

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

...

NO.F.1(13)/96-MP

DATED 19.4.96.

Minutes of the 61 st. meeting of Technical Committee held on 9.4.96 at 10.00 A.M. in the Conference Hall, Vikas Minar, 5 th. Floor, New Delhi.

The following were presents :

DELHI DEVELOPMENT AUTHORITY

1. Sh. Anil Kumar, Vice-Chairman, (In Chair)
2. Sh. R.K.Bhandari, Engineer Member
3. Sh. Arun Mhaisalkar, Commr.(Plg.)
4. Sh. K.K.Bandyopadhyay, Addl.Commr.(AP)
5. Sh. Chandra Ballabh, Addl.Commr.(DC&B)
6. Sh. A.K.Jain, Addl.Commr.(Projects)
7. Sh. M.N.Khullar, Chief Architect
8. Sh. R.K.Jhingan, Director(LS)
9. Sh. S.P.Bansal, Director(UE&PPR)

N.D.M.C.

10. Sh. C.L.Mehta, Architect

M.C.D.

11. Sh. Shamsheer Singh, Addl.Town Planner
12. Sh. S.S.Hadke, Sr.Architect.

C.P.W.D.

13. Sh. R.S.Kaushal, Sr.Architect
14. Sh. Kapil Setia, Dy.Architect

L&DO

15. Sh. T.S.Bassal, Asstt. Engineer

DELHI POLICE

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

Special Invitees

17. Sh. O.P.Aggarwal, Director, Min. of Urban Dev., Govt. of Delhi for item no.42/96.
18. Sh. M.M.Baig, Asstt.Town Planner, for item no. 42/96.
19. Sh. C.B.K.Rao, General Manager, RITES, for item no. 42/96.
20. Dr. T.K.Sundram, G.M.(RC), RITES for item no. 42/96.
21. Sh. Anil Madhugiri, Manager, (T&T) RITES for item no. 42/96.
22. Sh. R.S.Gupta, Inspector General(Prisons) for item no.30/96.
23. Sh. Pradip Behari, Addl.Chief Architect, DDA.
24. Sh. B.L.Khurana, Chief Engineer, (Elect.), DDA
25. Sh. D.K.Saluja, Director(T), DDA
26. Sh.Prakash Narayan, Director(DC&MP), DDA
27. Sh. H.S.Sikka, Director(AP) II, DDA

1. Item No.63/95

Sub : Pending action on the T.C. decision held on 12.3.96 and pending actions on the decisions of the Technical Committee meetings w.e.f. Jan.'95 to Feb.'96.

F.1(28)91-MP

After discussion, the following decisions were taken:-

- a) Action taken report on Technical Committee's decisions of last meeting held on 12.3.96 was discussed and noted.
- b) Action taken report/pending actions on the decisions of Technical Committee meetings held during Jan.'95 to Feb.'96 was deferred with the observation that this be reviewed by Commr.(Plg.) and put up to the Chairman/VC in file.
- c) Chief Engineer(Elect.)DDA be made a permanent invitee to Technical Committee meetings, who will follow up and monitor all DESU cases; progress in the case will be reviewed in every meeting.

2. Item No.30 96

sub ; Land for new Jails in Delhi U.T.

JD/NCR&UE/96/F.2

The Technical Committee approved the change of land use of an area measuring 165 ha. from 'rural use' to 'public and semi-public facilities' (district open jail) with the following conditions:

- a) The right of way of Najafgarh road (about 60m) would be maintained.
- b) Interim arrangement of services would be the responsibility of the Delhi Prison Authorities, till the time Municipal Services are extended in this area.
- c) The Development Control Norms of large educational campus as per MPD-2001 shall be applicable.
- d) Land required for junction improvement of Najafgarh road and proposed expressway will be surrendered by the Jail Authorities, in case required.

- e) The land acquisition may be done directly by Prison Deptt., GNCTD.

3. **Item No.40/96**

Sub : NOC to ESSAR CELLPHONE for installation of Prefab structures on Roof Top of Buildings & Power Load.

F.20(17)95-MP

The item was deferred with the observation that Commr.(Plg.) may take a meeting with M/s Sterling Cellular Limited and other concerned agencies and decide the matter in file.

4. **Item No.42/96**

Sub : A. Proposed Mass Rapid Transit System (MRTS) for Delhi (Phase-I proposals)

B. High Speed Tram System (HSTS) proposals for Delhi.

F.3(15)90-MP

A.MRTS :

The item was presented by G.M., RITES with the help of slides & drawings. After detailed discussion, the following decisions were taken:-

- a) Proposed MRTS Phase-I, route alignment, station and depots covering length of 55.3km out of the total proposal in all phases of 198.5km., as approved by MOUA&E, GOI, was recommended for approval of Authority for incorporation in MPD-2001, under designated use of transportation - T-2 (MRTS/Rail Terminal) & T-3 (MRTS/Rail Circulation).
- b) Govt. of India be requested to consider the permission for development in this corridor/ Station on the lines of Airport notified operational use.
- c) New Development permission above & below the proposed MRTS corridor by Local Bodies i.e. DDA, MCD, NDMC be allowed only after obtaining clearance from Transport Deptt., Govt. of Delhi.


CPD

contd.....2/-

- d) Approval from DUAC and other statutory bodies be also obtained.
- e) Land Owning Agencies covered in the MRTS corridor be asked to hand over land to Delhi Metro Rail Corporation Limited which have been assigned to implement the project. Action be separately initiated for the remaining land acquisition.
- f) The proposed uses, as per MPD-2001, are permitted in all use zones and therefore, will not involve change in land uses.

B.HSTS :

In the light of the fact that HSTS details are yet to be finalised, the matter was deferred.


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

Memo No.F.1(13)96-MP

Dated:19.4.96

Copy to:

- 1. OSD to VC for the information of the latter.
- 2. Engineer Member, DDA.
- 3. Principal Commissioner.
- 4. Commissioner(Planning)
- 5. Commissioner(LD)
- 6. Chief Architect,DDA
- 7. Addl.Commr.(DC&B)
- 8. Addl.Commr.(Projects)
- 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)I,CPWD
- 16. Deputy Commissioner of Police(T)
- 17. Chief Engineer (Plg.)DESU
- 18. Director(Landscape)
- 19. Commissioner(LM)
- 20. Secy. to L.G.
- 21. Director(PPR)


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

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

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L&D.O.

15. Sh. T.S. Bansal A.E.

DELHI POLICE

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18. Sh. M.M. Baig, Asstt. Town, Planner for item no. 42/96
19. Sh. C.B.K. Rao, G. Manager Rites for item no. 42/96.
20. Dr. T.K. Sundram, GM (RC) RITES for item no. 42/96.
21. Sh. Anil Madhugiri, Manager, (T&T) RITES for item no. 42/96.
22. Sh. R.S. Gupta, I.G. (Prisons) for item no. 30/96.
23. Sh. Pradip Behari, ACA-I, DDA.
24. Sh. B.L. Khurana, CE(E).
25. Sh. D.K. Saluja, Director (T).
26. Sh. Prakash Narayan, Director (DC&MP).
27. Sh. H.S. Sikka, Director (AP) I & II.

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F.1(28)91-MP

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- c) C.E.(Elect.)DDA be made a permanent invitee to Technical Committee meetings, who will ^{follow up and} monitor all DESU cases, ~~on top priority and the progress in these cases~~ will be reviewed in every meeting.

2. Item No.30/96

Sub : Land for new Jails in Delhi U.T.

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The Technical Committee approved the change of land use of an area measuring 165 ha. from 'rural use' to 'public and semi-public facilities' (district open jail) with the following conditions:

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- c) The Development Control Norms of ^{large} educational campus as per MPD-2001, shall be applicable.
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DELHI DEVELOPMENT AUTHORITY
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F.1(3)96-MP

Dated: 4.4.1996

MEETING NOTICE

The 61st Technical Committee meeting of the DDA will be held on 9.4.96 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)
MEMBER SECRETARY

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**ACTION TAKEN REPORT ON THE DECISIONS OF THE 60TH
TECHNICAL COMMITTEE MEETING HELD ON 12.03.1996.**

Sl.No.1/Item No.63/95/TC

S.No.	ITEM NO./SUBJECT	EXTRACT OF DECISION	PRESENT POSITION & FOLLOW UP ACTION.
1.	63/95 Action taken report on the decisions of the Technical Committee meeting held on 20.2.96. F.1(28)91-MP	Action taken report on the decisions of the Technical Committee meeting was discussed and noted.	Reported below.
2.	31/96 Integration of proposed HSTS with Raja Garden flyover under construction. F.5(14)83-MP-Pt.II	The recommendations of the sub-committee appointed by GNCTD were approved.	The decision of the Technical Committee has been conveyed to CMD, DTPDC on 22.3.96
3.	32/96 Formulation of Development Control norms for building material store/coal depot plots. F.3(41)95-MP	MPD-2001 norms prescribed for warehousing or specified in the integrated scheme/layout plan be applied.	Decision of the Technical committee conveyed to Town Planner, Slum & JJ, MCD on 22.3.96.
4.	33/96 Plotted development (Res.) in Mandakini, New Delhi. PA/Dir.(Bldg.)94-305	Prescribed provision of MPD-2001 are to be followed for sanction of building plans.	File referred to C.A. for incorporating the decision in the layout plan for onward submission to Dir. (Bldg.)
5.	34/96 Implementation of Mini Master Plan project for integrated development of rural Delhi.	The proposal of GNCTD for increased number of growth centres and growth points was approved with certain observations.	The decision of the Technical Committee has been conveyed to Project Director(RD) on 22.3.96.
6.	35/96 Utilisation of DDA land measuring about 70 acres near village Ghitori in South Delhi. F.20(4)96-MP	The proposed utilisation of 28.3 ha. land near village Ghitori partly for CSIF camping site & partly for Jail was approved alongwith change of land use from rural use to public & Semi-public with certain observations.	The decision of the Technical Committee has been conveyed to CE, SWZ, DDA, C.E. Water, MCD, CISF & Commr. (LM) & Inspector General Prisons on 26.3.96.

7. 36/96
Allotment of additional strip of land to Indian Oil Corpn. for its existing retail outlet to Qutab Service Stn. Mehrauli Road opposite STC/MMTC Colony, New Delhi.
F.13(85)87/CRC/DDA
Allotment of additional undeveloped land measuring 174 sqm. approx. to Indian Oil Co. by Land & Bldg. Deptt. was approved.
File on the subject has been sent to Land Deptt. for taking further action.
8. 37/96
220 KV grid sub stn. at Siri Fort. New Delhi.
F.6(3.)91-MP
The proposal of site measuring 250mt. x 90mt. 220KV grid located in undeveloped district park in west of Chirag Delhi was approved for allotment to DESU.
Decision of the Technical Committee has been conveyed to CE(E)DDA & Ex.Eng. (Plg.) DESU.
9. 38/96
Resitment of Bharat Petroleum Corpn. retail outlet by the name of Mukul Diesels on Wazirabad Road.
F.13(41)93/CRC/DDA
The proposal for resitment was not agreed in the light of the fact that the site under reference were not affected by DDA scheme.
The file has been referred to Lands Deptt. for information/record.
10. 39/96
Proposal for de-notification of 91 colonies/schemes (out of 382 nos.)
F.15(8)96-MP
The denotification of 91 colonies scheme from DDA development area under section 12 A of DD act, 1957 was recommended for approval of Authority.
Matter was placed before the Authority in its meeting held on 22.3.96 which has been considered and approved.
11. 40/96
NOC to ESSAR CELLPHONE for installation of Prefab Structure on Roof Top of Building & Power Load.
F.20(17)95-MP
The item was withdrawn.
Listed for discussion in the Technical Committee meeting on 9.4.96.
12. 41/96
Proposal for 66 KV sub-stn. site at Sakot. F.6(5)96-MP
Alternative I located near Shivalik CHBS measuring 90mt. x 120mt. approx. was approved.
The file has been referred to AP wing CE(E)DDA, DESU for taking further action.

PENDING ACTIONS ON THE DECISIONS OF THE TECHNICAL COMMITTEE MEETING W.E.F. JAN.1995 TO FEB.1996.

S.No.	ITEM NO. / DATE / SUBJECT	EXTRACT OF DECISION	PRESENT POSITION
1.	27/95 10.5.95 & 19.5.95 Proposed bridge on River Yamuna to connect Delhi with NOIDA. F.5(24)92-MP	Report incorporating observations of CE,PWD to be received from ILFS in 2-3 months time.	Meeting was taken by Secy.(UD) in August 1995 in which the alignment was decided. Final alignment agreed is to be submitted by ILFS. File is with Jt.Dir.(T) since 6.7.95.
2.	42/95 11.7.95 Master Plan for petrol pumps. PA/Jt.Dir.(Plg.)P-II/89	Revised proposal to be prepared in consultation with Oil Companies in terms of present demands related to size of petrol pumps site and no. of filling points to serve two, three & four wheeled vehicles. Exercise for locating petrol pumps sites to continue but revised proposals be prepared within a fortnight and brought before Technical Committee alongwith complete report on Master Plan of petrol pumps, including norms for coverage FAR, height & other guidelines.	As stated by the then Dir.(SA) the item was to be placed before Technical Committee in Dec.1995. The file was sent to Dir.(SA) on 28.7.95 and now the subject matter had been transferred to Dir.(T).
3.	69/95 12.9.95 Proposed RUB to connect Lodi Road and Nizamuddin Bridge (NH-24) F.5(19)79-MP-Pt.I	It was felt by the Technical Committee that the scheme has serious environmental implications therefore environment impact assessment of the proposal was to be worked out for the surrounding areas after which the scheme is to be brought to Technical Committee.	The matter was referred to Chief Engineer (PWD) on 4.10.95 and subsequently reminders dt.25.3.96 & 2.4.96 were sent. However, no response has been received so far.
4.	83/95 - 26.9.95 Permission to replace asbestos sheet roof with RCC roof in DDa built industrial sheds at Okhla Industrial area Ph. I & II. F.3(14)95-MP	Scheme be brought by Area Plg. Wing after having dialogue with the plot holders association of the area as a group scheme, proposal so formulated be brought before the Technical Committee in due course.	Plot holders association Okhla have discussed with Addl. Commr.(Ap) in Jar.'96. Agenda item is to be placed for Technical Committee's consideration.

5. 90/95 - 10.10.95
Change of land use of an area measuring 2000 sqm. from 'recreational' to 'commercial' (Coffee-home-cum-Media Centre) on land within Shehnad Park (1.9ha. approx.) (sub-zone D-2)
F.3(13)95-MP

An integrated plan be prepared by DTTDC in consultation with MCD considering the views of Archaeological Survey of India.

Decision conveyed to the SE(DTTDC) & Town Planner, MCD on 27.10.95 & reminder sent on 7.12.95 but no response has so far been received.

100/95 21.11.95
Request from DCP(HQ) for utilisation of Police Post site measuring 2253 sqm. in sector-IV Pushap Vihar for Police Stn.
F.8(2)95-MP

Request be examined & decided in file by Commr.(Plg.)

Referred to AC(AP) on 11.12.95 submitted to Commr.(Plg.)

110/95 19.12.95
Regarding permission for additional constn. school, Indology Research Centre, Office etc. & change of land use for the plot of Shree Arma Vallabh Jain Samarak Shikshan Nidhi, GT Karnal Road. (Narela sub-city)
F.3(115)76-MP

The concept in principle submitted by Samarak Nidhi was agreed with the suggestion that the land requirement be further examined as per MPD-2001 provisions & applicable use premises. The Samarak Nidhi shall have to pay the 'development fee' at the prevailing rate of institutional allotment minus land cost or as worked out by Finance Deptt./Lands Deptt.

The file stands referred to Commr.(LD) on 22.1.96 for necessary action as per the Technical Committee decision.

9/96 9.1.96
Location of 400/200 KV sub-stn. near Maharani Bagh/River Yamuna bed. F.6(2)92-MP

The proposal was approved in principle. However, other details regarding clearance from CR/ISF) exact location etc. may be finalised by Commr. (Plg.) in consultation with concerned agencies.

The matter is under examination with Project wing.

95/96 9.1.96
Regarding utilisation of land existing hazardous and noxious units/large scale industry on their closure/shifting.
F.20(16)93-MP

Based on the observations/suggestions made by Industrial units/organisation, Special Technical Committee modified/clarified its earlier decision on 21.11.95 and recommended to process the amendment in MPD-2001 under the provision of DD Act, 1957.

The matter is still under examination/consideration.

0. 16/96 23.1.96
Carving out of Gas godown sites
in Delhi Urban Area - Issues.
F.7(40)84-MP

It was decided as under:
(i) Commr.(Plg.) to discuss all the relevant
issues with the State Coordinator/Oil
Companies & Chief Fire Officer. (ii) Required/
existing positions in gas godown sites of
zone F & D.

A meeting was held under the chairman
ship of Commr.(Plg.) with the
representatives of Oil Companies
& Delhi Fire Services on 23.2.96
File referred to Dir.(DC&MP) for
necessary action on 3.4.96.

1. 13/96 23.1.96

Request of Delhi Orthodox Syrian
Church Society (St.Pauls' school
regarding change of land use of
existing Primary School to Sr.
Sec.School in Safdarjung Dev.Area.
F.2(4)66/Inst.

The item be brought again in the Technical
Committee after examining the merits and demerits
of the proposal. Such as area norms, location
requirements, approach road/traffic & other related
aspects.

The file referred to Area Planning
on 1.2.96.

2. 25/96 6.2.96

Electrification of residential
plots near Khyala at Chokhandi
Identification of land for 33 Kv
sub-stn.
PA/Dir.(AP)II/95/314-G

Alternative site no.1 adjoining nallah was
approved. The proposal has already been approved
by the Screening committee to provide site
measuring 45mt x 75mt.

File referred to Addl.Commr.(AP)
on 12.2.96 to modify the plan
as per Technical Committee.

3. 21/96 6.2.96

Issue of NOC for construction
of commercial complex on property
no.7361(Pt) Ramnagar on Main
Qutab Road to M/s Dewan & sons
Investment Pvt. Ltd
F.3(204)61-MP-Pt.

Urban renewal scheme for the area measuring
3.34 ha. and comprising of Pvt./DDA land and
the property no.7361 (Pt) was presented. The
Technical Committee made certain observations

The file stands referred to Addl.
Commr.(AP) since 12.2.96 for neces-
sary action as per Technical
Committee decision/High Court.

Sub : Land for new Jails in Delhi U.T.

File No. F.20(6)96-MP

1.0 BACKGROUND :

1.1 Inspector General, Delhi Prisons, vide D.O.No.F.15(762)Gen./CJ/95-96/6660 dt.17.11.95 addressed to Dir.(Lands), has requested for allotment of land measuring about 700 acres for new jails in Dwarka and Narela sub-city projects in order to meet the needs of Prisoner Population upto 2005 A.D.

1.2 The case for new site in Dwarka was examined in the Dwarka Project Office and it was informed that a site of about 10ha., earlier indicated for a District Jail in Sector 16-B (Phase-II) is to be relocated beyond the Dwarka Project area on the Najafgarh Road. As regards a site for jail in Narela, the case is under consideration of the Narela Project office. The proposal under consideration is for a suitable site near Dwarka Project, in South-West Delhi.

2.0 OBSERVATIONS :

The request of I.G. (Prisons), GNCTD, was examined with regard to the provisions of the MPD-2001. A discussion meeting was organised on 7th Feb.,1996 followed by specific site inspection on 14th Feb.,1996 with representatives of Delhi Prisons and Dwarka Project Office. The salient observations are as given below:-

2.1 As per MPD-2001 (ref. page no.139, Gazette of India Extraordinary), one District Jail site for 10 ha. population measuring 10 ha. in area is to be allocated.

2.2 In the letter from I.G. Prisons, GNCTD mentioned above, the requirement of about 700 areas (283.20 ha.) was made. In the light of the present concept of open jails, where jail inmates are to be engaged in construction/productive activity through agriculture, vocational training etc. the land of about 150 ha. each for North, South, East & West Delhi was emphasised. Accordingly, a site in West-Delhi was decided.

2.3 Three alternative locations near Dwarka were discussed (as shown on plan laid on table). Based on the criteria of accessibility, availability of utilities and services and distance from inhabited area, Alternative-I was found appropriate. This land falls in the Rural Use Zone and measures approximately 165 ha.

2.4 Description of the site of Alternative-I (About 165 ha.) :-

2.4.1 The site is located along Najafgarh road. It is bounded by the Najafgarh road in the North, Najafgarh nallah in the East, the proposed urban expressway on the West and a minor road connecting Najafgarh town with Kakrola village on its south.

2.4.2 Unauthorised building activity is taking place along Najafgarh road and also along the southern peripheral road.

2.4.3 There is an earthen mound located within the site called Masudabad hat.

2.4.4 The rest of the site is clear of pucca structures, barring a few sporadic farm houses-type buildings and is mostly under agricultural use. A few clusters of full grown trees also exist on the site.

3.0 The request was discussed in the Technical Committee meeting held on 20.2.96 under item no.30/96. On the request of IG, Prisons, the item was deferred for further examination.

3.1 IG, Prisons vide his D.O.No.PA/IG(P)/96/231 dt.20.3.96 has informed that the Jail Deptt. would be in a position to deal with the acquisition of the land through DC, Delhi directly once the proposal is cleared by Technical Committee of DDA and other details of the land available is indicated to us.

4.0 RECOMMENDATIONS FOR CONSIDERATION :

4.1 With observations given above, it is proposed that an area measuring about 165 ha. (described in alternative-I) be considered for acquisition and change of land use from 'Rural use' to 'public and semi-public (District Open Jail)', with following conditions:-

- i) The R.O.W. of Najafgarh road (about 60m.) would be maintained.
- ii) Interim arrangements of services would be the responsibility of the Delhi Prison authorities, till the time Municipal services are extended in this area.
- iii) The Development Control Norms of Educational Campus as per MFD-2001, shall be applicable.
- iv) Land required for junction improvement of Najafgarh road and proposed expressway, will be surrendered by the Jail authorities, in case required.
- v) The land acquisition may be done directly by Prison Deptt., GNCTD.

5.0 The case is put up for consideration of Technical Committee as in para '4' above.

[Handwritten signature]

Sub : N.O.C. to ESSAR CELLPHONE for installation of Prefab Structures on Roof Top of Building & Power load.

F.20(17)95-MF

1.0 INTRODUCTION

1.1 M/s. Sterling Cellular Ltd., vide letter dated 27.4.95 informed that the Govt. of India, Min. of Communication, Deptt. of Tele-Communication, has issued licence to the Firm to operate the Cellular Mobile Telephone Service in Delhi including Telecom areas covered by DOT, NOIDA, Ghaziabad, Gurgaon & Faridabad and requested DDA to grant No Objection for the following :-

- a. Placement of temporary prefabricated structures on roof top to house technical equipment (Cellular Trans-receivers and Microwave Equipment).
- b. Placement of towers 6 to 15 m high on roof tops with bases of 2m x 2m to 3m x 3m to house Cellular and Microwave antenna.
- c. 10 KW single phase electricity from NDMC/DESU.
- d. Use of 10 KVA generator only during power failure with suitable mufflers, anti-vibration pads, and anti pollution modifications.

1.2 This issue was discussed in the Technical Committee meeting held on 29.8.95 vide item No. 66/95, the decision of the Tech. Committee is reproduced below :

"The request for NOC by the Essar Cellophone for installation of prefab structure on roof top of building and power load was discussed in detail and technical observed that such request may be allowed considering the technological needs as well as a very special case subject to maximum

power load of 10 KW and such installation be on building other than residential except multi-storied group housing. In case of Lutyen's Bungalow zone area, such installation be only on commercial buildings while in case of Civil Lines bungalow zone area such installation would be on buildings other than residential. It was also recommended that betterment charge be levied by the respective Local Bodies while giving permission for such use/installation"

2. EXAMINATION

2.1 In the MID-2001 communication (IS-6) are covered under utilities (F-154 of the Gazette) which are permitted in all use zones. However, provision for activities like Cellular Phones/placing 2 towers/equipment on roof tops on buildings is not envisaged in the MID-2001, which is a commercial activity. As such this will require modification in MID-2001.

2.2 Addl. Town Planner, TCPO, vide his letter dt. 15.9.95 had requested for installation of Essar Cellophone in Multi-storey Residential Block be withdrawn as the installation of generators etc. shall cause Noise & Air Pollution to M.S. Blocks and as well as surrounding buildings.

2.3 The Chief Executive, Sterling Cellular Ltd. vide letter dt. 26.10.95 has requested that permission be extended to residence areas.

2.4 Commr.(Plg.) vide noting dt. 20.9.95 observed that it would require processing change in MID-2001, the same should be processed.

3.0 RECOMMENDATIONS

The matter is placed before the Technical Committee.

3.1 For consideration of modification of the earlier decision of the Technical Committee to the extent that words

Multistorey A Commercial Purposes' be added in following sentences :-

- a. In case of Luteyn's Bungalow Zone area such installation be, only on Multistorey Commercial buildings.
 - b. It was also recommended that betterment charges be levied by the respective local bodies while giving permission for such use/installation being a commercial use
- 3.2 This be processed for modification in MPD-2001 under Section 11-A of DP Act 1957.

D. S. S.
7/3/96

D.S. (MR)

Sub : (A) Proposed Mass Rapid Transit System (MRTS)
for Delhi, (Phase-I Proposals)

(B) High Speed Tram System (HSTS) Proposals
for Delhi

File No. F.3(15)/90-H.P

A 1.0 INTRODUCTION AND BACKGROUND

- 1.1 Vide Notification No.K-14011/43/94/UD-II, Govt. of India, Ministry of Urban Affairs & Employment (Department of Urban Development), dated 16/06/1995, an office Memorandum has been issued by Director (UTL), (Annexure-I) in-which it is stated that the Govt. of India had approved in principle the introduction of Phase-I MRTS in Delhi on 19/07/1994.
- 1.2 Desk Officer (UT), Govt. of India, MOUAE (Deptt. of Urban Development), vide letter dated 15th November, 1995 has sent the statement of requirement of land belonging to DDA alongwith 33 Engineering Maps. Director (UTL), MOUAE in his letter dated 29/02/1996 has desired to freeze the developmental activities on the MRTS Phase-I corridor by DDA. The Ministry has desired the approval of DDA to the modified Phase-I proposal of the Delhi MRTS Project. The plans have been prepared by the Rail India Techno-Economic Services - RITES.
- 1.3 NPD-2001 suggests underground, on surface or elevated rail based system for rapid intra-urban passenger movement. RITES have made detailed studies and suggested 193 Kms. of MRTS network for Delhi to be implemented in Phases. MRTS Phase-I comprising of 55.3 Kms. length suggests an East-West Corridor from Shandra to Mangloai and North-Central City corridor from Vishwavidyalaya to Central Secretariat. Copy of the plan showing MRTS full system and MRTS Phase-I are placed as Annexure-II & III respectively.

2.2 The first phase of the system included 19 Kms. of underground railway, 31 Kms. of surface/elevated railway and 17.5 Kms. of a dedicated busway, totaling to 67.5 Kms. After consulting the Govt. of National Capital Territory of Delhi, the total length of the network has been curtailed in the proposed modified Phase-I of the Project to 55.3 Kms., consisting of 11 Kms. of an underground corridor (Delhi University, Old Sectt., ISBT, Delhi Main New Delhi Railway Railway Station, Connaught Place, Central Sectt.) and 44.3 Kms. of surface/elevated corridors (Shahdara-Nangloi and Subzi Mandi Holambi Kalan). The revised cost of Phase-I of the Project at April, 1995 prices has been worked-out as Rs. 3964 Crores excluding the cost of the land.

2.3 The Govt. had also approved the preparation of DPR for the Delhi MRTS Project through RITES and also registration of a Company under the Companies Act, 1956 with participation from the Govt. of India, Govt. of NCT of Delhi and others for implementing the Project. Accordingly, the detailed project report for modified Phase-I of the Project has since been completed by RITES and a Company entitled "Delhi Metro Rail Corporation Ltd." (DMRC Ltd.) has been incorporated on 3.5.1995 to implement this Project.

2.4 According to the alignment finalised for the modified Phase-I of the Delhi MRTS Project, it is found from the DFR that land belonging to concerned Department/Organisations as per details given in the enclosed statement (Annexure-III) would be required for the Delhi MRTS Project. The 'In Principle' approval accorded by the Government was based on the suggestion that Govt. land required for the Project would be given free of cost to the Company/Agency implementing the Project. Accordingly, it has been proposed that whereas lands belonging to Govt. of India and Govt. of NCT of Delhi Departments required for the projects be transferred to DMRC Ltd. on long term nominal lease, those owned by organisations like DDA, DCT, DESU and Railway Board (other than Govt. lands transferred to them) free of cost or entrusted to them for management and care) be taken over by the Govt. on payment of inter-departmental transfer rates notified by the Ministry and then leased to the DMRC. All such leases would be for a period of 99 Years and subject to a nominal lease charges of Rupee 1/- per annum.

2.5 The DDA has been requested to freeze all future developments on the specified parcels of land required for the modified Phase-I of Delhi MRTS Project. Alongwith the said memorandum, the details of land required from different Departments is also enclosed.

2.6 Details of the MRTS route are as follows :-

2.6.1 DELHI-SHAHDRA-NANGLOI

This corridor starts on North side of existing Northern Railway Shahdra Station and runs parallel to existing Northern Railway tracks on North side upto the junction of Old and new G.T. Roads. And from here, alignment passes through Shastri Park area, away from Northern Railway tracks and after crossing Yamuna River at 164 m. downstream of existing ISBT bridge, reaches ISBT area. From ISBT the alignment runs through Ghokale Road, Tis Hazari, Zorawar Singh Marg and Pul Bangash and runs close by existing Northern Railway tracks. After Pul Bangash the alignment again runs away from Northern Railway tracks and runs through Road No.40, and joins Northern Railway tracks just after Zakhira Road-Under-Bridge and parallel to Northern Railway tracks upto MRTS Nangloi station on Northern side of Northern Railway tracks.

There are 19 stations in a length of 25 Km. The peak hour passenger carrying capacity shall be to the order of 40,000 to 45,000 passengers per hour in both directions. This may relieve congestion on G.T. Road, G.T. Shahdra Road, Road No.40, Rohtak Road and Boulevard Road. Proper integration of the MRTS station with the surrounding areas could be done with the feeder bus service. Necessary integration of the route with the Shastri Park District Centre, Shahzada Bagh Community Centre and other area shall have to be done in detail. MRTS 'Gar Sheds' are proposed at Shastri Park and at Nangloi.

2.4.2 SUBZI NANDI-TOLAMBI KALAN

Subzi Nandi - Narela

The track for MRS takes-off from Pal Bangash on Shahdra Narela corridor for Subzi Nandi - Narela corridor with central line of Subzi Nandi Station as 0.0 Km. The MRS runs parallel to and on the Eastern side (Rightside) of the existing Northern Railway line and goes upto 14.3 Km. It crosses the existing Northern Railway line between Km. 14.415 to Km. 15.770 and runs parallel to it on the western side upto Holambi Kalan (Km. 18.366) for Phase-1, it is proposed upto Holambi Kalan only. From Km. 21.80 it is proposed to cross the Northern Railway tracks again to go on the Eastern side of existing Northern railway tracks to proceed upto Narela RT station.

2.4.3 VISHVA VIDYALAYA (A-1) SECTT. (North-South Corridor)

The total length of this corridor is 11 Km. The entire corridor is proposed to be taken underground. There are 10 Stations on this corridor. The corridor is proposed at a depth of 12 Mtr. to 20 Mtr. (approx.) from the existing ground level. Width of the tunnel shall be about 8 Mtr. This route starts from the Vishwavidyalaya passing through old Sectt. Civil Lines, 138E, Delhi Main Station, Ghawri Bagar, New Delhi Railway Station, Connaught Place, Patel Chowk and then to Connaught Sectt. The average distance between two stations is about 1 km. along this corridor.

- 2.6.4 Alternative MRTS route were discussed in several meetings in a Working Group headed by Commr.(Transport), Govt. of Delhi, DDA representative was a member of the Group routes.

2.7 OBSERVATIONS ON MRTS PHASE-I PROPOSAL

- 2.7.1 The MRTS Phase-I corridor suggests an East-West link and a ~~partial~~ North-Central city corridor. The East-West link provides access to Rohini & Narela Project being developed by DDA. Impact of MRTS system shall be felt after its link with Ring Rail & Spurs have been completed.
- 2.7.2 The Vishwavidyalaya to Central Sectt. corridor proposed in the Phase-I is to be extended to Ring Rail in MRTS Phase-II proposal. Implementation of part proposal from Vishwavidyalaya to Central Sectt. under Phase-I may not yield adequate utilisation of the highly cost intensive underground corridor since it does not have proper origin and destination. It is suggested that this entire corridor be constructed in a single phase linking it to Ring Rail.
- 2.7.3 The MRTS proposal under Phase-I & II may also be integrated with the Regional Rail Transit system proposed by R.C.R. MRTS spurs for access to ~~project~~ project needs to be considered for a rapid transit link with Mother city.
- 2.7.4 Integration of MRTS Phase-I & II with the High Speed Tram route may also be studied particularly where they are crossing each other in a perpendicular direction.

2-7-5. The Delhi Metro Rail Company may have the acquisition and rehabilitation costs for land acquisition/clearance of the structures falling in the MRTS corridors sir, roads etc.

3.7. The local bodies shall obtain clearance of Transport Deptt., Govt. of Delhi for any new development above or below the MRTS corridor.

2.3 DDA Actions.

2.3.1 MRTS proposal envisages construction of Stations/Terminals/Depots/Workshops and related infrastructure for functional/ operational use of the MRTS corridor. MID-2001 does not provide specific development norms for such purpose. These shall have to be worked out keeping in mind the functional requirements of MRTS. This shall involve land use changes, modification in development control norms, acquisition of built-up properties, implementation problems and other unforeseen issues. For this a separate group be constituted in DDA to monitor the entire proposal and its proper integration with existing/proposed developments as per Zonal/Master Plan of Delhi-2001.

2.3.2 One set of the MRTS corridor, stations, yards plans be sent to Area Planning Wing, Project Wing and HUPW so that no new allotments/developments/ proposals are made in this corridor. Proposal, already approved in this corridor may also be reviewed.

- 2.8.3 The project shall involve clearance/demolition of built-up areas/structures for taking up the construction of additional tracks, stations, depots etc.. Sitewise details of affected structures/properties proposed for acquisition/compensation/resettlement may be taken up by RITES through the Transport Deptt., Govt. of Delhi with the Land Management Deptt. of DDA.
- 2.8.4 One set of MRTS plans be sent to Commr.(L.M.) DDA for handing over the DDA land to DMRC for care and maintenance.
- 2.9 ENVIRONMENTAL IMPACT ASSESSMENT.
- 2.9.1 Impact of the Project on all environmental attributes must be considered. An Urban Transportation Project like the Delhi MRT Project requires serious thought to be given to the impact on Air quality, Vibration & Noise, Landuse, Traffic & Socio-Economic aspects. Aesthetics, preservation of ecology and greenary also need attention.
- 2.9.2 Both positive and negative impact of the project have been assessed. The positive impacts are in the following areas.
- Rapid, safe and reliable intra-city travel.
 - Reduction in the Pollution.

(B) High Speed Trams proposal for Delhi

1.0 INTRODUCTION AND BACKGROUND

1.1 Joint Secretary, Ministry of Surface Transport, Govt. of India vide letter dated 25/03/1995 submitted one set of Drawings of the 9 routes proposed for High Speed Trams in Delhi. In the letter, it is informed that 59 tenders for these routes have been received and the same are under technical scrutiny. The Govt. of India desired to finalise the tenders by the end of June, 95 and formal work of construction on system is scheduled for commencement in October, 1995.

2.0 DETAILS OF PROPOSALS AND OBSERVATIONS

2.1 The routes proposed for the High Speed Trams alongwith their distance are as follows :

- i) Inner Ring Road - 48.57 Km.
- ii) Ballabhgarh - Faridabad - Ashram - 27 Km.
- iii) Gurgaon(Roundabout NH-8 between sector-15 & 32) Ranpuri-Dhaura Kuan - 21.31 (Alt.I)
- iv) Pragati Maidan-Mayur Vihar-Patparganj-Preet Vihar-Krishna Nagar-Viswas Nagar-Vivek Vihar-Dilshad Garden - 15.08 Km.)
- v) Khanpur-Masjid Moth-Okhla Industrial Area-Tughlakabad Extension-Govindpuri-Nehru Place-Moolchand - 14.58 Km.
- vi) Najafgarh-Dwarka-Uttam Nagar-Janakpuri-Hari Nagar-Tilak Nagar-Raja Garden - 15.75 Km.
- vii) Wazirabad Industrial Area-Ashok Vihar-Kalidas Marg-G.G.S Marg-Rani Jhansi Road-D.B.Gupta Road-Clelmsford Road - 11.38 Km.
- viii) Raja Garden-Kirti Nagar-Pandav Nagar-West Patel Nagar-Rajindra Place-Sat Nagar-D.B.G. Marg-Link Road-Mandir Marg-Talkotra Road-Central Sectt - 13.65 Km.

ix) Budh Vihar-Vijay Vihar-Kohini-Pitam Pura-
Jazirpur Depot - 8.25 Km.

2.3 Most of the routes are proposed on Master Plan
Roads maintained by PWD and rest are maintained
by HCD. Salient Features of HSTS & MRTS are as
follows :-

COMPARATIVE SALIENT FEATURES OF HSTS & MRTS PROPOSALS

Sl.No.	Features	HSTS			MRTS		
i)	Gauge	1435 mm			1670 mm		
ii)	Traction System	A/C Overhead System			Underground-Third Rail/Over head/elevated A/C over-head System		
iii)	Track System	Ballast less track			Ballast less track		
iv)	<u>Carrying Capacity</u>	Seats	Stan- ding	Total	Seats	Stan- ding	Total
	a) Driving Coach	48	229	277	54	308	362
	b) Motor Coach	52	242	294	60	323	383
	c) Trailer Coach				60	323	383
v)	Average station distance.	1 to 1.5 Km.			1 to 1.20 Km.		
vi)	Dwell time at intermediate stations.	30 Seconds			30 Seconds		
vii)	<u>Speed</u>						
	a) Maximum	80 Km./Hour			80 Km./Hour		
	b) Schedule	30 Km./Hour			30 Km./Hour		
viii)	Peak Hour Peak Direction Trips (PHPT)	1 to 1.5			40,000 to 15,000 passengers		

2.5 OBSERVATIONS

- 2.5.1 Alongwith the drawings submitted there is no Project Report and detailed cross sections of each road on which the NSTS is proposed. Only the existing road plan/sections have been given through which the Tram Route is proposed. Length of elevated and surface routes have also not been shown/clarified.
- 2.5.2 The route is proposed along National Highways, Ring Road, Arterial, Sub-Arterial and local roads but there the integration with existing/proposed cross sections has not been shown. The route is also passing along existing/proposed flyover railway bridges necessary integration with the same has to be done.
- 2.5.3 It is medium capacity system which would not require feeder system and (ii) it would not interfere in concentration of activities.
- 2.5.4 Problems envisaged in the Tram Route proposed on local roads of 10 Mtr. - 20 Mtr. R/W roads are as follows :
- i) Assuming the track shall be there in both directions on the above said roads, the traffic on the surface would get disrupted due to decrease in effective carriageway width as these roads would not have a medium.
 - ii) It would be difficult to adjust stops on such streets as they would require additional area.
 - iii) The tram would increase noise pollution levels on the streets which have predominantly residential area in the adjoining vicinity.
 - iv) As the trams would be running on electric tractions, it would be dangerous to run them between narrow streets.
 - v) Repair and maintenance of underground services may create problems.
 - vi) Trams running through narrow streets with overhead electric wires may not be aesthetically good.
- The Schemes would also require approval of Ministry of Environment and D.U.A.C.

816/HCT/1417

13/6/95

ANNEXURE-I

- 25 -

K-14011/43/94-UD.II
Government of India
Ministry of Urban Affairs & Employment
(Deptt. of Urban Development.)

Nirman Bhawan,
New Delhi dt. 13th June, 1995

OFFICE MEMORANDUM

The undersigned is directed to state that the Government of India had approved, in principle, on 19.7.1994, the introduction of Phase-I of a Mass Rapid Transit System (MRTS) in Delhi. The system included 19 kms of underground railway, 31 kms of surface/elevated railway and 17.5 kms of a dedicated busway, totalling to 67.5 kms. After consulting the Govt. of NCT of Delhi, the total length of the network has been curtailed in the proposed modified Phase-I of the project to 55.3 kms, consisting of 11 kms of an underground corridor (Delhi University - Old Sectt. - ISBT - Delhi Main-New Delhi Railway Station - Connaught Place - Central Sectt) and 44.3 kms of surface/elevated corridors (Shahdara - Nangloi and Subzi Mandi - Holambi Kalan). The revised cost (Phase-I) of this Project at April, 1995 prices has been worked out as Rs. 3964 crores, excluding the cost of the land.

2. The Government had also approved the commissioning of DPR for the Delhi MRTS Project through RITES and also registration of a Company under the Companies Act, 1956 with participation from the Government of India, Govt. of NCT of Delhi and others for implementing the project. Accordingly, the detailed project report for modified/Phase I of the Project has since been completed by RITES and a Company entitled "Delhi Metro Rail Corporation Ltd." (DMRC Ltd) has also been incorporated on 3.5.95 to implement this project. A list of members constituting the initial Board of Directors of the DMRC is enclosed (Annexure-I)

3. According to the alignment finalised for the modified Phase-I of the Delhi MRTS Project, it is found from the DPR that land belonging to your Department/Organisation as per details in the enclosed statement (Annexure-II) would be required for the Delhi MRTS Project. The "in principle" approval accorded by the Government was based on the suggestion that Govt. land required for the project would be given free of cost to the company/agency implementing the project. Accordingly, it is proposed that whereas lands belonging to Govt. of India and Govt. of NCT of Delhi departments required for the above project be transferred to DMRC Ltd. on long-term nominal lease, those owned by organisations like DDN, TIDCO, FICCI, DESU and Railway Board (other than Govt lands transferred to them free of cost or entrusted to them for management and care) be taken over by the Govt. on payment of

inter departmental transfer rates notified by this Ministry (vide details contained in the enclosed Annexure-III) and then leased to the DMRC. All such leases would be for a period of 99 years and subject to a nominal lease charge of Rupee 1/- per annum.

4. The DDA has been requested to freeze all future developments on the specified parcels of land required for the modified Phase-I of Delhi MRTS Project.

5. It is requested that you may kindly take necessary preparatory action to facilitate the transfer to the parcels of land in question for lease of the DMRC Ltd as indicated above. The cost of the land (other than Govt. of India/Govt. of NCT of Delhi's lands) to be transferred to the DMRC Ltd. for the aforesaid purpose would be shared jointly by the Govt. of India and the Govt. of NCT of Delhi in the proportions to be decided upon separately.

6. As the proposal is being placed before the Cabinet for final investment decision shortly your comments on the availability of the land as per details in Annexure II and any other relevant aspects may kindly be communicated to this Ministry, urgently.

(H.P. Agarwal)
Director (HIL)

To

1. Secretary, Ministry of Defence, South Block, New Delhi
2. Secretary, Ministry of Tele-communication, Sanchar Bhawan, New Delhi
3. Secretary (Lands & Bldg), Govt. of NCT of Delhi, B-Block, Vikas Bhawan, I.P. Estate, New Delhi
4. Vice-Chairman, Delhi Development Authority, B-Block, 1st Floor, Vikas Sadan, INA, New Delhi
5. Jt. Secretary (AFU & D. & C.), Ministry of Defence, South Block, New Delhi
6. Director General (Housing), Central Public Works Department, Birman Bhawan, New Delhi
7. Commissioner, Municipal Corporation of Delhi, Town Hall, Chandhari Chowk, Delhi

ANNEXURE-I

List of Directors of the Delhi Metro Rail Corporation Ltd

1. Dr. J.P. Singh, Secretary, Govt. of India, M/o Urban Affairs & Employment.
2. Shri Ashok Bhatnagar, Ex. Chairman, Railway Board, Rail Bhawan, New Delhi.
3. Shri C.N. Ramdas, Secretary, Govt. of India, M/o Surface Transport, Transport Bhawan, New Delhi.
4. Shri P.P. Chauhan, Chief Secretary, Govt. of NCT of Delhi, Old. Sectt., Delhi
5. Smt. Kiran Dhingra, Commissioner-cum-Secretary (Transport), Govt. of NCT of Delhi, Underhill Road, Delhi
6. Shri. S.P. Jakhanwal, Former Vice Chairman, Delhi Development Authority, presently Secretary (Food Procurement), Deptt. of Food Procurement, Krishi Bhawan, New Delhi
7. Shri N.P. Singh, Addl. Secretary, M/o Urban Affairs & Employment, Nirman Bhawan, New Delhi.

REQUIREMENT OF LAND BELONGING TO DDA

(RAIL CORRIDOR)
(MODIFIED PHASE I)

Note: Khasra numbers with
structures shown
underlined

YEAR	CORRIDOR	SECTION	VILLAGE	Area (Sqm.)	KHASRA NOS.	REMARKS
1995-96	Shahdara - Hauz Khas	Hauz Khas - Shahdara Km 24.570 to 16.300	Sultanpur Kazra Pira Ghar	9675 17367	402,403,404 64,65,158,157,156,160, 162,161,155,154,159,66, 63	Open land Shops
1995-97		Shahdara to ISBT (Km 16.300 to 5.677 and (1-10.930 to (1-10.467)	Chowki Mubarakabad Miziri Saroda Khurd Civil Station area	400 1570 8816 5128	356 176,185,203 115,134,139,26,13 522,524,518	Road Service Road Nursery and vacant Play ground
1996-97		ISBT to Shahdara (Km 5.677 to (1-10.635)	Old Hazrat land in Shastri Park Seelampur and Shahdara	331679 222/450,41/1,477, 374/436	24,25,26,30,22,16, 447,448,449/992,449/999, 374/436	Shops, cultivated land and Shahdara Court
TOTAL AREA IN sqm				428835		

MASS RAPID TRANSPORT SYSTEM - DELHI

REQUIREMENT OF LAND BELONGING TO DDA

(METRO CORRIDOR)
(MODIFIED PHASE I)

Note : Khasra numbers
with structures
shown underlined

YEAR	CORRIDOR	SECTION	VILLAGE/ LOCATION	AREA IN (Sq.m.)	KHASRA NOS.	REMARKS
1995-96	Vishwavidyalya	Vishwavidyalya	Side of	2370	435	DDA nursery,
	to Central	to ISBT	Shawnath			Tilak park
1997-98	to Sectt.		large cross- ing			
			TOTAL	2370		

Government of India
Ministry of Urban Development
(Lands Division)
Nirman Bhavan, New Delhi-110 011.

No.J-22011/ 3 /93-LD

Dated the 11th November, 1994.

To

1. The Land and Development Officer,
Nirman Bhavan, New Delhi. (10 copies)
2. The Vice-Chairman,
Delhi Development Authority, (10 copies)
Vikas Sadan, INA Market,
New Delhi.

Subject: - Fixation of prices of Government land for allotment to various Social, Cultural, Charitable and Other Organisations. Delhi/New Delhi.

Sir,

I am directed to refer to this Ministry's letter No.J-22011/2/91-LD dated 3rd March, 1993 on the above cited subject and to say that the question of revision of land rates w.e.f. 1.4.1994 has been under consideration of the Government and I am directed to convey the sanction of the President to the recovery of premium and ground rent for institutional allotment etc. at the rates indicated below:-

	<u>PURPOSE</u>	<u>PREMIUM PER ACRE</u>	<u>ANNUAL GROUND RENT</u>
A.	<u>RATE FOR TRANSFER OF LAND BETWEEN CENTRAL GOVT. & MUNICIPALITIES.</u>	Rs. 20.00 Lakhs (Rupees Twenty Lakhs only). (Extent of land to be determined by the Screening Committee keeping in view the availability and Master Plan norms).	-
B.	<u>CHARITABLE INSTITUTIONS.</u>		
1)	Land for medical institutions run by local bodies.	Rs. 10,000/- (Rupees Ten thousand only) per acre. (Extent of land to be determined by Screening Committee), subject to availability and Master Plan norms).	5% of the premium per annum.

...2/-

- | | | |
|--|--|--|
| <p>ii) Land for Educational institutions run by local bodies, Kendriya Vidyalaya Sangathan and Govt. of National Capital Territory of Delhi.</p> | <p>Nominal Charge of Re.1/- per annum.</p> | |
| <p>iii) Land for aided Educational Institutions.</p> | <p>Rs.5.00 Lakhs (Rupees Five lakhs only) per acre (getting grant from Govt. to the extent of 95% of their annual expenditure on staff). (Extent of land to be determined by the Screening Committee subject to availability and Master/Zonal Plan norms).</p> | <p>5% of the premium</p> |
| <p>iv) Land for entirely charitable institutions like charitable hospitals, orphanages and schools etc.</p> | <p>Rs.5.00 Lakhs (Rupees Five Lakhs only) per acre for first two acres and for land in excess of two acres at the zonal variant institutional rates.</p> | <p>5% of the premium.</p> |
| <p>v) Land for charitable institutions serving lower strata of the Society running partially on the grants received from the Govt. and charging to the extent of running the institutions.</p> | <p>Rs.15.00 Lakhs (Rupees Fifteen Lakhs per acres as premium for 1st one acre and rest at Zonal variant institutional rate (Extent of land to be determined by the Screening Committee subject to availability and provision in Master/Zonal Plan norms).</p> | <p>5% of the premium as ground rent.</p> |
| <p>vi) Land for Government sponsored & fully aided/funded institutions engaged in Cultural, Charitable or Developmental activities.</p> | <p>Rs.20.00 Lakhs (Rupees Twenty Lakhs only) per acre as premium. (The extent of land to be allotted will be decided by the Screening Committee subject to availability & Master Plan or development plan norms).</p> | <p>2 1/2% of the premium as ground rent.</p> |

C.	<u>OTHER INSTITUTIONS.</u>	AT ZONAL VARIANT INSTITUTIONAL RATES VIZ. -	2 1/2% of the premium.
	Zone-I	{ 80.00 Lakhs per acre	
	Zone-II	{	
	Zone-III	{ 50.00 Lakhs per acre	
	Zone-IV	{	
	Zone-V	{ 35.00 Lakhs per acre	
	Zone-VI	{	

NOTE: FOR ANY LOCALITY NOT COVERED BY THE SCHEDULE ANNEXED HERETO
THE RATES FOR COMPARABLE AREAS WILL BE APPLICABLE.

D.	<u>LOCAL BODIES</u>		
i)	Land for hospitals buildings as well as other unremunerative services such as maternity centres, community centres, libraries, public conveniences (such as public hydrants, community bathrooms, public lavatories and urinals etc., dhobi ghats and fire stations, services personal quarters/Dhobi, Janit , Malies, domestic servants, safai karamchhari, cobblers & byres.	Rs.10,000/- (Rupees Ten thousand only)	5% of the premium.
ii)	Land required for staff quarters of schools and hospitals.	10% of residential rates.	5% of the premium.
iii)	Land required for semi- remunerative purposes etc. such as staff quarters, for local bodies.	10 % of residential land value.	5% of the premium.
iv)	Land required for (a) remunerative purposes such as office and shopping centres.	Full market value.	2 1/2% of the premium.
	(b) Power houses, Electric sub- stations, water supply and drainage other than those which serve entirely or overwhelmingly Government colonies.	Rs.20.00 Lakhs (Rupees twenty lakhs only).	2 1/2 % of the premium.

(c) Power houses & Electric sub-stations and water supply and drainage which serve entirely or overwhelmingly Government colonies.	Rs.20.00 Lakhs (Rupees twenty lakhs only).	2½% of the premium.
(d) Land required for setting-up of electric sub-stations and water supply and drainage installations to serve exclusively DDA Colonies.	NIL.	At licence fee of Rs.1/- per acre per annum provided that they serve purely IDA/Govt. residential colonies and cost of land at the rate of Rs.20.00 Lakhs per acre is loaded to the development cost of flat and is recovered from the allottee.
v) Land required for playgrounds, parks and roads/road widening by local bodies.	NIL.	At licence fee of Rupee One only per acre per annum. (cost of replacement of bungalow/structure, if any required to be demolished will be recovered from local bodies.)
vi) Play grounds for schools run by local bodies.	NIL.	At licence fee of Rupee One per acre per annum (area of playground not to be taken into account for FAR otherwise it would be treated as misuse).
E. (1) <u>PLAYGROUND, PARKS BY OTHERS.</u>	NIL.	At licence fee of Rupees 5,000/- (Rupees five thousand only) per acre per annum.
(2) <u>PLAYGROUND (FOR SCHOOLS RUN BY OTHERS).</u>	NIL.	At licence fee of Rs.5,000/- (Rupees five thousand only) per acre per annum (Area of playground for schools not to be taken into account for FAR otherwise it will be treated as misuse).

.....5/-

F.	<u>POLITICAL ORGANISATIONS</u>	At the pre-determined full market value.	2½% of the premium.
G.	<u>LAND REQUIRED BY DELHI TRANSPORT CORPORATION:</u>		
i)	Exclusively for bus terminals.	Rs. 20.00 Lakhs (Rupees twenty lakhs only).	2½% of the premium.
ii)	Land for other activities such as bus depots, office etc.	Full market value.	2½% of the premium.
iii)	For residential accommodation.	Residential rate.	2½% of the premium.
H.	<u>LAND RENT AND RR FOREIGN LANDINGS.</u>	Residential/commercial rate depending on the use.	2½% of the premium with an option to capitalise the ground rent on payment of 50% of the premium.
I.	<u>NEWS PAPER CONCERNS.</u>	Full market value.	2½% of the premium.
J.	<u>LAND REQUIRED FOR STATE GOVTS. INCLUDING GOVT HOMES ETC.</u>	Residential/commercial rate as per activity undertaken.	2½% of the premium.
K.	<u>LAND FOR GRAVEYARDS & CREMATION GROUNDS.</u>	NIL.	At licence fee of Rs. 1/- per acre per annum.
L.	<u>INSTITUTIONS TO BE CHARGED AS PER ACTIVITY UNDERTAKEN.</u>	Residential/commercial rate as per activity undertaken.	2 ½% of the premium.
M.	<u>LAND FOR ANY OTHER PURPOSE NOT MENTIONED IN THIS LETTER.</u>	Full market value.	2½% of the premium.
N.	<u>ALLOTMENT OF LAND TO NAT.M.E.</u>	Full market value.	2½% of the premium.

... 6/-

2. These rates are effective from 1.4.1994 to 31.3.1996.

(i) Each case of allotment of land to a particular school at a particular rate is to be made on the recommendations of the Ministry of Human Resources Development and the fee to be charged from the students by such institutions should have the approval of the Directorate of Education, Delhi Administration, Delhi and such institutions should aim at encouraging the admissions of the children belonging to the weaker sections of the society by maintaining a suitable differential in fee, or providing stipends to cover substantial part of the costs.

(ii) The extent of land to be allotted to each educational institution will be determined by the competent authority keeping in view the availability of land, Master Plan provisions, activities of the institution, its experience and expertise in line and capability and financial standing in the sphere of activities proposed to be undertaken.

(iii) Before the extent of land so allotted is determined the institutions concerned will be allowed to explain its case and the related aspects keeping in view their financial standing etc. and the need for allotment of land and extent thereof.

4. All cases of allotment of land to Non-Governmental Institutions/Organisations shall be sponsored by the administrative Ministry/Government of India concerned and extent of land to be allotted in each and every case will be determined by the competent authority keeping in view the availability of land, Master Plan/Zonal Plan provisions vis-a-vis justification of allotment of land and extent thereof keeping in view the activities proposed to be undertaken by the institutions and its financial standing, experience and expertise as well as the capability of running such activities etc.

5. Allotment of land to political institutions shall be made after proper scrutiny of their antecedents and shall be confined to organisations or political parties recognised in Parliament.

6. This issues with the concurrence of Ministry of Finance vide their U.O.No.266/FD(L)/94 dated 10.11.1994.

Yours faithfully,


(B.R. Dhiman)

Under Secretary to the Govt. of India.
Tele:301 9951.

.....7/-

ANNEXURE

SCHEDULE OF ZONAL VARIANTS INSTITUTIONAL RATE

Sl.No. (1)	Name of the Locality (2)	Rate per acre (Rs.) (3)
<u>ZONE - I</u>		
<u>CENTRAL ZONE - COMPRISING OF</u>		Rs.80.00 Lakhs
1.	Connaught Place	
2.	Connaught Circus	
3.	Connaught Place Extension upto commercial zone.	
4.	Barakhamba Road(beyond Conn. Place ext. upto commercial zone.)	
5.	Gurson Road, beyond Connaught Place ext. upto commercial zone.	
6.	Hanuman Road(Commercial zone).	
7.	Jarpath beyond(Conn. Place Ext. upto Windsor Place).	
8.	Bhagwandas Road.	
9.	Hailey Road.	
10.	Hanuman Road(Res. Zone).	
11.	Daird Road.	
12.	Jain Mandir Road.	
13.	Porter Mandir Road beyond Conn. Place Extension.	
14.	Uday Mandir Road.	
15.	Mandir Marg.	
16.	Area outside the extended commercial zone, Parliament Street.	
17.	Minto Road.	
18.	Panchsukian Road.	
19.	Bhagat Singh Marg.	
20.	Babar Road.	
21.	Krishna Market Pahargang.	
22.	Mathura Road.	
23.	Jhandewala.	
24.	Motia Khan(including 'C' type tenements).	
<u>ZONE - II</u>		
<u>SOUTH ZONE - COMPRISING OF</u>		Rs.80.00 Lakhs
1.	Khan Market.	
2.	Diplomatic Enclave.	
3.	Diplomatic Enclave Extn.	
4.	Golf Links.	
5.	Airangzeb Road.	
6.	Patel Raj Road.	
7.	New January Marg.	
8.	Wentendon Road.	
9.	Mayapuri Road.	
	9/-

Copy forwarded for information and necessary action to:-

1. All Ministries/Departments of Government of India.
2. Lieutenant Governor, Raj Niwas, Delhi.
3. Chief Secretary, Govt. of NCT of Delhi, Delhi.
4. The Secretary, Land & Building Deptt., Govt. of NCT of Delhi, Vikas Bhavan, I.P.Estate, New Delhi. (5 copies).
5. The Commissioner, Municipal Corporation of Delhi, Town Hall, Delhi. (1 copy).
6. The Administrator, New Delhi Municipal Committee, Padika Kendra, Sansad Marg, New Delhi (5 copies).
7. Director of Audit, C&AM, AGOR Building, I.P.Estate, New Delhi.
8. Finance Division (Lands Unit), Min. of U.D.
9. Director (Land Management), Railway Board, Rail Bhavan, New Delhi.
10. Information Officer, Min. of U.D., Shastri Bhavan, New Delhi.
11. Ministry of Home Affairs, Rehabilitation Department, Indralmer House, New Delhi.
12. All Desk Officers in Lands Division, Min. of U.D.
13. Delhi Division, Min. of U.D. (5 copies).
14. PS to ULM.
15. PS to MOS(UD).
16. PPS to Secy/PS to AS(MPS).
17. PS to JS(F)/PS to JS(VA)/PS to JS(H)/PS to JS(UD).
18. Spare copies - 25.


(B.R. Dhiman)

Under Secretary to the Govt. of India.

10. Jorbagh.
11. Sunder Nagar
12. Andrewsganj.
13. Sadiq Nagar.
14. Defence Colony.
15. R.K.Puram.
16. Moti Bagh.
17. Lodhi Road.
18. Lodhi Estate.
19. Aliganj.
20. Sewa Nagar.
21. Lajpat Nagar(facing Ring Road)
22. Vasant Vihar other than 10A land.
23. Lajpat Nagar (I to IV).
24. Nizamuddin.
25. Jangpura.
26. Kalkaji.
27. Malviya Nagar(Ext.) & Old.
28. M.B.Road.

ZONE - III

WEST DELHI - COMPREHENSIVE OF

Rs.50.00 Lakhs

1. Ajmal Khan Road.
2. Ghaffar Market.
3. Karol Bagh.
4. M.M.Road.
5. Rani Jhansi Market.
6. Link Road K. & Bagh.
7. Deshbandhu Gupta Market.
8. Patel Nagar(East, West & South).
9. Rajinder Nagar(Old & New).
10. Rohitak Road (Old & New).
11. Nazafgarh Industrial Area.
12. Rameshwari Nehru Nagar.
13. Moti Nagar.
14. Sarai Rohilla.
15. Tilak Nagar.
16. Tihar I & II.
17. Ramon Nagar.
18. Industrial Area Extn.

ZONE - IV

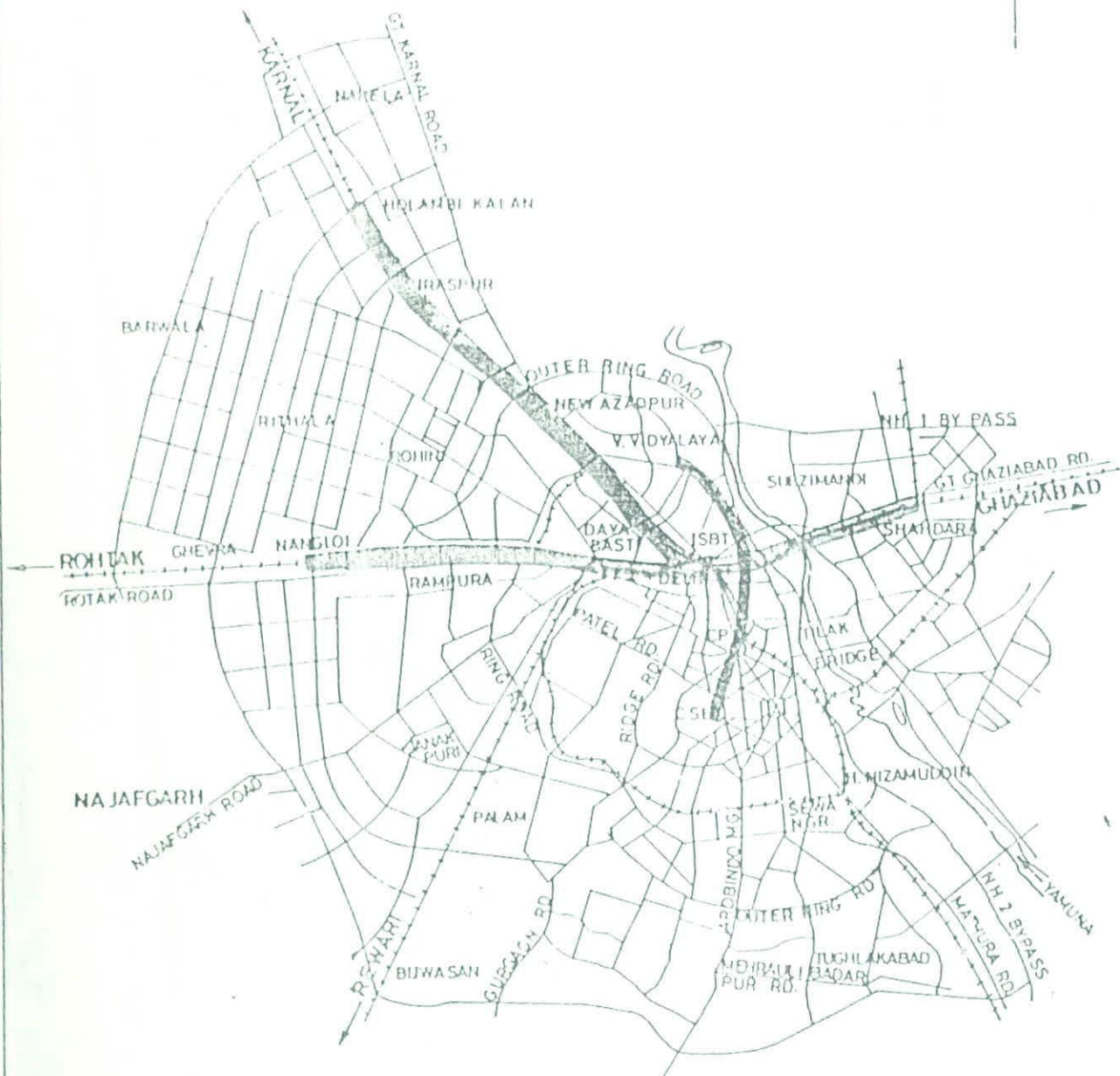
NORTH DELHI - COMPREHENSIVE OF

Rs.50.00 Lakhs ..

1. Kamla Nagar.
2. Rup Nagar.
3. Shakti Nagar.
4. Catab Road.
5. Roshnara Road.
6. Lajpat Rai Market.
7. Ansari Market.
8. Jawahar Nagar.

.....10/-

MODIFIED FIRST PHASE OF DELHI MRTS
(AS APPROVED BY GOI AND GNCTD)



SECTION	LENGTH (Km)	U. G.	ELEV.	AT GRADE
V. VIDYALAYA - C SECTT	11	11	-	-
SHAH DARA - NANGLOI	25	-	17.70	7.30
SUBZI MANDI-HOLAMBI KALAN	19.3	-	4.45	14.85
	55.3	11	22.15	22.15

INTEGRATED MULTI MODAL MASS RAPID TRANSPORT SYSTEM FOR DELHI	GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI-BITES	SCALE N.E.S.	MODIFIED FIRST PHASE OF DELHI MRTS	FIGURE 14
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ENVIRONMENTAL MANAGEMENT PLAN

To minimise the negative environmental impacts a comprehensive Environmental Management Plan has been prepared, both the construction and operational phases. This includes remedial measures for and safeguards against possible negative impacts. The features of this management plan are :

Rehabilitation of all project affected persons has been provided for in the estimate at a cost of Rs.31.57 Crores. This includes not only compensation as per provision of Land Acquisition Act for 195 pucca and 663 small commercial established like shops, but also for 2502 unauthorised slum units.

About 2400 trees will be affected during construction. Compensatory afforestation for these has been included in the estimate.

Detailed plans and estimates for diversion or temporary support of various utilities have been prepared in consultation with concerned city agencies and their approval obtained. Similarly approval of traffic police has been obtained for traffic diversion plans.

Appropriate tunnelling technology has been proposed and monitoring of ground settlements and stabilisation grouting has been included in tender documents to minimise risk to surrounding buildings.

Storm water drains have been identified at various sites for drainage of waste water from construction and later during operation

Sites have been earmarked at convenient locations for temporary and permanent disposal of soil arising out of tunnelling and other construction works.

Check on air and noise pollution during construction will be exercised for activities undertaken through contractual provisions.

Fire protection measures are planned through adoption of :-

- Fire resistant building materials.
- Fire prevention measures,
- Fire detection measures,
- Fire fighting measures, and
- Escape routes facilitating evacuation within a maximum period of minutes 30 seconds.

Control of noise pollution during operation will be ensured by provision of :

- Parabolic noise reflecting baffle walls as parapets of viaducts (Figure 6.1) at selected locations,
- Skirting around wheels in coaches,
- Two layers of grooved rubber pads in track to dampen vibrations (Figure 4.4)
- Heavy (60 Kg/H), high ultimate tensile strength, rails,
- Continuous welding of rails to eliminate rail joints, and
- Regular maintenance grinding of rail and wheel surfaces to avoid corrugations.

CONCLUSION

Based on environmental baseline data, prediction of positive and negative impacts, it is concluded that the project will yield benefits at local and regional levels. In a nutshell, it could be concluded that the project is environmentally sustainable and eco-friendly.

Sub: Request of Delhi Orthodox Syrian Church Society for NOC regarding change of land use of existing "Primary School" in 2.0 Acre site in Safdarjung Development Area in "Secondary School" : Policy
File No. PA/JD(A)/1/95/D-106.

1.1 The Chairman of Delhi Orthodox Syrian Church Society has requested for change in the use of existing primary school site to Secondary school level functioning in 2.02 acres (0.82 Hec.) site in C-3, Safdarjung Development Area.

2.1 The case was considered in the Technical Committee meeting held on 23.1.96 vide Item No. 13/96/TC, the decision of which is reproduced below:-

"After detailed discussion, it was observed that all the involved merits and demerits of the proposal be highlighted, such as area norms, location, requirement, approach road/traffic and other related aspects. Item be brought up again in the Technical Committee next month."

3.1 The Society was allotted 2.02 acres (0.82 Hec) site earmarked for primary school in the layout plan of Bhimnagri Safdarjung Residential Block-'C' for the construction of Primary school in July, 1967. In the letter u/r the Chairman of the society has stated that necessary approvals for upgradation of the existing primary school to the level of Senior Secondary school have already been obtained by the society from the Directorate of Education. The society is also affiliated to the Central Board of Secondary Education. The Chairman has stated that the building plans for creating additional space for accommodating a total of around 1800 students was submitted to MCD but the MCD has, instead, desired a NOC from DDA regarding change of land-use from primary to secondary school.

4.1 As per MPD-2001 sites measuring 4.0 Acres

(1.6 Ha.) could be considered for allotment for Sr. Secondary Schools(Class VI to XIIth) for 1000 students whereas for integrated schools without hostel facility (Class I to XIIth) for 1500 students sites measuring around 9.0 Acre (3.5 Ha.) could be considered for allotment. The comparative planning standards and development controls for various category of schools Vs the existing school of the society u/r are given on overleaf, (Annexure 'A')

4.2 Presently, an integrated school from Class-I to Class XII of 1800 students is functioning in an area of around 2.0 Acres as against the Master Plan requirement of around 9.0 Acres. Regarding the request of the society for creating additional space by getting the existing primary school upgraded, it has been observed that by getting the primary school upgraded to Sr. Sec. School level the total FAR, instead of getting increased, gets reduced from existing 4104 sq. mtr. to 3694 sq. mtr. ~~gains~~ only i.e. a net loss of 410 sq. mtr. The total FAR further gets reduced to only 1970 sq. mtr. i.e. a net loss of 2134 sq. mtr. by getting the existing primary school upgraded to the level of integrated school which, in fact, it is functioning.

4.3 The request of upgradation of school on the basis of upgradation certificates issued by Directorate of Education and later getting the school affiliated to CBSE is a common phenomenon in the entire urban Delhi and is a matter of policy which will also involve modification in the layout plan in addition to the application of different planning standards and development controls. Also recently in response to the objections/suggestions received from the public for the finalisation of draft Zonal Plans, the residents of the colonies have objected to showing the earlier primary school sites for Sr. Sec./Integrated School.

5.1 The floor space ground coverage etc. permitted on a plot are governed by the size of the plot and conditions of layout. The upgradation of the primary school to Sr. Sec. /Integrated School level is also involved modifications in the approved layout plan. The school is located on a 45 feet wide road ending in Qul-de-Sac about 200 metres from the main Aorbindo Marg. Preferably the Sr. Secondary School should be located on 60' and 80' wide roads.

5.2 The upgradation of the school to Sr. Secondary School level could be considered with the provisions of building area, play field area and other Development Controls including parking as per MPD-2001 norms within existing school premises.

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

Dir (AP) - F 



S.No.	Description	Master Plan-2001 norms			Norms of existing Primary school in SD		
		Primary School	Sr. Sec. School	Integrated School	Present	After upgradation as requested	Integrated school level
1.	Class	I to V	VI to XII	I to XII	I to XII	I to XII	I to XII
2.	Strength	500	1,000	1,500	1,800	1,300	1,300
3.	Area per school (Hac.)	0.4	1.6	3.5	0.32	0.32	0.32
4.	School site Area (Sq.mt.)	2000 (50%)	6000 (37.5%)	7000 (20%)	4104.15 (50%)	3078.1 (37.5%)	1641.7 (20%)
5.	Playfield (Sq.mt.)	2000 (50%)	10,000 (62.5%)	25,000 (71.4%)	4,104.15 (50%)	5,125 (62.5%)	5354.8 (71.4%)
6.	Development controls						
I	Min. Ground Coverage	33%	30%	30%	1354.4 Sq.m @ 33%	923.4 Sq.m @ 30%	492.5 Sq.m @ 30%
II	Max. FAR	100	120	120	4104 Sq.m @ 100	3593.7 Sq.m @ 120	1970 Sq.m @ 120
III	Max. Height (Mt.)	15	15	15	15	15	15
IV	Settling (SCS)	0.67	1.0	1.0	27.5 @ 0.67	35.9 @ 1.0	19.7 @ 1.0

Dis (AP)-I

