.

- iv) The remaining area excluding Senior Secondary School and green area be developed as low rise & low density with a maximum height of 15 m (4-Storey).

Considering the location, MPD-2001 recommended gross density @ 200 pph the surrounding development like LBZ area, Foreign Mission etc., the norms recommended by NDRAC for South of Rajpath with low rise & low density development are also recommended for this land. These are:-

- | | |
|--------------------|------------------|
| a) Ground coverage | 25% |
| b) FAR | 75 |
| c) Maximum height | 15 mtr. |
| d) Density | 15 DUs per acre. |

6. The conceptual plan will be got approved from DDA & DUAC including the circulation plan.

~~CCP~~
AC (De & B)

SUBJECT:- Issue of NOC for construction of commercial complex on property No. 7361 (pt.) Ram Nagar on Main Qutab Road to M/s- Dewan & Sons Investment Pvt. Ltd.
F.3(204)61-MP)

1.0 BACKGROUND

- 1.1. There is a request from M/s. Dewan & Sons Investment Pvt.Ltd. to issue NOC for construction of Cinema/ Commercial complex. 300 FAR of plot of land measuring about 5000 sq. yds. fronting of Qutab Road adj. to the existing building/tourist hotel. The said NOC is requested to be issued to MCD for processing the building plans for a commercial complex on the said plot.
- 1.2. M/s. Dewan & Sons Investment Pvt.Ltd. has also filed a case in Delhi Court CWP No.647 of 1995 and their case is that the case pending in the High Court having been decided in favour of his predecessor in interest, M/s. Goodwill India Ltd. DDA should give no objection for sanction of plans for construction of commercial bldg. with 300 FAR on the plot."
- 1.3. The property falls in Development area No 130 of D.D.A.

2.0 OBSERVATIONS:

- 2.1. M/s. Goodwill India Limited submitted plans for construction of a commercial complex and to avail of FAR 300 prevailing then, to the Municipal Corporation of Delhi in 1961. The MCD advised that the plans could be entertained provided clearance was obtained from the Delhi Development Authority from the land use and ownership point of view.
- 2.2. The draft Zonal Plan A-6(Qadam Sharif area) in which jurisdiction the lands falls was published for inviting public objections/suggestions. According to this the said property was shown with the adjacent plot as Neighbourhood Centre with a view to accommodate the shops affected in the R/W of Qutab Road and for providing other facilities required in that area.
- 2.3. While considering the individual objections/suggestions the Screening Board of the Authority recommended that the land use of the plot being adjacent to the built up property, be shown in accordance with the use of the adjacent plot as Commercial with 300 FAR.

[Handwritten signature]

- 2.4. The recommendations of the Screening Board were placed before the Authority in its meeting held on 30.8.71 and based on the recommendations of the Screening Board Authority resolved "The plot should be treated at par with Neighbouring plots but no building plans sanctioned pending disposal of the case in the High Court."
- 2.5. In the approved Zonal Development Plan of Zone A-6, the R/W of Qutab Road is 30 meter and the use of remaining land is shown as retail business and commercial " up to 1 plot depth or 50 ft. which ever is applicable."
- 2.6. It has been reported by the Lands Section that DDA has lost the case in the High Court and the M/s. Goodwill India Ltd. is declared the owner of the land. It has further been clarified that all appeal/revision and SLP filed in High Court and the Supreme Court have been dismissed.
- 2.7. The above property owned by M/s. Goodwill India Ltd. is acquired by M/s. Dewan & Sons Investment Pvt. Lt. vide sale deed dt. 13th Feb., 1990.
- 2.8. As per MPD-62 the land use of the property is residential (density 200-250 P.P.A.) as per approved Zonal Plan (A-6). Retail business and commercial.
- 2.9. As per MPD-2001 draft Zonal Plan of Zone A (Other than Walled City) published for inviting objections/suggestions the land use is Urban renewal (conservative surgery) - residential with a density 800-1000 p.p.h.
- 2.10. As per the provision of MPD-2001 already approved sub zonal plans (earlier name zonal plan) in conformity with Master Plan continue to be operative. In the absence of zonal plan of any area the development shall be in accordance with the Master Plan. In the present case the zonal plan earlier approved of zone A-6 is not in conformity with the MPD-2001 and, therefore, cannot be operative.
- 2.11. The issue of grant of NOC was considered in Technical Committee meeting held on 3.2.94 and 6.9.94 wherein in the meeting held in 1994 following was concluded:-
"After detailed discussions Technical Committee decided that an Urban renewal plan covering about 1.0 hect. of area be prepared and brought before the Technical Committee by the end of Dec. 1994 for this work Dy. Dir. (Plg.) be deputed. Lands Deptt. shall provide

expeditiously the information about the ownership of land and other inputs."

3.0 URBAN RENEWAL SCHEME

Based on the information made available by the Lands Department, physical survey conducted by Area Planning Wing and on the basis of the assessment of site conditions in terms of ground coverage, FAR, height and activities already taking place in the area a redevelopment scheme is prepared salient features of which are as under:-

3.1. Site Conditions:- The scheme area measures about 3.34 hecsts and comprises of private as well as DDA lands. The ground floor is being used mostly for commercial purposes including manufacturing and storage and the upper floors are either for commercial or residential. There is a hotel namely tourist hotel within the scheme and the plot under reference i.e. 7361 (part) Ram Nagar for which NCC is being sought for is being used for motor repair workshop.

3.2. The properties are sub-divided to small plots beyond recognition/identification and the projection of upper floors are to the extent that they almost touch each other. Most of the buildings have 100% ground coverage and have encroached upon on the public land. The roads are narrow with poor drainage. No community facilities worth mention exist. Most of the buildings are structurally or otherwise in delapidated conditions.

3.3 CONCEPT FOR REDEVELOPMENT:-

- i) As far as possible the areas which are being used as mixed land use are allowed to continue to be used for mixed land use purposes i.e. ground floor commercial and upper floor residential.
- ii) The area available for redevelopment provides some relief in the scheme without adding commercial activities in the scheme area.
- iii) In view of the fact that it is not possible to ascertain and identify the sub-division in the plot/area within the property the concept for redevelopment of the area by involving private builders/developers could achieve the results of the redevelopment in the scheme.
- iv) The circulation system of the scheme area is proposed to be improved upon so that the fire tenders can reach

within the controllable distance and also there is a movement of atleast light vehicles on the periphery.

v. In order to involve the private builders a component of additional FAR than existing at present within the FAR prescribed in MPD-2001 in a particular use zone has been introduced to make the scheme financially viable for redevelopment.

4.0. PROPOSAL (The report and plans are laid on the table.)

4.1 Circulation :- Existing circulation system has been retained with the widening of Qutab road as 30mt. R/W as envisaged in MPD-2001 and given the benefit of FAR of the plot so affected in road R/W to the owners. The peripheral roads are proposed to be widened to 7.5 mts. and the internal roads to 6 mts.

4.2 The whole scheme area is reconstituted into various blocks with assigned ground coverage and FAR (table annexed)

4.3 The private property in the area measuring about 3875 sq.mts. after leaving the road area required for widening of Qutab Road is proposed to be developed for residential use with the norms of 33%^{ground} coverage 83 FAR and Maximum height 24 mts. with a provision of mandatory open space of '0' FAR.

4.4 Wherever possible, sites for housing area facilities parking etc. have been identified and planned for.

5.0. The proposal contained in para 4 above is placed before the Technical Committee for its consideration.

[Signature]
24/11/96

REDEVELOPMENT OF PART OF RAM NAGAR

AREA REDEVELOPMENT PROPOSALS

EXISTING BLOCK DETAILS						RECONSTITUTED BLOCK DETAILS						DIFFERENCE IN		SETBACKS			
SL. NO.	REFER- ENCE	PLOT AREA M ²	GROUND COVERAGE SPACE M ²	FLOOR SPACE M ²	NO. OF STOREYS	BUILDING USE	REFER- ENCE	PLOT AREA M ²	GROUND COVERAGE SPACE M ²	FLOOR SPACE M ²	NO. OF ST- ORIES [H]	BUILDING USE	NCE IN FLOOR SPACE M ²	FRONT M	BACK M.	SIDE M.	SIDE M.
1.	1	1068.75	1068.75	2137.5	2	MIXED USE	A	756	710.7	2842.8	4	MIXED	705.3	-	4	4	-
2.	2	1912.5	1912.5	1912.5	1	- DO-	B	1932	635.9	2543.62	4	- DO-	631.12	4	4	6	3
3.	3	1640	1640	4360	243	- DO-	C	1517.5	1468.75	5875	4	- DO-	1515	-	-	-	4
4.	4	2682	2682	5368	2	- DO- RES.	D	2035	1677.5	6710	4	- DO-	1342	-	-	-	-
5.	5	1140	1140	2280	2	- DO-	E	810	758	3032.4	4	- DO-	752.4	3.5	-	4	-
6.	6	1896	1896	3792	2	- DO- RES.	F	1188	1188	4740	4	- DO-	948	-	-	-	-
7.	7	600	600	600	1	MIXED USE	G	450	200	798	4	- DO-	198	-	5	4	4
8.	8	480	480	960	2	- DO-	H	780	*	*	*	HOUSING AREA FACILITY					
9.	9	264	264	528	2	RES.											
10.	10	1462	1462	2924	2	MIXED USE	I	1085	971.2	3884.92	4	MIXED	960.92	-	4	-	-
11.	11	1031.25	1031.25	2062.5	2	- DO-	J	805	687.5	2750	4	- DO-	687.5	-	-	5	5
12.	12	325	325	650	2	- DO-	K	231	216	866.6	4	- DO-	216.6	-	-	2	-
13.	13	4085	1812	2532	142	WORKSHOP	L	1075	-	-	-	-	-	-	-	-	-
14.	14	5124.5	3650	10950	3	TOURIST HOTEL	M	2041	804	3216.25	4	RESIDENTIAL	-	8.5	6	6	6
							N	4845	3650	10950	3	TOURIST HOT.	-	-	-	-	-
							O	442	-	-	-	-	-	-	-	-	-

* TO BE DETERMINED

-16-

SUB:PROPOSED INTEGRATED FREIGHT COMPLEX - NARELA
SUB-CITY

REF:Dir/NP/93/114(Pt.II)

The Concept Plan for the proposed Integrated Freight Complex at Narela Sub-City was approved in principle by the Technical Committee in its meeting held on 14-6-94 and Technical Committee also decided to initiate acquisition of land and to process the change of land use after the land is notified for acquisition under the Land Acquisition Act. Subsequently, it was decided to acquire land identified for foodgrain and fruit and vegetable market for allotment to DAMB alongwith proposed 60 mtr. wide road. About 170 acres of land (69 hect.) was notified for acquisition under Section-4 invoking emergency clause i.e. Section-17. The possession of the land has been taken by DDA on 24 & 25-1-1996.

2. Certain modifications were made in the proposed land to be allotted to DAMB in view of the ground conditions such as 66,220 & 400 KV high tension lines, and land is in possession with AIR, Khampur. The modified plan was discussed in a meeting taken by Commr.(Plg.) on 19-1-1996 and it was decided that keeping in view the following, Concept Plan be modified after discussion with DAMB and the Consultant Prof. N. Ranganathan, SPA, who is proposed to be considered only in the advisory capacity and the detail plan will be prepared in-house.

- i) Actual possession of land and site conditions taken over by DDA on 24-1-1996.
- ii) Transfer of AIR land is not feasible.
- iii) Separate and independent approach to village Shahpur Garhi.
- iv) Land for social infrastructure and green belt all around village Shahpur Garhi.
- v) Any left out land to be acquired immediately for allotment to DAMB.
- vi) Existing Bawana escape alignment to be retained.

3. Accordingly, the Concept Plan has been modified and discussed with SE(DAMB), Prof. N. Ranganathan.

Salient features of the Concept Plan are :

- 35 hact. of land to be allotted to DAMB for foodgrain, fruit & vegetable market is proposed in 3 pkts.

- 45 mtr. right of way (green belt) is proposed to accommodate 400 KV high tension line. About 4 hact. of land is required to be reserved for the green belt.

- 60 Mtr. road has been proposed along the green belt.

- 60 Mtr. road is proposed between the existing 66,220 & 400 KV high tension line.

- The land in possession with AIR Khampur is excluded from IFC.


- Existing Bawana escape alignment is retained.

- About 50 mtr. wide green belt alongwith social infrastructure facilities is proposed on the East & West side of village Shahpur Garhi.

- An independent approach road to village^{Shahpur} Garhi is proposed. (Modified Concept Plans are laid on Table).

4. The modified Concept Plan is placed before the Technical Committee for consideration & approval of the following:

- i) Approval of the modified Concept Plan and proposal.
- ii) Modified proposal for allotment of land of 35 hact. to DAMB.
- iii) Change of landuse of about 360 hact. identified for IFC & District Centre prior to notification of land for acquisition.


25.1.96
Dir (NW)

-18-

Sub : Proposal of 30 /45M r/w road in place of an existing drain passing along Anand Vihar CHBS.

PA/JD(TYA-11)/95/662 AC(TYA)

-.--.-.-.-.-

1.0 INTRODUCTION/BACKGROUND

1.1 SE/PWD Circle-7, GNCTD has conveyed the decision of Trans Yamuna Development Board for the proposal of a road to be constructed on a 30 /45M wide existing drain as indicated in the composite layout plan of sub-zones E-9,10 & 11 passing along Anand Vihar CHBS. ^(Appendix -I) The letter also suggests to use this proposed road for providing approach to existing Anand Vihar Railway Station.

1.2 This case was discussed in a meeting in the chamber of EM,DDA where it was desired that views of CE(I&F),GNCTD and concerned Engineering Wing of the DDA may be obtained before placing the matter in the Technical Committee. CE(I&F) has informed that the drain under reference does not belong to them and the use of the drain may be got confirmed from the Engineering Wing of DDA. SE/C-8,DDA ^(Appendix II) has informed that this disused canal is not taking storm water discharge from any DDA colonies including the drain which are now being constructed. It is further confirmed that they have no objection if the road is constructed here and the residents of the area are provided with this facility.

1.3 The site has been inspected and it is found that a portion of the drain towards railway station has been encroached upon by the jhuggies. The correspondence indicates that this road is proposed for providing approach to existing Anand Vihar Rly Station (a halt station, provided for the benefit of railway employees staying at Anand Vihar CHBS).

2.0 DETAILS/EXAMINATION

2.1 The proposal has been examined with reference to adjoining landuses and its impact on the circulation, following observations are made:-

- a) The junction of the proposed road with the existing 45M wide road (in front of Yamuna Sports Complex) will be too close to the Vikas Marg Extn. 'T' junction & this may result in an accident prone area on the 45m right of way road.
- b) As per the Metropolitan Passenger Terminal location and the area north of the railway line, it is seen that this road may not serve the proposed Metropolitan Passenger Terminal which has got entries from road no.56 and the Vikas Marg (Near Karkardooma).

- c) It would not be desirable to discharge the traffic of Metropolitan Passenger Terminal through the road as it may aggravate the traffic problems on the local and arterial roads of the residential neighbourhood.
- d) A total of 26 trains halt between 6 AM to 11 PM and about 1000-1200 passengers are boarding/alighting from the existing station. There are two approaches to the station from Anand Vihar Colony.
- e) Construction of road shall involve lot of earth filling involving huge expenditure.
- f) At present the Co-op. Societies have constructed their boundary wall towards the drain but if the road is constructed they are likely to open up their plots for a second entry and the plots may get unauthorizely sub-divided.
- g) If this road comes up then the Societies may claim one additional storey benefit on their plots facing this proposed road. This will further aggravate additional demands in terms of physical and social infrastructure.
- h) This case was discussed in a meeting under Commr.(Plg.) on 5.7.95 and it was recommended that this disused drain may be maintained as green.

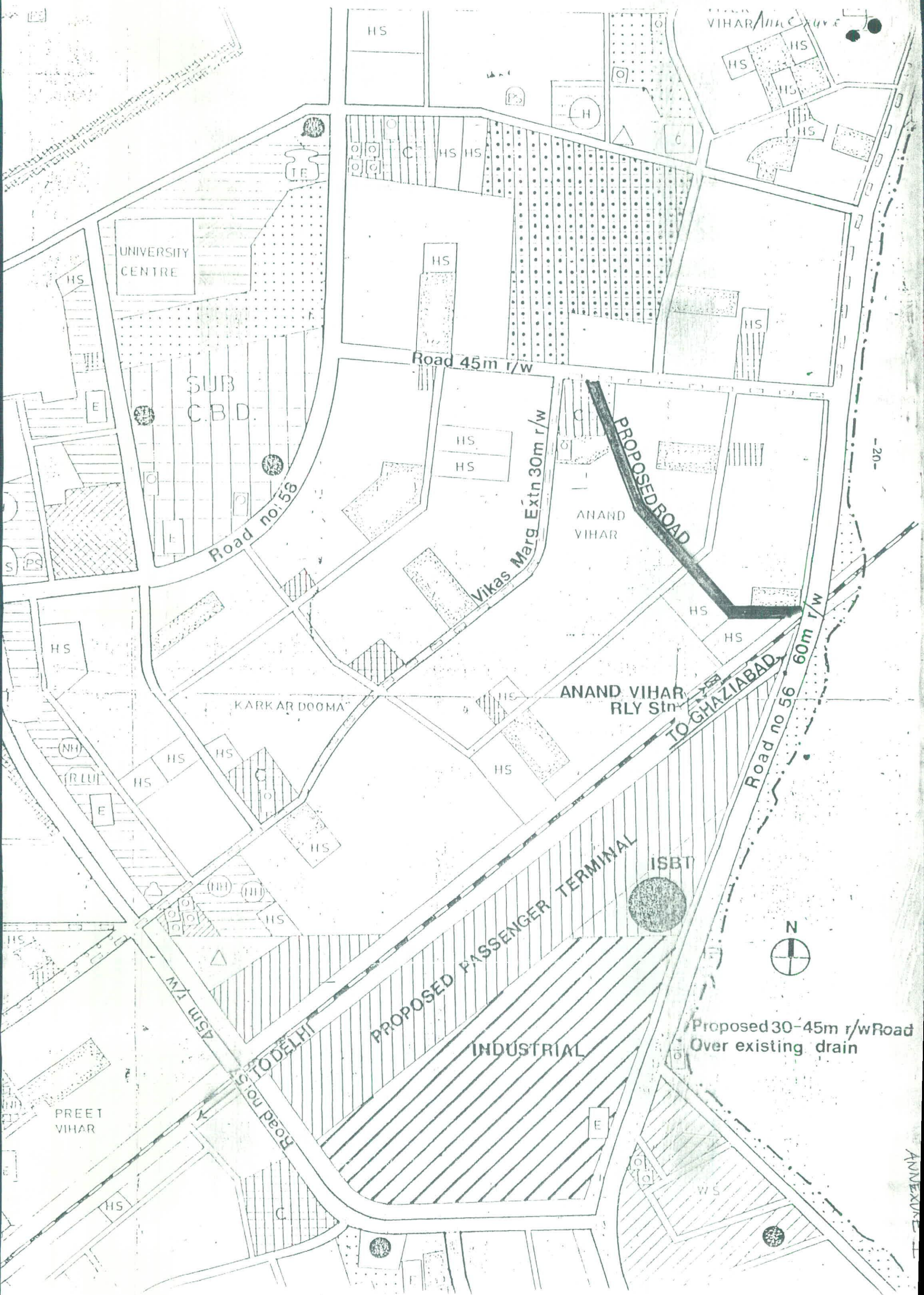
3.0 RECOMMENDATIONS FOR CONSIDERATION

3.1 Keeping in view the above said proposal, it is suggested to use the existing disused drain for:

- ✓ i) Landscaping of the nallah integrating existing park/open spaces of adjoining localities; and
- ✓ ii) Construction of cycle track on either side linking to the shopping complex for the benefit of the adjoining neighbourhood.

4.0 The proposal contained in para '3' above is submitted for consideration of Technical Committee.

[Handwritten signature]
MCTT



DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE SE/CIRCLE-8

No. F4159508 / 903-84

Dt:- 10/7/85

To, Sh. F.N. Dengre,
Dir. (Planning) East Zone),
LDA, New Delhi.

Sub:- Regarding construction of 100' ROW road by
Delhi Admn. FWD from Anand Vihar Rly. Station
up to Yamuna Sports complex.

A meeting was held yesterday the 5th July, in the chamber of Commr. (Plg.) LDA when the officers from Delhi Admn. and Railways were also present. During the meeting the proposal was broadly discussed and it was desired from this office to give the certificate that the existing disused canal (where road is now proposed to be constructed) is not being utilised for taking out the discharge of any existing colonies around this area (whether handed over to M.C.D. or with LDA). For this purpose it is certified that this disused canal is not taking any storm water discharge from any LDA colonies including the drains which are now being constructed. This office has no objection if a road is constructed here and residents of the area are provided this facility. In fact this would be very vital link between Railway Station and rest of the residential areas if provided. This is essentially a matter which needs to be sorted out by the planning deptt, keeping in view the requirements of the master plan.

Romathokis
(R.F. MALHOTRA) 6/7/85

SUPERINTENDING ENGINEER
CIRCLE-8/LDA.

copy to:-
CE (EZ), LDA,

SUPERINTENDING ENGINEER
CIRCLE-8/LDA.

JD (T/A) - 11

Pl. keep on the subject file
11/7/85

23/Ac (LDA)
10/7/85

-22-

Sub:- 220 KV Grid Sub-Station at Siri Fort.
(File No. F6(3)91-MP)

Chief Engineer (Elect.), DDA vide his note dated 6.12.95 addressed to Commr.(Plg.) has desired that the case regarding 220 KV Sub-stn. at Siri Fort may be placed before the Technical Committee for its consideration. Earlier the GM, DESU had forwarded a request for allotment of 220 KV Sub-stn. at Siri Fort pointing out that the same is a part of DESU's 8th plan proposal and is required to be established urgently to maintain the continuity of increased power demand in South Delhi.

2. The proposal of DESU for locating 220 KV grid Sub-stn. in the Master Plan green area having dense development of trees/green on most of the site surrounded by Siri Fort Sports Complex/Asian Games Village Complex was discussed in different Technical Committee meetings held on 3.3.92 and 4.7.95.

3. The Technical Committee in its meeting held on 3.3.92 had decided that the matter be examined by CE(Elect.) and he should categorically state whether there is a need to have another 220 KV Sub-stn. as proposed by DESU. In this regard, CE(Elect.) vide his note dt 23/N had stated that with the development of load, DESU wants to establish 8th 220 KV Sub-stn. in South Delhi as against the requirement of only two to three (2 to 3) 220 KV ESS as per the norms of MPD-2001.

4. After the receipt of a request for allotment of 220 KV Sub-stn. from GM, DESU, the case was again considered in the Technical Committee meeting held on 4.7.95. In the Technical Committee meeting it was pointed out that Master Plan green which is an extension of Siri Fort Sports Club is a dense developed green area. It was also pointed out that Siri Fort wall of archaeological importance with a protected monument would be affected and would involve permission from Archeological Survey of India also.

Keeping these facts in mind Commr.(Plg.) and AG(AE) vide their findings dt 28/N had rejected the proposal and stated

that there is no need to put up the case in the Technical Committee. However, the case was considered in the Technical Committee meeting held on 4.7.95 vide item No. 41/95 and the decision of the Technical Committee is reproduced below :

" After detailed discussion, the Technical Committee suggested that alternative site be found out in the near vicinity after carrying out joint inspection with DESU and the matter be brought before the Technical Committee."

5. As per the observations of Technical Committee, the joint site inspection was carried out by Dir.(AP)-I and SE(Elect.), DDA alongwith officers of DESU. As detailed in the joint site inspection, the PT survey of the area within same Master Plan green between Gargi College and approach road to Wireless Stn. has been conducted by the survey team and the possibility of locating the proposed 220 KV ESS site within the Master Plan green was explored. The CE(Elect.) and officers of DESU have desired that the proposed 220 KV Sub-Stn. may be located within this green area. In this connection, three alternative proposals suggested by CE(Elect.) and officers of DESU are laid on the table. It is observed that all these three alternatives suggested under reference are within the same Master Plan green area.

6. Director(Landscape) has pointed out that the trees shown in the survey plan are existing at site but in addition there are still many more trees existing at site being proposed for 220 KV Grid Sub-stn.

7. The Under Secy.(DG) vide letter No. 13011/11/92-DIG, Government of India, Ministry of Urban Affairs & Employment dated 11.1.95 has communicated that in future the areas actually developed as 'Green' in the regional/district/neighborhood parks or in other recreational zones in the city will not be allowed to be converted into any other use.

8. It is clarified that Master Plan on Page-58 provides that park, Parking, Public Conveniences, Public Utility are permitted in all premises wherever needed. However, in view of the directions as stated above we may not be able to utilize the land for sub-stn.

If, however it is considered to allow 220 KV sub-station, clearances shall be necessary from:-

- i) Archeological Survey of India, because it is near to the Siri-Fort & it is a protected monument.
- ii) From the Ministry of Environment as well.

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



SUPPLEMENTARY INDEX

Sl. No.	Item No.	Particulars	Page No.
9.	25/96	Electrification of residential plots near Khayals at Chokhandi Identification of land for 33 KV sub/Stn. (PA/DIR/APII/95/314-6)	25-26
10.	26/96	General Pool Housing at Sector 10, R.K. Puram. File No. F. 20(24) 86-MP	27-28
11.	27/96	Proposed For 66KV Grid Sub station site at Saket	29-30

LAI D ON TABLE

-25-

2. Electrification of residential plots near Khayala at Chokhandi - Identification of land for 33 KV Sub/stn. (1A/DIP/ADJ/95/24-G)
.....

BACKGROUND

A scheme for land measuring 30.63 Hac. was approved by the VC,DDA on 1.8.84 near village Khayala sub-zone G-14. The plan provides sites for hospital, DTC Depot, Green Belt, M.P Roads and residential plotted development. In all 134 plots have been carved with plot sizes of 10X25 mt., 10X20mt. and 2818 mtr. etc. Sites for 11 KV sub/stn. were provided in the plan and DESU was requested to electrify this area, however, DESU vide no. XPW/95-96/612D(235)/622 dt. 12.12.95 is insisting for allotment of land for 33 KV Grid Sub/stn. Primarily the Grid S/stn. is required to meet the load requirements in the unauthorised colonies in the vicinity of the above mentioned scheme. These unauthorised colonies are under the jurisdiction of the MCD.

PROPOSAL

To resolve this problem a site inspection was carried out on 30.11.95 with the Lxn.Engr.Div.-II, DDA, representative of DESU and the Plg. Section of DDA. Three alternative sites were identified during the inspection which are indicated on the plan and report for which is as under :-

Site No. 1 - This site is adjacent to nallah and is found to be more suitable. This site is also acceptable to DESU and the Ex.En., Div-II (Elect.), DDA has also given his comments during the site inspection of the land done on 30.11.95. The 33 KV Grid Sub/stn. has been carved out after making minor adjustments in the approved plan. The minor adjustments has been approved in the Screening Committee vide item no. 15/96/198. The decision of the Screening Committee is reproduced below :

- i. Change of the location of CSC site on 30 mt. road was approved.
- ii. Area of park, CSC and 11KV S/stn. may be utilised for 33 KV S/stn. site.
- iii. These changes/modifications in the layout plan were approved.
- iv. The case of allotment of 33KV S/stn. site may be referred to the Technical Committee for the consideration.

The provisions for the loop in and loop out from the High Tension Lines to the proposed 33 KV S/stn. would be underground.

Site No. 11 - This is located near Gas Godown as also some trees are affected in the proposal. Further a High Tension line is passing over the land earmarked for District Park. Land area under the High Tension line will have to be left so as to provide the site for the Grid Station. A shift in the site will involve cutting of more trees and as such is undesirable.

Site No. - III - This is a site out of the land earmarked for hospital. The land is lying vacant and is fenced. The site abuts 24 mt. R/W. As would be seen, site no. 3 is a land proposed for hospital the area of which is 4 Hec. As health facility is lacking in this area we may not reduce the land from the health facility by carving a site for Electric Grid Stn. (33 KV measuring 45X75 mtrs.).

The proposal is submitted for consideration and approval for Technical Committee.



Laid on Table

-27-

Sub: General Pool Housing at Sector-10, R.K.Puram.
(File No. F.20(24)86-MP)

1. Sr. Architect (NDZ-III) XI, CPWD vide his letter addressed to Town Planner, MCD with a copy of the same to Addl. Commr. (DC&B) has requested for no objection certificate stating that the proposal of CPWD regarding General Pool Housing (GPH) in Sector-10, R.K.Puram which stands submitted to MCD is accordance with the recommendation of Zonal Development Plan. In the scheme area includes Service Centre having an area of 1.5 Ha., Type IV and Type-V qtrs., a primary and nursery school, hostels, convenience shopping, community hall, religious building and few other facilities, such as, milk booth, ESS etc. The Sr. Architect has further stated that the MCD has requested for a certificate of adequacy of the land for the Service Centre.
2. The case has been examined and it has been observed that the physical possession of the entire land measuring 26.2 Acre has been handed over on 28.9.95 by the Survey & Settlement Unit-I of DDA to L&DO vide file no. S&S32(110)75-AGD(I)pt.V for construction of General Pool Housing (GPH) for CPWD. The land uses of the area u/r as per MPD-2001 and as well as draft Zonal Development Plan of Zone-F have been super-imposed on the scheme area with the following observations :
 - i. In the MPD-2001, an area measuring 1.8 Hac. has been shown for Service Centre no. 12 as against 1.5 Hac. stated in the general layout plan of GPH, Sector-10. As per MPD-2001, the land use of the balance entire area of GPH is "gross residential". As per MPD-2001, 4 L&G godown sites are required to be provided in the Service Centre.
 - ii. In the draft Zonal Dev. Plan of Zone-F while Service Centre no. 12 has not been shown at all, another 5.5 Hac. area where CPWD has proposed the GPH including a primary and nursery school, convenience shopping, community hall etc. has been shown for "recreational" land use. The land use of the balance area as per draft ZDP of Zone-F has been shown for "Gross residential". The divisional plan for Div. 'F' needs to be amended in conformity with the land use in MPD-2001.
3. Ministry of Urban Development vide its order dt. 3.1.94 constituted a Board of Enquiry and Hearing under Rule 8 of

M.D. (Master Plan and Zonal Development Plan) (Amendment) Rules 1992 comprising of Dy. Secy./Director, MOUD, Chief Planner, TCPO, a representative of MCD and a representative of DDA. The Board of Enquiry and Hearing considered certain proposals forwarded by MOUD which included change of land use from service centre to residential in Sector-10 R.K. Puram. The recommendation of the Board of Enquiry in this case were forwarded to Dir. (DD) MOUD by Chief Planner, TCPO vide his letter dt. 31.10.94 file no. F.3(7)94-MP. The Board after considering the requirements of CPWD/MOUD as well as MPD-2001 recommended that service centre site may be retained and proposed change of land use from Service centre to residential may not be considered. During this meeting, Chief Architect, CPWD presented a plan indicating the net site for service centre measuring about 1.5 Hac. As per MPD-2001 service centre S-12 is indicated to have an area of 1.0 Hac. (Page 176 of the Gaz.). However, as per the proposal of CPWD, an approach road has been taken towards East and a service road towards North of Service Centre site which are not indicated in the Master Plan, being layout parallel roads. If this area is included, the site would measure 1.8 Hac. This aspect was discussed in the Board of Enquiry and it was agreed that there is no need of change of land use for required approach roads but it would only amount to making adjustments while finalising the Zonal Plan of the area. As such DDA may agree for net area of 1.5 Hac. for the proposed service centre and the same may be conveyed to Sr. Architect (UDZ-II) vide letter dt. 11.11.94.

and that clearance from DDA regarding adequacy of service centre site may be given.

4. The matter is placed before the Technical Committee for its consideration of 2(ii) and 3 above.

[Signature]

AGENDA ITEM FOR TECHNICAL COMMITTEE

Sub : Proposal for 66KV Grid sub-station site at Saket.
File No.204/CE(E).

1.0 BACKGROUND

1.1 Reference to the letter no.ACAI/HUPW/96/DDA/22 dt.1.2.96 from Addl.Chief Architect-I, a site for 66 KV sub-station has been requested in lieu of its proposal in Saket District Centre, the development of which has been taken up & is at the final stage. The land area for the grid sub-station required is 90 x 120m.

2.0 EXAMINATION

2.1 Earlier the matter was discussed with the Senior Architect and a number of sites were identified in the vicinity of the District Centre Saket. To examine the land identified from its feasibility point of view, a site inspection was done on 31.1.96 alongwith the representatives from DESU & Suptdg. Engineer(Elect.),DDA. From the site inspection/discussion the following two proposals emerged:

- i) Land out of the facility centre no.29.
- ii) Land out of the facility centre no.30.

2.2 In case of facility centre no.29, the plan has the formal approval for the development from the VC,DDA on 30.8.89 vide file no.SA(S)HUPW/89/5945. This is located on 45mtr. road right of way adjacent to Geetanjali CHBS. The land area is 7.6 ha. The plan provides land for Telephone Exchange, Nursing Home, Local Shopping Centre, Fire Station, Police Station, Fire Housing, Police Housing, DDA Housing, MCD Overhead Tank & Plot for DTC. Whereas as per MPD-2001 the facilities like ITI Technical School/Coaching Centres, Intermediate Hospital 'A' (3 Nos) Intermediate Hospital 'B' (2 Nos) Police Station, Fire Station, Telephone Exchange, Telegraph Office, Head Post Office, Nursing Home (4 Nos) are to be provided. The area mentioned in the MPD-2001 is 20 ha.

Contd....2/-

2.3 As regards, Facility Centre No.30, this is adjacent to Modi Hospital & is located on 45 mtr. road right of way. The net area available for its part utilisation for Saket Sports Complex is about 3.86 ha. The Screening Committee in its meeting held on 25.5.95 vide item no.97 approved hospital category 'B' on land measuring 1.4 ha. Thereafter, in a meeting held on 5.9.95 vide item no.144, the proposal for utilisation of the remaining land measuring 2.46 ha. was considered in the 160th Screening Committee meeting for 2 hospitals (cat.B) subject to provision for Taxi and three wheeler stand and other facilities needed for 3 hospitals. Each of the two hospital sites approved in the above Screening Committee meeting is 1.23 ha.

3.0 RECOMMENDATION UNDER CONSIDERATION

3.1 The proposal for carving out a 66 KV sub-station (90 x 120m=1.08ha.) can be met with either out of the land in FC-29, the plan for which requires to be modified by housing design cell or alternatively one of the sites earmarked for hospital in FC-30 be utilised for the grid sub-station. Alternative-II is finally recommended. As regards, utilisation of the remaining area, a sub-division plan has been proposed for utilising 2.46 ha., recommended earlier for 2 hospitals as per the break-up below:

i)	Specialised hospital	.92 ha.
ii)	66KV grid sub-station (90m x 120m)	1.08 ha.
iii)	Nursing Home 1 No.	.30 ha.
iv)	Commercial/parking/taxi stand & other facilities.	0.08ha.
v)	Road widening along western boundary (approach to ESS)	0.08 ha.

4.0 The proposal contained in para '3' above is submitted for consideration of the Technical Committee.

[Signature]

belonging to M/s Dewan & Sons Investment Pvt.Ltd. at Ramnagar Qutab Road was presented before the Technical Committee. The Technical Committee made the following observations:

- i) Qutab Road widening be incorporated as per approved alignment plan.
- ii) Approval of the total urban renewal scheme be de-linked from detailing and development of land belonging to M/s Dewan & Sons.
- iii) Adequate provision be made for the facilities like Engineering Services, Circulation including parking and public open spaces for overall as well as pocket wise scheme.
- iv) Authority's decision contained in resolution no.172 dt.30.8.71 may be incorporated to the extent possible with Development Control Norms applicable for urban renewal area i.e. 33% max. ground coverae, 83 max. FAR and 12.5 m.max. height be followed in general.
- (v) AC(AP) was authorised to discuss with the owner of the property for achieving the spirit of the concept and may consider relaxation in the permissible height with a view to achieve the mandatory public open spaces and other facilities by compensating these areas.
- (vi) Power requirement be suitably provided in consultation with DESU.

as finalised in the light of above observations,
The scheme be brought for the consideration of the Technical Committee in the month of March, 1996.

5 Item No.22/96

Sub : Proposed integrated Freight Complex Narela Sub-city.

The Technical Committee was informed by Director(Narela) that the proposal has already been discussed with CE(NZ) & CE(E)DDA. the Technical Committee approved the layout

of IFC and detailed sub-plan for the area for food grain, fruit & vegetable market with the following recommendations:

- i) The land under litigation (already notified) & leftout land alongwith additional land upto the extent of about 15ha. be acquired immediately.

CPD

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

F.1(8)96-MP

Dated: 15/2/96 15/2/96

~~Minutes~~ Minutes of the ~~58th~~ meeting of Technical Committee held on 06.2.96 at 10.00 A.M. in the conference hall, Vikas Minar, 5th floor, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh. Anil Kumar, Vice-Chairman (In chair)
2. Sh. R. L. Hans, Engineer Member.
3. Sh. Arun Mhaisalkar, Commr. (Plg.)
4. Sh. K. K. Bandyopadhyay, Addl. Commr. (TYA)
5. Sh. Chandra Ballabh, Addl. Commr. (DC&B)
6. Sh. A. K. Jain, Director (ZP)
7. Sh. M. N. Khullar, Chief Architect (HUPW)
8. Sh. S. P. Bansal, Director (NCR&UE) & (PPR)

TOWN & COUNTRY PLANNING ORGANISATION

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

Delhi Police

10. Sh. B. B. Paul, ACP (T)

D. E. S. U.

11. Sh. S. C. Chattopadhyay, SE (Plg.) PI
12. Sh. S. K. Chaudhary, Xen (Plg.)

NEW DELHI MUNICIPAL COMMITTEE

13. Sh. P. C. Dixit, Architect.

M. C. D.

14. Sh. A. K. Saxena, SE (Plg.) C-VII
15. Sh. Shamsher Singh, Addl. Town Planner

L&DO

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

SPECIAL INVITEES

17. Sh. N. K. Aggarwal, Director (SA) for item no. 18/96 & 21/96
18. Sh. H. S. Sikka, Director (AP) for item no. 24/96 & 25/96
19. Sh. A. K. Gupta, Director (Narela)
20. Sh. Pradip Behari, ACA-I
21. Sh. D. K. Saluja, Jt. Dir. (T)
22. Sh. Prakash Narayan, Director (DC&MP)
23. Sh. S. Srivastava, Director (Spl. Project)
24. Sh. B. L. Khurana, Chief Engineer (E) for item no. 22/96 & 24/96
25. Sh. I. Mohan, Director (TYA) for item no. 23/96

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(8)96/MP

March 13th, 1996

Sub: Minutes of the Tech.Committee meeting held on 6.2.96

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CORRIGENDUM

Item No.	Subject	Decision
21/96	Issue of NOC for const. of commercial complex on property no.7361 (Pt.) Ram Nagar on Main Ghat Road to M/s Dewan & Sons Investment Pvt.Ltd. F.3(204)61-MP	ii) Approval of the total urban renewal scheme be delinked from detailing and development of land belonging to M/s Dewan & sons.
26/96	General Pool Housing at Sector 10, R.K.Puram F.20(24)86/MP	In the Agenda note it has been explained that the area of the Service Centre (SC-12) will be about 1.8 ha. by including the adjacent approach road as recommended in MPD-2001. The Tech. Committee has, therefore, no objection for consideration of 1.5 ha. including the existing land use premises as net area for the Service Centre. L&DO/PWD may also be requested to finalise the detailed layout plan for the Service Centre keeping in view the MPD-2001 requirement for the gas godown etc.


(CHANDRA BALLABH)
ADDL.COMMR.(DC&B)
MEMBER SECRETARY

Copy to:

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2. Engineer Member
3. Pr.Commissioner
4. Commissioner(Plg.)
5. Commissioner(LD)
6. Chief Architect
7. Addl.Commr.(DC&B)
8. Addl.Commr.(AP)
9. Addl.Commr.(Projects)
10. Chief Planner, TCPO
11. Chief Architect, NDMC
12. Town Planner, MCD
13. Secy. DUAC
14. Land & Development Officer(L&B)
15. Sr.Architect (H&TP) CPWD
16. Dy.Commr.of Police(T)
17. Chief Engineer (Plg.) DESU
18. Director(Landscape)
19. Commissioner (LM)
20. Secy. to LG
21. Director (PPR)


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

1. Item No.63/95

Sub : Action taken report on the decisions of the 58th
Technical Committee meeting held on ~~23.1.96~~ 6/2/96
F.1(28)91-MP

Action taken report was discussed and it was decided that the actions to be taken be expedited by the concerned depts. simultaneously.

2. Item No.18/96

Sub : Grant of NOC for storage of petroleum class 'B' & 'C' products in rural areas in Delhi.
F.7(4)91-MP

The Technical Committee decided that the guidelines earlier formulated by the Technical Committee for urban areas in its meeting held on 25.7.95 under item no.57/95 be followed in rural areas also. Dy. Commr. of Police (licensing) be informed accordingly.

3. Item No.19/96

Sub : Formulation of development control norms for club buildings.

F.3(44)94-MP

The Technical Committee after detailed discussion approved the recommended norms contained in para '3' of the agenda subject to the following:

For plot sizes more than 10,000 sqm. (1 ha.) these controls shall be restricted to the areas as applicable in case of 1 ha. plot only; surplus area over 1 ha. should be used for open air activities, landscaping and parking only.

The matter be further processed for requisite modification in MPD-2001.

4. Item No.20/96

Sub : Land use and development control norms for land owned by M/s Edward Keventers plot located in block no.48, Sardar Patel Marg, New Delhi.
F.17(18)70-MP

The item was deferred with the observation that this may be further examined in the light of observations made.

5. Item No.21/96

Sub : Issue of NOC for const. of commercial complex on property no.7361 (Pt) Ramnagar on Main Qutab Road to M/s Dewan & Sons Investment Pvt. Ltd.
F3(204)61-MP

Urban Renewal Scheme for the area measuring 3.34 ha. & comprising of Pvt., DDA land & the property no.7361(Pt.) belonging to M/s Dewan & Sons Investment Pvt.Ltd. at Ramnagar

Qutab Road was presented before the Technical Committee. The Technical Committee made the following observations:

- i) Qutab Road widening be incorporated as per approved alignment plan.
- ii) Approval of the total urban renewal scheme be ^{delinked.} developed from detailing and development of land belonging to M/s Dewan & Sons.
- iii) Adequate provision be made for the facilities like Engineering Services, Circulation including parking and public open spaces for overall as well as pocket wise scheme.
- iv) Authority's decision contained in resolution no.172 dt.30.8.71 may be incorporated to the extent possible with Development Control Norms applicable for urban renewal area i.e. 33% maximum ground coverage, 83 maximum FAR and 12.5m maximum height be followed in general.
- v) Power requirement be suitably provided in consultation with DESU.
- vi) AC(AP) was authorised to discuss with the owner of the property for achieving the spirit of the concept and may consider relaxation in the permissible height with a view to achieve the mandatory public open spaces and other facilities by compensating these areas.

The scheme as finalised in the light of above observations, be brought for the consideration of the Technical Committee in the month of March, 1996.

6. Item no.22/96

Sub : Proposed integrated Freight Complex Narula Sub-city.

Dir./NP/93/114(Pt.II)

The Technical Committee was informed by Director(Narula) that the proposal has already been discussed with CE(NZ) & CE(E),DDA. The Technical Committee approved the layout of IFC and detailed sub-plan for the area for food grain, fruit & vegetable market with the following recommendations:

- i) The land under litigation (already notified) & leftout land alongwith additional land upto the extent of about 15 ha. be acquired immediately.

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- (ii) Possibility of utilising the land falling under 66/220/400 KV HT lines for nursery/floriculture on licence basis be explored in consultation with DAMB and DESU.
- (iii) Notification be issued for acquisition of the remaining land for integrated freight complex, district centre and 100m express-way invoking emergency clause.
- (iv) Processing for change of land use for an area measuring about 360 ha. be initiated.
- (v) Appointment of Transportation Planning Advisor for the IFC Narela be processed and finalised early.
- (vi) Detailed scheme as may be ^{required} for submission to DUAC for the entire IFC Narela be prepared immediately within a time frame.

7. Item No.23/96

Sub : Proposal of 30/45m R/W road in place of an existing drain passing along Anand Vihar CHBS.
F.PA/JD(TYA-II)95/662/AC(TYA)

The Technical Committee did not agree to the proposal submitted by the CPWD for construction of 30 mtr/15mtr. road on existing dis-used drain and approved its utilisation as recommended in para 3 of the Agenda as under:

- i) The land-scape scheme of the Nallah integrating existing parks/open spaces of adjoining localities be prepared by Director(Landscape).
- ii) A cycle track be provided linking shopping complex for the benefit of the adjoining neighbourhood.

8. Item No.24/96

Sub : 220 KV grid sub-station at Siri Fort.
F6(3)91-MP

After detailed discussion the Technical Committee suggested that possibility of alternative site be again explored through a joint inspection of a team comprising of CA, CE(E), Director(AP-I) (Convenor), Director(LS) from DDA and CE(DESU). The team may also come out with minimum area requirement for the grid sub-station including indoor sub-station. The matter be brought in the Technical Committee again in the month of March, 1996.

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READ ON THE TABLE

9. Item No.25/96

Sub : Electrification of residential plots near Khyala at Chokhandi, Identification of land for 33 KV sub-station.

PA/DIR/AP-II/95/314-G)

The Technical Committee approved the alternative site no.1, located adjacent to Nallah, which is also acceptable to DESU. The proposal has already been approved in the Screening Committee under item no.15/96 providing 33 KV sub-station site measuring 45m x 75m.

10. Item No.26/96

Sub : General Pool Housing at Sector 10, R.K.Puram.

F20(24)86-MP

In the agenda note it has been explained that the area of the Service Centre (SC-12) will be about 1.8 ha. by including the adjacent approach road as recommended in MPD-2001. The Technical Committee has, therefore, no objection for consideration of 1.5 ha. *including the crush land area for service* as net area for the Service Centre. L&DO/PWD may also be requested to finalise the detailed layout plan for the service centre keeping in view the MPD-2001 requirement for the gas godown etc.

11. Item No.27/96

Sub : Proposal for 66 KV grid sub-station site at Saket.
F.204/CE(E).

The Technical Committee agreed for alternative site no.1 near Shivalik CHBS. The proposal be further processed in consultation with the Lands Deptt. and Dir.(LS). In case, however this site is not found feasible, alternative site no.2 (FC-30) may be considered and the matter be brought in the next Technical Committee.

CHD
13.02.96
(CHANDRA BALLABH)
ADDL.COMMR.(DC&B)
MEMBER SECRETARY

Memo No.F.1(8)96-MP

Dated:13.2.96

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17. Chief Engineer (Plg.)DESU
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(P.V.MAHASHABDEY)
Jt.Director(MP)