

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F.1(3)97-MP

Dt. 4.2.97

Draft Minutes of the 75th meeting of Technical Committee held on 04.02.97 at 9.30 A.M. in the Conference Hall, 5th floor Vikas Minar, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh. P.K.Ghosh, Vice Chairman (In chair)
2. Sh. R.K. Bhandari, Engineer Member
3. Sh. Vijay Rishbud, Commissioner (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. Khullaf, Chief Architect
8. Sh. R.K. Jhingan, Director (LS)

T.C.P.O.

9. Sh. T.D. Bhatia, TCP

M.C.D.

10. Sh. Shamsheer Singh, Addl. Town Planner

D.E.S.U.

11. Sh. V.K. Sakhuja, Addl. C.E. (Plg. & SLDC)
12. Sh. S.C. Chattopadhyay, S.E. (Plg.)
13. Sh. N.K. Gupta, C.E. (P&C)

SPECIAL INVITEES

14. Sh. A.S. Lakra, Chief Gen. Manager, DTC for item no. 3/97.
15. Sh. Heera Lal, Research Officer, Transport Deptt., GNCTD, for item no. 3/97.
16. Prof N. Ranganathan, SPA, Consultant Narela Project, for item no. 6/97.
17. Sh. B.P. Singh, Sr. Manager, GAIL for item no. 7/96.
18. Sh. S.S. Hadke, Sr. Architect, MCD, for item no. 2/97.
19. Sh. B.L. Khurana, Chief Engineer (Elect.), DDA.
20. Sh. Pradeep Behari, Addl. Chief Architect, DDA.
21. Sh. Shamim Ahmed, DLM, DDA.
22. Sh. Prakash Narain, Director (DC&MP), DDA.
23. Sh. S. Srivastava, Director (AP-I & II), DDA.
24. Sh. A.K. Gupta, Director (Narela), DDA.
25. Sh. D.K. Saluja, Director (TT), DDA.
26. Sh. B.K. Jain, Director (SP), DDA.
27. Sh. R.K. Jain, Jt. Director (NCR), DDA.
28. Sh. J.S. Sodhi, Jt. Director (AP-I), DDA.
29. Sh. S.S. Dass, Dy. Director (Narela), DDA.
30. Sh. H.S. Dhillon Dy. Director (Narela), DDA.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(3)97-MP

Dated: 12.2.97

Minutes of the 75th meeting of Technical Committee held on 4.2.97 at 9.30 A.M. in the Conference Hall, 5th floor, Vikas Minar, IP Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. P.K. Ghosh, Vice Chairman (In chair)
2. Sh. R.K. Bhandari, Engineer Member
3. Sh. Vijay Risbud, Commissioner (Plg.)
4. Sh. 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)

T.C.P.O.:

9. Sh. T.D. Bhatia, TCP

M.C.D.:

10. Sh. Shamsheer Singh, Addl. Town Planner

D.E.S.U.:

11. Sh. V.K.Sakhuja, Addl.C.E.(plg.&SLDC)
12. Sh.S.C. Chattopadhyay, S.E.(Plg.)
13. Sh. N.K.Gupta, C.E.(P&C)

SPECIAL INVITEES:

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16. Prof. N. Ranganathan, SPA, Consultant Narela Project for item no. 6/97
17. Sh. B.P. Singh, Sr.Manager, GAIL for item no.7/96.
18. Sh.S.S.Hadke, Sr.Architect, MCD, for item no.2/97
19. Sh. B.L.Khurana, Chief Engineer (Elect.)DDA
20. Sh.Pradeep Behari, Addl.Chief Architect, DDA
21. Sh. Shamim Ahmed, DLM, DDA.
22. Sh.Prakash Narain, Director(DC&MP)DDA.
23. Sh.S.Srivastava, Director (AP-I & II)DDA
24. Sh.A.K.Gupta, Director (Narela)DDA
25. Sh.D.K.Saluja, Director (TT)DDA
26. Sh.B.K.Jain, Director (SP)DDA
27. Sh.R.K.Jain, Jt.Director (NCR)DDA
28. Sh.J.S.Sodhi, Jt.Director(AP-I)DDA
29. Sh.S.S.Dass, Dy.Director(Narela)DDA
30. Sh.H.S.Dhillon, Dy.Director(Narela)DDA.

1. Item No. 1/97:

Sub: Review of Action Taken Report on the decisions of the Technical Committee from the period 1.1.96 to 31.12.96
F.1(2)97-MP

Item was deferred.

2. Item No.2/97:

Sub: Request of MCD for change of land use of an area measuring 3.275 ha. from Recreational District Park to Commercial (1.7375 ha.) and partly Institutional (1.5 ha.) for covering of the Drain at Maharani Bagh.
F.3(86)96-MP

The item was deferred with the observation that MCD may be requested to also submit technical feasibility of the proposal considering the past experience and the ownership of the land proposed for change of land use

3. Item No.3/97:

Sub: Availability of additional open spaces in Delhi at the City level for (i) Play grounds (ii) General Parking (iii) Stabling of Buses during the night hours.
PA/DD/TT/II/DDA/96.

After detailed discussion, the Technical Committee deferred this item with the observation that it be further examined in consultation with DCP(Traffic) and the specific recommendations be brought for the consideration of the Technical Committee.

4. Item No.4/97:

Sub: Laying of peripheral services within the R/W of Nelson Mandela Marg.
F5(3)72-MP-Pt.I

After detailed discussion, the Technical Committee approved the revised proposal as contained in para 4 of the agenda note with the following observations:

i) The width of the central verge be increased by 1 mtr. (from 2 mtr. to 3 mtr.) to accommodate the underground cables.

ii) For increasing the central verge, the cycle track be reduced by 0.5 mtr. (4.5 mtr. to 4 mtr.) and the carriage-ways by 0.25 mtr. on either side.

5. Item No.5/97

Sub: i) Route alignment of two 66 KV U/G cable circuits from 220 KV Vasant Kunj S/Stn. to West of JNU 66 KV S/Stn. (under construction near Vasant Continental Road)
ii) Route alignment of four 66 KV U/G cable circuit from 66 KV S/Stn. at 'C' Block, Vasant Kunj to JNU 66 KV S/Stn.
F5(5)96-MP

The Technical Committee approved the route alignment proposals as contained in the agenda note with the observation that DESU shall coordinate with all the concerned local bodies /departments, before laying the cables.

6. Item No.6/97:

Sub: Integrated Freight Complex, Narela
F.20(7)96-MP

The item was deferred with the observation that the Members may send their views/suggestions on the proposal to Director(Plg.)-Narela within a week's time. Accordingly, the proposal be put up to the Technical Committee.

7. LAID ON THE TABLE:

Item No.7/97:

Sub: Proposal to consider 'CNG' Mother station sites as a 'Utility' premises in the Master Plan of Delhi-2001.
F3(15)95-MP

The Technical Committee after detailed discussion recommended that the use premises of CNG plot be included under 'Public Utility' and be permitted in all use zones except in regional parks and developed district parks. Amendments in the Master Plan be processed accordingly.


(CHANDRA BALLABH)
ADDL. COMM. (DC&B)
MEMBER SECRETARY
Dated:12.2.97

Memo No.F.1(3)97-MP

Copy to:

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


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

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)


No.F.1(1)97-MP

Dated: 31.1.97

MEETING NOTICE

The 75th Technical Committee meeting of the DDA will be held on 4.2.97 at 9.30 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 make it convenient to attend the meeting.


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

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L A I D O N T A B L E

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Sub: Request of MCD for change of landuse of an area measuring 3.275ha from Recreational-District Park to Commercial (1.7375 ha) and partly institutional (1.5 ha) for covering of drain at Maharani Bagh.

File No. F.3(86)96/MP

1.0 Sr.Architect-II(MCD) and Addl.Commr.(Engg.)MCD vide letters dated 19.12.96 and 10.12.96 addressed to Addl.Commr.(Area Plg) and Commissioner(Plg) respectively have requested for processing the change of landuse in respect of the land proposed to be utilised for covering the drain at Maharani Bagh for enabling MCD to go ahead for the implementation of the plan for covering the drain and utilisation of the land along the drain. In the letter, it has been stated that MCD propose to hold Architectural Design Competition on the reclaimed land after covering the Maharani Bagh Nallah.

2.0 Background.

2.1. In pursuance to a meeting held under the chairmanship of Hon'ble Lt.Governor of Delhi on 25.5.89 in which it was decided to cover all the drains in a phased manner and utilising the reclaimed land for remunerative purposes through Self-Financing Scheme, the proposal for covering the drain at Maharani Bagh was considered in the Technical Committee Meeting held on 11.9.89 vide item No. 179. The decision of the Technical Committee is reproduced below :-

" Technical Committee discussed the four proposals received from Water Supply & Sewage Disposal Undertaking for covering the nallah/drains, passing through various parts of Delhi. After detailed discussions, Technical Committee approved the proposal in principle and desired that further details be worked out regarding the technical feasibility, specific land uses and other details. It also desired that the desirability of appointing the consultant for these jobs may also be examined. The proposals be processed for change of landuse where necessary. "


2.2. The scheme duly approved by the Standing Committee of MCD has now been submitted in DDA for processing the change of landuse. As per this scheme the total covered area on all the floors works out to 28975sqm on a total plot area of around 32375sqm including 3325sqm of consolidated Green. As per this scheme of MCD, a length of around 300m will be available for remunerative projects.

3.0 Examination/Proposal

3.1 It has been observed that total plot area of this scheme proposed by MCD works out to 3.237 ha as against an area of 3.7 ha earlier approved by the Technical Committee of DDA. It is observed that in the proposal submitted by MCD an area of around 0.5 ha between village Tamoor Nagar and Group Housing which was earlier proposed for OCF/ institutional is being omitted by MCD thereby reducing the total area 3.7 ha to 3.2375 ha.

3.2 The proposal of MCD for covering the drain at Maharani Bagh would involve an area measuring 3.237 ha to partly commercial (1.7375 ha) and partly institutional (1.50ha). The detailed MCD drawings showing the utilisation of the land and the proposal are laid on table alongwith the proposal of MCD superimposed on a copy of the Draft Zonal Development Plan of Zone 'F'.

3.3. The proposal of MCD for processing the change of landuse as per the details given in para 3.2 is placed before the Technical Committee for its consideration.


23/12/96
JO(AE)T
23/12/96
AC(AE)

Sub: Availability of additional open spaces in Delhi at the city level for (i) play grounds (ii) General parking (iii) stabling of buses during the night hours.

No. F.DD(TT)II/DDA/96

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I. BACKGROUND/INTRODUCTION:

The Authority in its meeting dated 17.6.96 vide item No.52/96 resolved as under:

That there was a necessity to have a fresh survey of the available open spaces at the city level so that the same could be utilized to meet the requirement of additional space for the following purpose:

- i) Play grounds
- ii) General Parking
- iii) Stabling of buses during night hours.

As a follow up action of the Authority's Resolution a meeting was held under Commissioner (Plg.), DDA in which the representatives from Transport Deptt., GNCTD, L&DO, NDMC, CPWD and officials from various units of Planning Deptt. were present. In this meeting, it was decided that a comprehensive study will be undertaken by NDMC, MCD and CPWD for assessing the availability of open spaces for playgrounds, general parking and stabling of buses during night hours in

their respective areas for which a copy of Zonal Plans and list of existing DTC terminals and Depots were supplied. It was also decided that similar exercise will be undertaken by the Planning Deptt. Only NDMC has submitted their report to DDA on the above study and no information on the subject has been received either from MCD or CPWD inspite of requests and reminders.

II. DETAILS AND EXAMINATION:

Based on the study conducted by the Planning Deptt and Report sent by NDMC following findings and recommendations have emerged:

i) Open spaces at the city level for playgrounds

Availability of open spaces has been identified at city level mainly in the following three categories:

- 1) Planned Area
- 2) Unauthorised regularised colonies/areas
- 3) Unplanned unauthorised colonies/areas

1) Planned Areas

In the planned colonies/areas parks and playgrounds open spaces have been provided as per the standards prescribed in the Master Plan, however, in certain areas of G Zone Open spaces are deficient but generally it was felt that there is no need for provision of additional open spaces for playgrounds in these areas.

2) Unauthorised regularised colonies

These areas are mostly falling within the jurisdiction of MCD. While preparing plans for these areas, as far as possible parks/playgrounds/other related facilities have been provided. The areas earmarked for these facilities have not been developed, therefore, non-availability of playgrounds and parks is felt in these areas. Commr., MCD may be requested to take up the development of these areas on the basis of draft/approved layout plans of these colonies so that adequate open spaces/playgrounds be made available in these colonies.

3) Unauthorised colonies

In the case of colonies/areas which are yet to be regularised, adequate provisions for open spaces and playgrounds should be made while regularising these colonies by MCD.

It was reported that there is ^{an} acute deficiency of open spaces/ playgrounds in trans yamuna area which houses 1/3rd of the population of ^{the} metropolitan city. In order to provide playgrounds and other related facilities, it is suggested that while channelising the river yamuna some chunks of land on eastern side can be made available in Zone 'O' which can be utilized for providing parks, open spaces and other such facilities for Trans Yamuna Area.

In the study conducted by the Planning Deptt./DDA, NDMC, it was observed that at present there is no additional space available for provisions of playgrounds. In case of NDMC area there are 3 major open spaces namely 1. Talkatora stadium/Garden 2. Nehru

Park 3. Lodhi Garden. The above said areas are well equipped with sports activities. In addition to this, there are 2 stadiums in NDMC area i.e. National Stadium and Shivaji Stadium.

(i) General Parking

Parking is one of the serious problems which is the outcome of the growing imbalance between the demand for and supply of space for the storage of stationary vehicles. This problem is currently assuming serious proportion owing to rapid increase in quantum and density of urban population and rise in the level of ownership of private vehicles. This increase in personalised modes is due to inadequate public transport system which is overcrowded and resulting in increase in journey time. Due to this, the residents of Delhi are opting for personalised vehicles resulting in increased vehicular population in comparison to other metro cities of the country. In order to solve the parking problem first most important requirement is of efficient mass transport system. In the study conducted by DDA and NDMC, it was observed that the general parking problems has to be dealt with mainly in the following areas.

1. Over spill parking of planned areas

From the study it was observed that parking provided in the planned commercial areas as per the MPD-2001 norms has turned out to be inadequate considering the increase in private vehicular ownership. In such circumstances, only possibility to provide additional parking spaces in such areas is of parking below/above ground to be developed in existing parking lots in order to meet the additional requirement. In case where such areas are not

and it is not possible to develop them, then such parking facilities may be developed below/above existing open space/parks ^{where} top of the slab shall be developed as green to retain the open space requirement.

2. Unauthorised commercial areas.

The problem of parking in such areas can only be solved by providing parking below/above ground in the available park/open spaces in near vicinity. In case if such open spaces are not available then parking facilities may be enhanced in the nearby Community Centres, Disstt Centres and for meeting the parking requirement of unauthorised commercial areas the cost of the same may be charged from the beneficiaries. All unauthorised encroachment in R/W of the roads or the service ^{road} lanes should be removed so that areas are made available for smooth circulation and off street parking managed by Traffic Police/local body wherever feasible.

3. Existing residential colonies

The parking requirement in existing residential colonies in Delhi is increasing rapidly because of changed socio-economic status of the community and increase in vehicle ownership. The resdl. colonies at present are not able to cope with alarming demand for parking of vehciles of the residents as the vehicle ownership levels could not be estimated realistically. For solving parking problems in such areas, proper management scheme at the local level should be worked but keeping two way movement of traffic with off-street parking on both sides. The Residents Welfare Associations should work out the traffic operation and parking plan for their areas as prevalent in Saket in South Delhi. After this has been done the parking of

Additional cars may be considered in the open spaces nearby where multi level parking below the ground can be constructed. Construction of such areas may be taken by the local residents by charging from beneficiaries and 5-10% for commercial use may be allowed to make the project economically viable.

In addition to above there is an urgent need to revise parking norms as prescribed in MPD-2001 and is also essential to have proper regulation of parking in residential and commercial areas. The parking charges should be uniform for surface and underground parking so that the utilisation of underground parking spaces are properly utilized. It has been observed that the parking standards as prescribed in MPD have not been followed while preparation of lay out plans and schemes. It is recommended that parking standards should be strictly followed in the process of plan preparation. The existing parking norms need to be revised in consonance with the experience of other developed and developing countries while preparing MPD-2021.

iii) Stabling of buses during night hours

In the study conducted by DDA and NDMC there was a general consensus that there is hardly any extra open space available for stabling of buses at the city level. It was felt that existing DTC Depots/terminals some of which are lying vacant and are under-utilized, may be used for this purpose. There are 33 DTC Depots and equal number of bus terminals in Delhi. At present, the DTC has a fleet of about 7000 buses, in addition to 3500 buses running under STA Permit and about 1500 Chartered Contract Carriage buses.

In the existing depots and terminals, it may not be desirable to provide parking of DTC and STA buses.

the same complex as it would involve several management problems of pilferage etc. It was, therefore, suggested that 50% of the existing depots/terminals be used by DTC for its existing fleet and remaining 50% may be utilized by STA/Chartered Contract Carriage buses. These Depots/terminals would be developed for parking of buses as well as for general parking on commercial basis which would not require any change of land use, at the same time, it would also be possible to recover the cost of such a provision.

It is also suggested that parking sites in Distt. Centres and Community Centres can be utilized for parking of STA buses exclusively during night hours. In addition, the provision for stabling of buses can be in the parking lots of Pragati Maidan on Bharion Road and additional parking lots may be carved out while planning of Zone 'D' i.e. River Bed Area of Yamuna River.

III.

RECOMMENDATIONS

The recommendations and amendments to MPD 2001 given in para II in the agenda are placed before the T.ch. Committee for consideration.

Hamilton
20.1.97
DY. DIR. (T.T.)

Subject : Laying of peripheral services within the R/W
of Nelson Mandela Marg.
F.5(3)72 MP/Ft.I.

..-.-.

1. Introduction.

Nelson Mandela Marg is an important radial in South Delhi connecting Outer Ring Road and Mehrauli-Mahipalpur road along the western side of Jawaharlal Nehru University. This is one of the arterial roads providing approach to Vasant Kunj Phase-I & II, proposed Hotel Complex and IGI Airport. Location Plan is placed as Annexure-I. R/W of this road as per MPD-2001 is 45M. An alignment plan of this road with 45M R/W was approved by the Authority vide resolution no.54/96 dated 17/6/96.

A meeting to provide trunk peripheral services along this road was held under EM, DDA on 17/7/96, wherein it was decided that cross sectional details showing laying of services within the R/W shall be prepared by Director(TT), DDA.

2. Details of services to be accommodated are as follows :-

- i) Trunk Storm Water Drain - 5M width.
- ii) Trunk Water Supply line - 450mm dia.
- iii) Trunk sewerage line - 1000mm dia.
- iv) 6 nos. 66 KV underground cable circuits comprising of 3 cables (per circuit) of DESU - 3600mm width.
- v) MTNL cables - 500mm wide duct.
- vi) Light pole in Central Verge and footpath - 250mm width on each location.
- vii) Storm Water Drainage from Carriageway - 200mm dia.

Apart from above, main carriageway space, cycle track, busway, space for tree plantation and footpaths are to be provided in the cross section.

3. Proposal APPROVED BY AUTHORITY.

In the proposal approved by the Authority with six lane divided carriageway, dedicated busway and footpath on either sides was considered. The trunk storm water, water supply and sewerage line were proposed outside the R/W below the green belt along this road. The 66 KV cables, MTNL cables, street light cables and storm water drainage pipes were proposed below the footpath portion and central verge. The trees were proposed to be planted in the inner footpath of 1.5M width.

4. Revised Proposal.


In this proposal, the road cross section has been modified to an eight lane divided carriageway with 4M wide footpath on the eastern side (towards JNU) and inner footpath of 4M width, 4.5M wide two way cycle track and 2M wide outer footpath in Western side towards Vasant Kunj-II. The 66 KV cable circuits comprising of three cables per circuit are proposed to be laid below the path along JNU and remaining two are proposed below central verge one on either side of the light pole. The trunk water supply line is proposed below the 4M wide inner footpath on the Vasant Kunj side. The trunk sewer line is proposed below the 2.5M wide footpath adjoining the trunk storm water drain of 5M width to be taken from the green belt outside the road R/W. The MTNL cables shall be laid below the 4M wide inner footpath on the Vasant Kunj side. The storm water from carriageway shall be drain through Storm water pipes in the 4M footpath on either sides. In this proposal all the services have been accommodated within 45M R/W cross section except the trunk storm water drain for which 5M width is to be taken from the green belt along this road. The trees shall be planted in all the footpaths proposed in the road cross section.

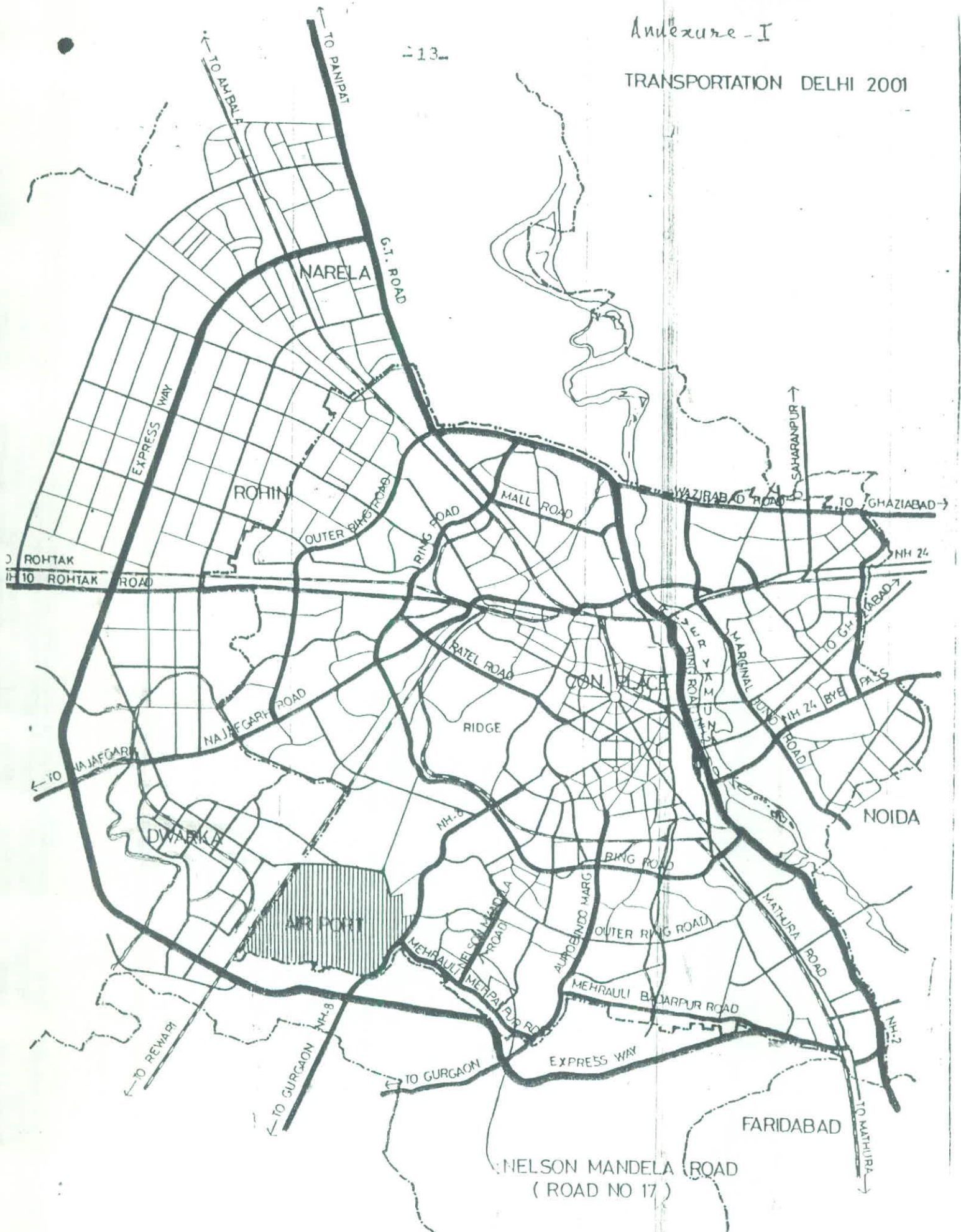
The above said revised cross sections have been studied by PWD which is the road implementing agency, DESU Chief Architect, DDA, SE Civil Circle-I, DDA and this proposal has been considered to be a desirable alternative. The proposal also fits with the four lane widening proposal taken by the PWD in the immediate phase. (refer Annexure-II).

5. Recommendations.

The revised proposal as explained under para 4 is placed before the Technical Committee for consideration and approval.


(CHANDRABALLABH)
ADDL. COMM. (DC&B)


(D.K. SALUJA)
DIRECTOR(TT):PLG.



PUBLIC WORKS DEPARTMENT
GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI

From : V.P. Gupta,
E.E. PWD Divn. VII

NO : EE/PWD-VII/DA/97

Dated : 14/1/97

To

Shri D.K. Saluja,
Director(TT),
DDA, Vikas Minar,
12th Floor,
I.P. Estate,
New Delhi.

Sub : Route approval of 66 KV U/G cables on
Nelson Mandela Marg, alongwith JNU boundary.

..-.-.

Sir

Please refer to letter no. XEN Plg.V/46-101/754 dated 7th Jan. '98 from Ex.Engineer(Plg.V) DESU vide which feasibility for laying of 6 cables has been desired as per the alternate-III road cross section. The cross section has been studied in relation to the construction being carried out for widening of this road. In this regard, following modifications in road cross section are necessary to integrate the existing widening proposal with the future final phase road cross section :-

1. On JNU side, a 4M wide space for footpath may be kept. As discussed with SE(Plg.)I DESU, 4 nos. cables may be laid on the extreme edge along JNU side in width of about 2.5 m.
2. The main C/Ws for the final phase cross section may be kept as 14M wide with a central verge of 2M width. In the central verge also 2 nos. 66 KV cables could be laid and an overhead electric pole in between as discussed with SE(Plg.)I.
3. On the Shopping Mall side, 4M wide footpath be taken. Along this footpath, 2 way cycle track could be proposed which would serve the commercial

OFFICE OF THE SUPTDG. ENGINEER
CIVIL CIRCLE-I, DDA, NEW DELHI

Annexure-II

No. SE-I/12(5)/96/150

Dt.: 28-1-97

To

PWD
The Suptdg. Engineer,
Circle-5, Delhi Admn.,
MSD Building, 4th Floor,
Indraprastha Estate,
NEW DELHI

Sub.: Alignment of various services within ROW
of Nelson Mandela - Cross Sectional Details.

DDA proposes to lay various peripheral services within ROW of Nelson Mandela Road. The case of alignment of various services was discussed in the room of E.M/ DDA on 17.7.96 when SE/ER(PWD), Delhi Admn. was also present. Refer Minutes circulated vide no. PA(18)/SE/CC-I/DDA/96/1266 dt. 7.8.96.

Director(Traffic)Plg./DDA has finalised Cross Sectional details showing alignment of various services within ROW of Nelson Mandela Road. The drawing showing the Cross Sectional details is enclosed.

You are requested to please check the feasibility of Services being proposed to be laid within ROW if deemed necessary and give your comments accordingly. The services proposed have been accommodated within 5 mtrs. of the 'Green' proposed to be developed parallel to Nelson Mandela Road.

D.D.A. proposes to undertake laying of Services in the manner as shown in the enclosed drawing. In case of any difficulty to adopt the alignment of services as enclosed you are requested to please submit your technical objections and suggest modification if necessary. In case no reply is received by this office by 5.2.97 it shall be presumed that the proposal of laying of Services within ROW in order and all provisions shall be made by PWD while widening the existing Cross Section of Nelson Mandela Road.

Encl: The drawing as stated.

(M.L. TIJU)
S.E./CC-I/DDA.

Copy to:

1. Director(Traffic)/DDA, Vikas Prastha, New Delhi
2. Chief Architect(DDA)Vikas Minar,
3. A.C(AP)/DDA. 4. SE/ERD-2, DDA

S.E./CC-I/DDA.

OFFICE OF DIR. (TTI)
Diary No. A-11-1-97
Dated: 28-1-97

- Sub :
- i) Route alignment of two 66 KV U/G cable circuits from 220 KV Vasant Kunj S/Stn. to West of JNU 66 KV S/Stn. (under construction near Vasant Continental Road.)
 - ii) Route alignment of four 66 KV U/G cable circuits from 66 KV S/Stn. at 'C' block Vasant Kunj to JNU 66 KV S/Stn. :

File No. F.5(5)/96-MP

1. INTRODUCTION

Ex.Engineer (Plg.V), DESU vide letter dated 7.1.1997 has submitted the above said route proposals for our consideration. As per the proposal, the cables are to be laid to convert the overhead tower line passing through Vasant Kunj-II scheme area into underground cables within the R/W of Nelson Mandela Marg. This area is being developed by DDA for its prestigious Vasant Kunj Phase-II scheme including the Hotel Complex. The route proposals are shown in DESU drawing No.PL-IV/786. The 66 KV S/Stn. site in the west of JNU allotted by DDA is under construction by DESU, rest of the S/Stn. sites are existing.

2. MT. ROUTE DETAILS

Route-I

Two 66 KV cables shall start from the existing 220 KV Vasant Kunj S/Stn. along the existing 18/24 Mtr. R/W roads of Vasant Kunj complex below the foot-path portion upto Nelson Mandela Marg. On Nelson Mandela Marg, the cables shall be laid below the central verge of this road (as per final phase cross section) upto the green belt along road leading to Vasant Continental Hotel. From here, the route shall be taken underground on the periphery of green belt upto the

proposed west of JNU 66 KV S/Stn. under construction of Vasant Continental Road. With this route proposal, the existing overhead line passing through the Vasant Kunj-II scheme area shall be dismantled upto existing 220 KV S/Stn. The total length of the underground route shall be about 4.50 Km. While laying cables, DESU shall coordinate with the PWD. It is further clarified that the existing line from the ridge valley shall be terminated at the proposed West of Jawahar Lal Nehru University 66 KV S/Stn. (under construction on Vasant Continental Road.

Route-II

Four 66 KV cables shall start from the existing 66 KV S/Stn. at Vasant Kunj 'C' Block. The cables shall cross the Nelson Mandela Marg and then shall be taken in the R/W of Nelson Mandela Marg below the footpath on the eastern side of this road abutting JNU. The cables are proposed to be laid at a depth of about 1.5 Mtr. below the ground level. About 2.40 Mtr. width shall be required to lay these cables. The said route alignment shall continue upto the existing JNU 66 KV S/Stn. With this route proposal, the existing overhead line between Vasant Kunj 'C' Block S/Stn. presently passing through Vasant Kunj-II scheme area shall be dismantled. The total length of the underground cable in this stretch is about 2 Km.

3. FEASIBILITY

Executive Engineer (Engg-VI) DESU dated 7.1.1997 has submitted the for the route (copy placed as Annexure

structure is affected in the proposal.

DESU shall coordinate with local bodies viz. PWD, MTNL, MCD, DWS&SDU and other deptt's before laying the cables.

4. RECOMMENDATIONS FOR CONSIDERATION

The route proposals as explained above are placed before the Technical Committee for consideration.

CD 30/01/97
(CHANDRA BALLABH)
ADDL. COMM. (DC&B)

D.K. Saluja
(D.K. SALUJA)
DIRECTOR (TT) PLANNING

PUBLIC WORKS DEPARTMENT
GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI

From : V.P. Gupta,
E.E. PWD Divn, VII

NO : E.E/PWD-VII/DA/97

Dated : 14/1/97

To

Shri D.K. Saluja,
Director(TT),
DDA, Vikas Minar,
12th Floor,
I.P. Estate,
New Delhi.

Sub : Route approval of 66 KV U/G cables on
Nelson Mandela Marg, alongwith JNU boundary.

---:

Sir

Please refer to letter no. XEN Plg.V/46-101/754 dated 7th Jan. '97 from Ex.Engineer(Plg.V) DESU vide which feasibility for laying of 6 cables has been desired as per the alternate-III road cross section. The cross section has been studied in relation to the construction being carried out for widening of this road. In this regard, following modifications in road cross section are necessary to integrate the existing widening proposal with the ^{proposed} future final phase road cross section :-

1. On JNU side, a 4M wide space for footpath may be kept. As discussed with SE(Plg.) I DESU, 4 nos. cables may be laid on the extreme edge along JNU side in width of about 2.5 m.
2. The main C/Ws for the final phase cross section may be kept as 14M wide with a central verge of 2M width. In the central verge also 2 nos. 66 KV cables could be laid and an overhead electric pole in between as discussed with SE(Plg.) I.
3. On the Shopping Mall side, 4M wide footpath be taken. Along this footpath, 2 way cycle track could be proposed which would serve the commercial

दिल्ली विद्युत प्रदाय संस्थान

(दिल्ली नगर निगम)

JHANDEHWALAN EXTN.

स्थान : NEW DELHI: 110055

क्रमांक XEN/PLG.V/46-101/754

दिनांक 7th Jan.

19 97

Sh. D.K. Saluja,
Director (IT)/Plg.
DEA, Vikas Minar,
NEW DELHI-110001.

SUB:- Route approval of 66KV U/G cables on Nelson Mandela Marg.

.....

Sir,

Please refer to our letter No. XEN(PLG.V)/46-101/742 dt. 19.12.96 addressed to you vide which we submitted the detailed route alignment proposal as per alternative-III of the cross sections of Nelson Mandela Marg. The case was further discussed in your office on 20.12.96 and it was desired that the feasibility of laying cables as per draft cross sections of Nelson Mandela Marg may be checked. This exercise has since been checked. Presently, as per (draft) proposal road cross section alternative III (modified), the Nelson Mandela Road is being developed as a 4 lane C/W after leaving a distance of about 7.5 M from the JNU boundary wall. The four 66KV cables circuits (3 single core cable per circuit) can thus be laid below the foot-path and cycle track as shown in the alternative III (modified) cross section. The remaining two 66KV cables circuits (3 single core cable per circuit) proposed to be laid below the central verge shall fall in the kachha portion after the C/W is completed. In this portion, the cables can only be laid after levelling the portion along the road from West of JNU to Vasant Kunj C-Block S/Str. for which the work of levelling is in progress.

A copy of this letter is also being sent to XEN PWD Div. VII implementing this road for taking necessary action suggested above and to Chief Engineer(Elect.) DEA for information.

Yours faithfully,

H.N. LATA
H.N. LATA
EXECUTIVE ENGINEER(PIC.V)

1) Subject:

- a) Route Alignment 66kV U/G Cable from 66kV Vacant King Circle to 66kV JNL S/S
 b) Drawing No. PL-16-784

Category of H.T. Line : (a) 33 KV / 220 KV / 66 KV,
400 KV.

(b) Whether underground or Overhead. Underground

A short write-up explaining the objectives of the route alignment, details of the route and whether the proposal is part of the overall grid. H.T. Enclosed
 Lines proposed in the area may be clarified and shown on the plan.

4) Connecting sub-station with allotment details and site plan be furnished.

- a) Name of ESS
 b) Status of S/Stn. -whether existing / under constt. vacant site/yet to be allotted.
 c) Capacity.

66kV Vacant King Circle	66kV JNL
Existing	Existing
2x20MVA	9

5) Total length of H.T. Line in Km. (U/G Cable) - 22.0 Km

6) Length of the alignment. 2.0 Km

7) (a) Location of Phlon on the road cross section.

Name of Road	No. of Towers	R/W as M.P.	Available R/W	Distance from the edge of the available R/W
			<u>U/G Cable</u>	

8) Whether the H.T. line passes in-front of any commercial centre/Distt. Centre/Historical Monument/Distt. or Regional Green etc.

Tower details

Height in Meters

Design (Map to be enclosed) :

Underground Cable

- 9) Width of corridor in mtrs: 1.2 mts
(Way line distance regional from existing buildings)
- 10) Areas/localities proposed to be feed: 66 kv feeder to be proposed West of JNC B/S in
- 11) Targetted date of execution: March 1997
- 12) Finances available in the annual plan for the project. Yes available
- 13) Cost of scheme:
If taken O/H : — Estimating O/H to be converted into U/G.
If taken U/G : Rs. 362 Lakhs. (contribution of DDA)
- 14) Details of properties/Structures affected (to be indicated on a physical survey) : - NA -
- 15) No of trees that would require to be cut : NIL
- 16) If any alternative have been studied : Yes.
If yes details thereof with map : Proposed line alignment is Shortest and hence economical.
- 17) Any other particulars. Brief note enclosed

Handwritten signature
18.12.81
H.N. CAMBA
D.R.P.V.

SUB: INTEGRATED FREIGHT COMPLEX, NARELA
REF: F.20(7)/96/MP

1.0 BACKGROUND:

Technical Committee in its meeting held on 6-2-96 approved the Conceptual layout plan of IFC, Narela. Delhi Development Authority in its meeting dated 22-3-96 approved the proposal for processing change of landuse under Section 11-A of DD Act. (Annexure A). The proposal has been forwarded to Ministry of Urban Affairs and Employment on 11.4.96 for approval of the Central Government to issue public notice for inviting objections/suggestions and the same is being pursued with Ministry of Urban Affairs and Employment.

As recommended by Technical Committee, 'Prof. N. Ranganathan' appointed as Transportation Planning Advisor has been

2.0 DETAILS & EXAMINATION:

2.1 Traffic & Transportation Plan:

Professor N. Ranganathan, Advisor has conducted surveys and studies for goods movement in Delhi and prepared draft Traffic & Transportation Plan for IFC, Narela. Brief report giving provisions in MPD-2001, traffic surveys, traffic characteristics, commodity flow, traffic projections/estimates, landuse break-up and development norms for various commodities/pockets is enclosed at Annexure 'B'. The major changes/modifications from earlier plan are given below:

- i) Increase in right of way of Alipur road from 40 mt. to 60 mt.
- ii) Green forest area adjusted as per the site conditions/survey.
- iii) MRTS station incorporated as per the proposal of RITES.
- iv) Division of freight terminal into two components viz., development by Northern Railway and by DDA.
- v) Interchange of site of district centre and freight complex.
- vi) Increase in area as per the detail P.T. survey.
- vii) Alternatives for implementation and management of the project.

2.2 The modified scheme was presented in a meeting under the Chairmanship of Vice-Chairman, DDA on 16-10-1996 where senior officers of DDA were present. In the meeting, the proposal was agreed in principle with the suggestion to finalise broad framework for formulating joint sector company (IFC Development & Management Company) under Company's Act with equity participation by DDA, Govt. of NCTD, financial institutions, association of wholesale traders etc.

Draft outline of the joint sector company has been prepared and sent to finance, legal and administration branch for finalisation.

2.3 a). Integrated Freight Complex as envisaged in MPD-2001 contains following two uses:

- i) Commercial, C-2 Wholesale and warehousing.
- ii) Transportation, T-5 Truck terminal/Freight Terminal /parking.

b).MPD-2001 has suggested following development controls for wholesale trade/warehousing (019,020). (Integrated Development)

Maximum Ground Coverage : 20%
Maximum floor area ratio : 60
Maximum height : 14 mt.

c). No controls have been specified for truck terminal. The truck terminals developed by CIDCO in Navi Mumbai were studied in detail. These truck terminals are planned in an integrated manner adjoining wholesale market. The broad analysis of truck terminal located at Vashi, reveals following development controls:

Maximum ground coverage: 10.5%
No. of storeys : 3
F.A.R. : 25.5

Uses/Components:

- i) Parking and circulation area : 82%.
- ii) Other uses where building activities permitted: 18%.
- iii) Uses provided-lodging and restaurant complex, transit godowns, offices, spare parts and garages, fuel stations, facilities like weighing bridges, bathroom and toilets.

3.0 RECOMMENDATIONS FOR CONSIDERATION:

3.1 Modified layout plan (laid on the table) and proposed development norms for various commodities/pockets (Annexure-'B') for consideration and approval.

3.2 Following development controls are suggested for truck terminal (Integrated development)

Maximum ground coverage : 10%
Maximum floor area ratio : 25
Maximum height : 14 mt.

Other controls:

i) 80% of the total plot area shall be used for parking and circulation.

ii) Basement below ground floor and to the maximum extent of ground coverage if provided will be included in FAR.

3.3 Remaining area of 331 hact. (approx.) including the approach roads should be immediately acquired invoking emergency clause. Also land under farm houses should be acquired which is essential for the development of IFC in an integrated manner.


3.4 For further detailing of the plan, the Consultants shall be appointed for following aspects:

- i) Environmental Impact Assessment.
- ii) Detailing of freight terminal by consulting organisations.

It is suggested that RITES may be appointed as Consultant (P.S.U. under Ministry of Railway) which is associated in formulation of MRTS proposal in GNCTD. One station at Holambi Kalan is part/adjoining IFC Narela.

iii) Services Consultant for designing and approval of services from MCD.

4.0 Proposal as contained in para 3.1 to 3.4 above is submitted for consideration and approval of the Technical Committee.


30.1.97
Dr. (Narela Buj).

ITEM SUB:PROPOSED DEVELOPMENT OF INTEGRATED FREIGHT
NO. COMPLEX, NARELA SUB-CITY - CHANGE OF LANDUSE
 41/96 THEREOF.
 22.3.96

F.No. Dir./NP/94/114/Pt.II.

P R E C I S

1.0 BACKGROUND:

1.1 To effectively deal with the wholesale trade by 2001 in the Delhi Metropolitan Area, MPD-2001 has suggested development of four wholesale markets in various parts of the city. The concept of integrated 'Freight Complex' has been envisaged which provides for better operational and environmental conditions. The integrated freight complex will provide for regional and intra urban freight movement and will also provide the transit as well as inter change of mode. Facilities for warehousing storage and business will be provided alongwith servicing, lodging, idle parking, boarding/facilities. The integrated freight complex in the Northern part of Delhi has been suggested in Narela Sub-city.

1.2 An overall plan for the development of Narela sub-city is under finalisation for about 7,500 hacts. of land. This plan has been prepared within the overall parameters and the guidelines of MPD-2001 and Urban Extension Plan. However, development of about 515 hact. of acquired land has already been commenced by DDA. Besides, land for two Sewerage Treatment Plants and Water Treatment Plant (Ph-I) has also been acquired.

1.3 The Integrated Freight Complex in the General Development Plan (Draft) is located between 80 mtr. wide proposed road, GT Road (express way as per NCR Plan), 100 mtr. wide road (express way as per Urban Extension Plan) and Railway Line to Karnal. This area is contiguous to DSIDC Industrial Area. Thus, the proposed Integrated Freight Complex will provide for a major economic activity centre for the entire sub-city. The proposed Freight Terminal on about 125 hact. of land is also part of this complex. The area proposed for the Integrated Freight Complex thus has very efficient service transport linkages both by road and rail.

2.0 LAYOUT PLAN FOR IFC:

2.1 MPD-2001 has suggested 164 hact of land for the development of freight complex for the commodities like

Contd../~

Textile & textile products, Auto, Motor Parts & Machinery, Fruit & Vegetable, Hardware & Building Material, Iron & Steel, Foodgrain, Timber, Plastic, Leather & PVC Products, and Truck Terminal. The timber market (37 hacts. is proposed to be located in Shyamapur which falls outside Narela Sub-City area and as such, not included in the Freight Complex. The development of the freight complex for various commodities will help in decongestion of walled city and shifting of various wholesale activities from that area.

2.2 The layout plan indicating various commodities, area for common facilities, circulation has been prepared and discussed by the Technical Committee in its meeting held on 6-2-96. The Technical Committee approved the layout plan and the details of the sub-plan for the area for foodgrain, fruit & vegetable market. (Plans laid on Table.) The Technical Committee also recommended the following:

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

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 DAMR & DESU.

iii) Notification be issued for acquisition of the remaining land for integrated freight complex, district centre and 100 mtr. 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.

2.3 About 140 acres (57 hact.) of land indicated for food, fruit, vegetable Market & circulation etc has already been acquired and possession taken by DDA. Out of this, about 35 hact. of land is being allotted to Delhi Agriculture Marketing Board. Necessary action on other issues as recommended by the Technical Committee has already been initiated.

Contd. .../7.

2.4 The proposal to process the change of landuse of 360 hact. of area as per the following break-up under Section 11 A-(2) of Delhi Development Act is placed before the Authority for its consideration & approval.

- i) From 'Rural Use' Zone to 'Commercial' - 190 Hact.
(C-1 District Centre-45 hact., C-2 Wholesale and Warehousing - 145 Hact.)
- ii) From 'Rural Use' Zone to 'Transportation'-170 Hact.
(Truck Terminal -45 Hact. and Freight Terminal-125 Ha.)

R E S O L U T I O N

"Facilities to be provided in the complex were discussed in detail and it was felt that Fruit & vegetable market coming up in Kundli(Haryana) should be integrated with this project at an appropriate stage. After detailed discussions, the Authority resolved that proposals contained in para '2.4' of the agenda be approved."

INTEGRATED FREIGHT COMPLEX, NARELA, DELHI

LANDUSE AND TRANSPORTATION PLAN

1.0 M.P.D - 2001 PROVISIONS

Efficient movement, receipt, handling, storage and re-distribution of goods within Delhi is very important for the economy of the city, well being of the people and environmental quality. The MPD-2001 has recommended an innovative concept of development of IFC's which are multi-commodity in character, provides for the backward and forward linkages and enables integrated development covering all aspects of policy, physical, operational, technological financial, institutional, legal and management. The Master Plan for Delhi-2001 (MPD-2001) has proposed development of four integrated freight complexes (IFC) at Ghazipur, Narela, Dwaraka and Madanpur Khadar.

The main functions of IFC's as noted in the MPD-2001 are:

- i. to provide facilities for regional and intra-urban freight movement.
- ii. to provide facilities for freight in transit as well as interchange of mode.
- iii. to provide warehousing and storage facilities and interlink these sites with specialised markets like iron and steel, building materials, hosiery, plastic, leather and PVC, auto and motor parts, machinery, fruits and vegetables.
- iv. to provide servicing, lodging and boarding, idle parking, restaurants and other functions in the complex.

2.0 IFC NARELA

2.1 Location

Narela IFC is located in Narela Project Area, an urban extension. It is in Zone P, (Sec B-7 of Narela Sub-City). The IFC site is bounded by DSIDC area in the north, AIR area and the proposed District Centre on the east, the proposed Delhi Expresssway on the South and the Delhi-Ambala Railway Line on the west. The site extends over an area of 349 ha which includes Freight Complex(196 ha) and Freight Terminal(153 ha).

2.2 Access

The Narela IFC site has good accessibility. It is served by Karnal-Delhi GT Road (NH-1), the proposed Delhi-Expressway, two 60 m North South Narela Project Roads (NPR 1 & 2), Delhi-Ambala railway line, the proposed Holambikalan Rail Passenger Terminal and the proposed Delhi Mass Rapid Transit System(MRTS).

2.3 Existing Features/Constraints

The Narela IFC site is predominantly agricultural land, level in topography, good for development. Rawana Escape cuts across the site. A number of high tension lines run through the site and an extent of land is under 'Forests'. While these are constraints in the use of land, they also provide an opportunity of open land as by integrating them in the overall development plan. A number of farm houses are also existing particularly along Alipur Narela Road.

2.4 Land Status

The process of land acquisition has already started. An extent of 57 ha. of land has been acquired and taken possession of. Further action for acquisition of the total extent of land is being pursued. The farm houses which dot the site area may delay the acquisition by resorting to legal process. It has already been decided by Technical Committee to acquire land by invoking emergency provisions.

3.0 GOODS TRAFFIC CHARACTERISTICS

Delhi is a major consumer and producer of goods and services. A large number of goods vehicles, carrying different commodities, move into, from, within and through Delhi. To appreciate the characteristics of goods movement and to prepare the Land Use and Transportation Plan for Narela IFC as decided by Technical Committee, Prof. N. Ranganathan, formerly Head, Transport Planning Department, School of Planning and Architecture, New Delhi, has been appointed as Consultant. A number of surveys and studies have been carried out by the Consultant and the Land Use and Transportation Plan has been prepared and submitted by Consultant. An extensive data base of traffic characteristics at the Outer Cordon around National Capital Territory of Delhi (NCTD) has also been developed.

The salient traffic characteristics at the outer cordon around NCTD are:

- i. A total of 2,39,581 vehicles of all types move into and out of Delhi, on an average day. Of them passenger modes account for 1,76,523 (73.7%) and goods moves account for 63,058 (26.3%).

- ii. In terms of Passenger Car Units (PCU) the traffic flow is of the order of 2,85,546. Of this goods modes account for 50.63%.
- iii. Of the goods modes, Delhi-Karnal (NH-1) road (Singhu) carries the maximum share of 26133 PCU's (13.50%).
- iv. In terms of quantity 2,62,807 tonnes of goods move into and out of Delhi on an average day. The share of NH-1 was the highest at 41,298 (15.54%) tonnes.
- v. The share of the major commodity types of the total quantity of goods traffic was as under:

Textiles	-	1.84%
Auto Parts	-	1.70%
Fruits & Vegetables	-	9.21%
Hardware & Building Materials	-	27.39%
Foodgrains	-	8.21%
Iron and Steel	-	6.
Timber	-	2.1%
Others	-	43.20%
- vi. The desired pattern of goods movement observed to be as under:

Terminating (in Delhi)	:	39.
Originating (in Delhi)	:	34.
Through	:	25.
Others	:	0.2%
- vii. A high degree of interaction between Delhi and NCR was observed, accounting for 62% in terms of tonnage. (It was 56% in 1993, indicating an increasing interaction trend).

viii. The flow of goods into and out of Delhi is continuously increasing at a high rate. The observed size, at different time periods, is as under:

1981 (DMP-2001 study)	:	83,755 tonnes
1988 (NCR-ORG Study)	:	1,00,557 tonnes
1993 (SPA(NR)Gazipur IFC Study)	:	1,84,946 tonnes
1996 (Prof.NR-Narela IFC Study)	:	2,65,807 tonnes

ix. The goods traffic into and out of Delhi is growing at a high rate. For estimate of future traffic size a growth rate of 10.5% has been adopted.

x. The size of goods moving into and out of Delhi, by 2011, has been estimated to be 6,84,227 tonnes. The estimated pattern is:

Destinating	:	2,71,680 tonnes
Originating	:	2,38,016 tonnes
Through	:	1,74,731 tonnes

xi. The share of Narela IFC, of the total goods movement, into and out of Delhi, has been estimated to be 26%.

xii. The estimated size of inflow into Narela IFC, on an average day, by commodity, is as under:

Textiles and Readymade Garments	:	1083 tonnes
Auto Parts	:	906 tonnes
Fruits and Vegetables	:	9880 tonnes
Hardware and Building Materials	:	20886 tonnes
Foodgrains	:	14278 tonnes
Iron and Steel	:	4744 tonnes
Timber	:	2600 tonnes
Others	:	24193 tonnes

Total : 78750 tonnes

4.0 LAND USE STRUCTURE

4.1 Land Use Structure: IFC Narela

The Land Use Structure of Narela IFC has been developed to handle the estimated quantity of goods movement into and out, by adopting space norms and standards, including identification of other related use activities to provide the necessary support facilities. The proposed land use structure of Narela IFC is given in the table below:

Table : IFC Narela - Landuse Structure

	(ha)
A 1. Wholesale Markets and Warehousing	176.97
i. Fruits & Vegetables & Foodgrains	3.11
ii. Hardware and Building Materials	: 21.40 }
iii. Iron and Steel	: 10.00 } 98.28
iv. Timber	: 18 }
v. Others	: 75 }
2. Commercial	6.76
3. Public & Semi Public	6.00
4. Service Centre	4.59
5. Circulation	12.71
6. Others	3
i. Forests	: 8.
ii. Open Space	: 4.
iii. H.T. Buffer	: 8
iv. Bawana Escape	: 6

B	Truck Terminal/Parking	:	18.82
i.	Parking	:	4.57
ii.	Truck Terminal	:	14.25
	a. Idle Parking	:	10.25
	b. Service Industry	:	2.00
	c. Booking Agencies	:	1.00
	d. Commercial/PSP	:	1.00

Total: 195.79

4.2 Land Use Structure: Freight Terminal, Narela

Alongwith IFC, the land use structure of Freight Terminal Complex has been worked out and is given in the following table.

Table : Freight Terminal - Landuse Structure

	(ha)	(%)
i. Railway Goods Terminal	73.12	47.7
Yards and Operational Area		
ii. Inland Container Terminal	9.94	6.5
iii. Stockyards	12.74	8.3
iv. Warehouses	7.38	4.8
v. Bus Depot	2.00	1.3
vi. Administrative Complex	3.47	2.3
vii. MRTS Station	1.43	1.0
viii. Parking	17.68	1.5
ix. Roads	19.46	12.7
x. Others	5.93	3.9
a. HT Buffer	1.62	
b. Bawana Escape	4.31	
Total	153.15	100.00

The Land Use and Transportation Plan, prepared on the concept of rational configuration of use activities, Grid-within-Grid interms of road network pattern, establishing due interface between different levels of road heirarchy, is presented in Plan (Laid on Table)

5.0 DEVELOPMENT CODE

5.1 Master Plan Development Code

For the optimal use of resources - land, capital, etc. - and for rational development and operation of the IFC it is important that development are guided by a framework of codes and guidelines specific for the IFC need to be formulated in the overall framework of development code prescribed in the Master Plan for Delhi 2001 for different use activities. The DMP-2001 has prescribed the following Development Code for the IFC use area (Wholesale Markets and Warehousing).

FAR	:	60
Ground Coverage:		20.0%
Building Height :		14 m

Within the framework of the above prescribed code, to optimise the use of land, to generate adequate returns and to compensate for large extent of non-buildable use activities like open spaces, parking areas, roads etc., it is proposed to prescribe Development Code for individual commodity type markets and/or for individual use activity.

The MPD-2001 has prescribed the following Development Code for the different use areas:

Sl.No.	Use	FAR	Ground Coverage (%)	Maximum Building Height (m)
1.	Wholesale Trade and Warehousing	60	20	14
2.	Commercial (Community Centre)	100	25	26
3.	Public & Semi-Public premises	100	25	26
4.	Service Centre	75	25	15
5.	Service Industry	125	60	12 for plot size 100-400 Sq.m.
6.	Bus Terminal	GF - 3% FF - 3% SF - 10%	3% 3% 10%	14 Maxm.flo area permissi 500sq.m.

5.2 IFC Narela - Landuse

The IFC Land Use Plan has indicated the following land uses:

1. Commodity Markets (Fruits & Vegetables, Food grains, Iron & Steel, Hardware and Building Material, Timber and others).
 2. Commercial
 3. Public & Semi Public
 4. Service Centre
 5. Service Industry
 6. Truck Terminal
 7. Freight Terminal
 8. Open Spaces
-

It is suggested that for Commercial, Public and Semi-Public, Service Centre and Bus Terminal the development code, as prescribed in the MPD-2001, be applied.

For the use area under individual commodity markets, pocket wise controls are suggested. This would achieve optimisation of land by increased floor space. However the total ground coverage and floor area will be limited to ground coverage of 20% and the FAR of 40 applied over the total area of the wholesale and warehousing.

5.3 IFC Narela - Development Control

The following pocket wise controls for commodity market use area is recommended:

Sl.No.	Commodity	Ground coverage (%)	FAR	Maxm. Bldg. Height (m)
A. Wholesale Markets/Warehousing				
1.	Fruits & Vegetables	30	90	14
2.	Foodgrains	40	80	14
3.	Timber	30	90	14
4.	Hardware and Bldg. Materials	30	90	14
5.	Iron and Steel	30	90	14
6.	Others	30	100	14
B. Other Uses				
7.	Commercial	25	100	14
8.	Public and Semi Public	25	100	14
9.	Service Centre	25	75	14

5.4 IFC Narela - Floor Space by Activities

With the above recommended development code, a total of 10,57,135 Sq.m. of floor space will be generated in the

IFC. The details of floor space by activity area and use type are given in the following table:

Total Floorspace under different uses in different Commodity Markets								
Sl. No.	Commodity	Total	Floor Space Usewise (in Sq.m.)					
		Land						
		Area (Ha)	Total Floor Space	WS shops & Godowns	Commer- cial	Booking	Others	Service Centre
A. Wholesale Markets & Warehousing								
1.	Fruits & Vegetables	26.95	2,42,550	2,18,550	8,000	8,000	8,000	-
2.	Foodgrains	12.16	97,280	73,280	8,000	8,000	8,000	-
3.	Timber	3.98	35,820	30,420	1,800	1,800	1,800	-
4.	Hardware & Building Material	21.44	1,92,960	1,65,960	9,000	9,000	9,000	-
5.	Iron & Steel	11.00	99,000	88,200	3,600	3,600	3,600	-
6.	Others	22.75	2,27,500	1,97,500	10,000	10,000	10,000	-
B. Other Uses								
7.	Commercial	6.76	67,600	-	67,600	-	-	-
8.	Public & Semi-Public	6.00	60,000	-	60,000	-	-	-
9.	Service Centre	4.59	34,425	-	-	-	-	-

In addition to the above suggested controls, all other codes and regulations, in respect of other aspects like

5.5 Land Pricing

It is recommended that land sale price, for commodity type markets be based on floor area basis and charged for full floor area developable. Apart from maximising revenues, it would also act as a disincentive for underutilisation of land.

5.6 Commodity Markets - Landuse Structure

Each of the six commodity markets apart from operational area are envisaged to provide for a component of the related use facilities like commercial, booking agencies, service centre, public and semi public, service industry, and idle parking. The operational area would include wholesale shop/warehousing plots/buildings, loading and unloading areas and access roads. The recommended land use structure of the commodity markets is given below:

(Area in hectares)

Sl. No.	Commodity	Total Area	Operational Area*	Commercial	Booking Agencies	Service Industry	Idle Parking	General Circulation & others**
1.	Fruits & Vegetables & Foodgrains	39.11	18.63	2	2	2	4.66	9.82
2.	Hardware & Bldg. Material	21.44	10.52	1	1	1	2.63	5.29
3.	Iron & Steel	11.0	5.76	0.4	0.4	0.4	1.44	2.60
4.	Timber	3.98	1.90	0.2	0.2	0.2	0.48	1.00
5.	Others	22.75	10.11	1	1	1	3.16	6.48

* includes wholesale shops/warehousing plots/buildings, loading and unloading areas and access roads.

** includes roads, PSP and utilities and services

6.0 TRUCK TERMINAL NARELA: DEVELOPMENT CODE

6.1 Landuse Structure

For Truck Terminal no specific set of development code has been prescribed in MPD-2001. The proposed Truck Terminals are extensive in nature and are essentially meant for idle parking of trucks and other vehicles. In addition the truck terminal would contain other supporting facilities like, offices of booking agencies, offices of transport operators, service garages/workshops, petrol pumps and service stations, retail shops dealing in auto parts and general merchandise, hotels and restaurants, lodging places/crew rest houses, other commercial activities, etc.

The suggested land use structure of the truck terminal is:

1. Commercial/PSP	:	1.00 ha
2. Booking Agencies/ Transport Operators Offices	:	1.00 ha
3. Service Industry	:	2.00 ha
4. Idle Parking and general circulation (to include petrol pumps)	:	10.25 ha
Total	:	14.25 ha

The total extent of truck terminal is provided at two locations. It is suggested that the above facilities are judiciously distributed between the two locations.

6.2 Development Code

The following development code for the Truck Terminal is recommended:

Ground Coverage	: 10%
FAR	: 25
Maximum Height	: 14 mts.
General	: i. 80% of the area to be under Parking and circulation ii. Basement, if provided, will be included in FAR. iii. FAR and ground coverage shall be taken on total plot area.

7.0 GUIDELINES FOR DEVELOPMENT

The detailed planning of the commodity markets need to be carried out within the framework of the prescribed development code and land use structure. In addition the following guidelines are suggested for adherence.

1. Wherever the commodity market abuts the external road network (EW Link Road, NPR-1 & 2) entry and exit of inter-city goods modes be taken from these roads. (Maximum two nos and after leaving minimum 100 mts from road intersection). No entry to the individual plots shall be provided from the peripheral roads.
2. The facility uses like commercial, booking agencies, service centre etc. in each of the markets be grouped and located in a common cluster to act as a focus within the market.
3. The internal circulation system be planned to provide for segregation of different types of modes viz. inter-city and intra-city, fast and slow, etc.
4. As part of the internal circulation system pedestrian paths be planned to provide for safe movement of pedestrians within the markets.
5. The functional plans and geometric designs of the roads and intersections and the design and installation of traffic control system shall conform to the prescribed codes, manuals and guidelines of the Indian Roads Congress.
6. Adequate provision for utilities like S. pump houses, dustbins, toilets etc. for street lighting etc. as per norms of local bodies.

8.0 OPERATION AND MAINTENANCE

Planning, development, operation, maintenance and management of the four proposed IFC's is a major task calling for concerted and continuous attention. It calls for co-ordination with a number of external agencies, particularly those providing supporting infrastructure facilities. It calls for judicious land disposal policies and programmes to achieve the objectives of PMP-2001 in terms of decentralisation. It is also necessary to continuously monitor the implementation on a sustained basis. It is felt that a dedicated institutional framework, in the form of a company, constituted and registered under the Indian Companies Act 1950, with equity participation by DDA, Govt. of NCTD, commodity market development boards like DAMB etc., public/financial companies in the business of wholesale trade, warehousing, infrastructure and transport may be set up to develop, operate, maintain and manage the proposed four IFC's.

It is envisaged to develop and manage the IFC's, as bankable projects, encouraging private investments and participation, within the overall policy framework of MPD-2001 and guidelines to be prescribed by the Authority.

Laid on Table

Sub : Proposal to consider 'CNG Mother Station' sites as a 'Utility Premises in the Master Plan of Delhi - 2001:

(File No. F.3(15)/95-MP.

1. Govt. of India has initiated variety of measures to conserve petroleum products and reduce pollution caused by automobiles in metro cities. One of the alternatives which appears most promising at present in the use of compressed Natural Gas (CNG) in transport sector. Gas Authority of India Limited (GAIL) has been nominated as the Nodal Agency to implement the programme of introduction of CNG in road transport sector in Delhi.
2. CNG pipe line has been laid in most of the stretch along Ring Road by GAIL. This line is being fed from HBG gas pipe line coming from Bombay high. GAIL wants to set-up 'Mother Stations' along this pipe line for filling the Caskets for supply to the daughter stations located in various parts of Delhi. Presently, the Mother Station is located at Ghaziabad. In-order to reduce the dead kilometerage of transporting the Caskets (which are mounted on LCV's) from the present 'Mother Station' to Delhi, two sites along the Ring Road where the gas pipe line has been laid have been proposed initially. All the CNG stations shall be operated by GAIL and there shall be no dealer like petrol pump.

3. The size of CNG Mother Station has been proposed as 36 Mtr. X 30 Mtr. The main function to be performed at the Mother Station shall be to fill the caskets for supplying to other stations. In-addition to this, one Dispenser unit will be installed for filling of gas in individual vehicles. The built-up requirements of a CNG Mother Station site shall be as follows :-

- i. Electrical Room
- ii. Store
- iii. Pantry
- iv. W.C.
- v. Maintenance Room.
- vi. Control Room/office
- vii. Dispenser Unit.

Total plinth area is proposed as 20% of plot area. The maximum height of the building is proposed as 4.5 Mtr. with single storeyed construction. Copy of the plan showing the detailed layout of the building of Sarai Kale Khan site is laid on table.

4. Two CNG sites along Bing Road i.e. one near Bhikaji Cama Place and the other in ISBT Sarai Kale Khan were approved by the Technical Committee of DDA in its meeting held on 11.6.1993. The site at Sarai Kale Khan was handed-over to GAIL in June, 1996. The land of other site is with L&DO. The building plans of site at Sarai Kale Khan have not been released by MCD as the change of land use has not been processed.

5. The issue of change of landuse was discussed in detail with AC(DC&B) & Commr.(Plg.) During the discussions, it has emerged that CNG Mother Station sites are to be located along the gas pipe line and are to be used for filling of Caskets to be supplied to daughter stations, further it is a facility provided by a Central Govt. Agency for reducing vehicular pollution in Delhi. The installation of CNG stations is being monitored by Hon'ble Supreme Court. The Hon'ble Supreme Court has directed the Govt. to first convert all its vehicles to CNG to set an example for public. Before the Hon'ble Supreme Court passes an order for conversion of all old cars in the city to CNG, the Court will like to be assured of sufficient availability of CNG stations throughout the city and accordingly the Mother Stations are required.

6. CNG is primarily an environment friendly fuel for vehicles to reduce the growing pollution & is to be controlled by a Central Govt. agency viz. GAIL. The Mother Station shall be used as a premises for filling a Caskets and then storage for distribution to daughter stations. It is felt that this could be treated as a 'Utility Premises' as in the case of gas godowns which were considered as Utility use by the TC. ^{and stands referred to MOUA 4E.} Since this fuel has been introduced recently and was not so popular during the time the MPD-2001 was under preparation, perhaps this could not be considered to be included as a utility at that time. New CNG Mother Stations sites along Ring Road would generally be available

in green areas and once this is treated as a Utility same will be permissible in all use zones as per MPD-2001 and no landuse change would be required. As a dispenser unit is also going to be installed for individual vehicles at the Mother Stations, the licence fee as proposed by DDA may continue to be charged for these stations.

7. The case is put-up to the Technical Committee for considering CNG 'Mother Stations' sites as Utility Premises for incorporating in MPD-2001.

CAD
(CHANDRA BALLABH)
(ADDL.COMMR.(DC&B)

Saluja
7/2/97
(D.K. SALUJA)
DIR.(TT)|PLG.

1. 24.12.96

117/96

Proposed bridge on River Yamuna to connect
Delhi with NCIDA
F.5(24)/92-MP

The Tech. Committee after detailed
deliberations decided as under:-
i. The dispersal arrangements on the
Delhi side as contained in para 3
of the agenda note were approved.

ii. The proposal of Delhi-NCIDA Bridge
be get approved by PUD, GNCTD from
DUAC.

iii. Necessary amendments be processed
for incorporating in MPD-2001.

Decision conveyed to C.E.,
PWD-I, Commr. & Secy. (PUD&B)
GNCTD and others concerned
on 6.1.97.

ii) minimum size of the plot shall be as prescribed in MPD-2001 for respective facility. However, the maximum size of the plot was recommended to be double the size prescribed in MPD-2001.

iii) The ground coverage, for and setbacks will be as per MPD-2001 provisions.

iv) The other provisions such as minimum width of access road, parking, retail and service stops, residential components will be as contained in para 13 of the agenda-I 1997 agenda note.

v) The Technical committee decided that the draft regulations be accordingly modified and be brought before the authority.

Deferred.

To be placed in the next Technical Committee, when the representative of UTI will be invited.

113/96
Request for wayside amenities/facility on NH-8 for LTTC (Delhi Tourism & Transport Development Corporation Limited. F.10(43)88-WP

118. 24.12.96.

114/96
Route approval for erection of 33 KV overhead pole line from Preet Vihar S/Stn. to 33 KV S/Stn. at CED Secondary in Trans Yamuna area. F6(12)96-WP

The Tech. committee approved the route proposal (Alternative II) as contained in para 2 of the agenda note with the observation that DESU shall coordinate with other concerned local bodies before erection/laying of cables.

Decision of the Tech. Committee conveyed to the Chief Engineer (FIS), DESU and C.E.(Elect.) on 6.1.97.

119. 24.12.96.

115/96
Extension of lease of land to Department of Science and Technology, Govt. of India in village Masoorpur (Gharh Gas plant) sector of Vasant Kunj. F13(43)80/CAC

The Tech. committee was of the view that siting of the plant be undertaken alongwith siting of existing Masoorpur Lairy. It was also decided that EN will take a meeting to sort out the concerned issues such as extension of lease deed, plant to be made functional etc.

File referred to Commr. for further action.

120. 24.12.96.

116/96
Revised proposal for allotment of land to Central Reserve Police Force at Khandli Gharh. PA/JDI/AFI-1/96/173

The proposal contained in para 3 of the agenda note was approved with the observation that possibility of allotting triangular park to the oil company along with petrol pump be worked out for maintenance / public use.

File referred to the planning wing for taking further action.

- 19.11.96 109/96 Change of landuse of an area measuring 125 ha. from 'rural use zone' to 'public and semi public facilities' (Distt. open jail) in Dwaraka, Delhi. F.20(6)96-MP
- 19.11.96 110/96 Layout plan for integrated freight complex at Madanpur Khadar. F.3(23)96-MP
- 19.11.96 111/96 A proposal to contain misuse of residential premises and non-conforming activities and proposed amendments in mixed use regulations of MPD-2001. F.10(5)81-MP
- 19.11.96 112/96 Proposed regulations for permitting 'Pub. and semi-public facilities' in rural use, zone/green belt in Delhi. F.20(19)/96-MP
- 109/96 The Tech. committee recommended the proposal contained in para '5' of the agenda note for approval of Authority with the observations that simultaneously NCR Planning Board be requested to consider and approve amendment in the Regional Plan 2001 for NCR.
- 110/96 The Tech. committee approved the Conceptual plan of Integrated Freight Complex with the following observations:
- i) The matter relating to transfer, acquisition and clearance of land may be resolved by Land Management Branch on top priority.
 - ii) The views/clearance of the Railways for the proposed siding, approach from Faridabad side and also grade separator at the existing level crossing be obtained.
 - iii) Quarterly project monitoring be undertaken for placing the matter for approval of Authority early.
- 111/96 The Tech. committee after discussion recommended to formulate the proposal based on the recommendations received from Steering Committee, constituted by the Ministry, for review of Master Plan 2001, for consideration of Authority.
- 112/96 After detailed discussion the following decisions were made:
- i) There should be only one category of public and semi public facilities to be permitted in rural area, irrespective of the location on National highway, state highway or smaller roads of 20M & above.
- Agenda item status submitted for placing before the ensuing Authority meeting.
- The matter is under examination in Land Management Deptt., DDA.
- As in item no. 77/96.
- Agenda item status submitted for placing before the ensuing Authority meeting.

109. 29.10.96

105/96
Route alignment for laying of 2 nos. 5x300
sq.mt. XLPE 33 KV cables from 33KV grid sub-
station at Wazirpur Industrial Area Phase
II to 33 KV S/Stn. at Asnak Vihar.
F6(8)96-MP

Technical committee approved the Alter-
native I of route alignment proposal
as contained in para 12' and 13' of
the agenda note with the observation
that the necessary clearances will be
obtained by D&S from other concerned
agencies.

Decision of the Tech.
Committee conveyed to the
Chief Engineer (P&S.)
D&S. and C.E.(Elect.), DU.
7.11.96.

110. 29.10.96

106/96
Route alignment of 66 KV DC Tower Line for
looping in and looping out of existing Mehrauli
Malviya Nagar Tower Line to Indira Gandhi
National University (IGNOU)
F6(19)96-MP

Technical committee after discussion
observed that alternative (III) of
route alignment proposal as contained
in para 12' of the agenda note is
technically acceptable. However, the
factual approval will be issued after
D&S submits the clearance from Ridge
Management Board.

Decision of the Tech.
Committee conveyed to the
Chief Engineer (P&S.) D&S
and C.E.(Elect.), DU on
7.11.96.

111. 29.10.96

107/96
Change of land use for the area measuring 101
hect. (250 acres) from 'Rural use zone/
Agricultural Green' to 'Light and service
Industry' for PVC Bazar at village Tikri
Kalan, Delhi. F20(12)95-MP

Technical committee recommended the
proposal to the Authority for change
of land use for issue of final noti-
fication with the observation that
simultaneously NCR Planning Board
be requested to consider and approve
the amendment in the Regional Plan
2001 for NCR.

Agenda item stands submitted
placing before the ensuing
Authority meeting.

112. 19.11.96

108/96
Proposal of Link Road connecting Nizamuddin
Bridge to Lodhi Road RUB 80.
F.5(19)/79-MP Pt.1

The Tech. Committee recommended the
proposed conceptual plan for approval
of the DUAC subject to clearance from
Archaeological Survey of India and
Railways.

Decision of the Tech. Com-
tee conveyed to the Super-
Engg. (Flyover Project) P
GNCTU on 23.12.96.

As in item no.77/96.

The Technical Committee decided that the proposal in the first instance be discussed in a group comprising amongst others representatives from PHD Chamber of Commerce, FICCI, Federation of Cooperative Group Housing Societies, TCIO, NDMC, and MCD. The final proposals as may be modified in the light of views emerging out of such an interaction, be brought before the Technical Committee.

Deferred and is being examined in file.

Agenda item stands submitted for placing before the ensuing Authority meeting.

Decision of the Tech. Committee conveyed to the Chief Engineer (Plg.) DESU and C.E. (Elect.), DCA on 7.11.96.

5. 8.10.96. 101/96
Misuse of residential and other land uses in Delhi - A proposal to contain non-conforming activities.
F.10(5)81-MP

6. 8.10.96. 102/96
Utilization of vacant land between Shalimar Bagh Block 'C' & 'D',
PA/Dir. (AF-II) 03

Deferred for further examination.

7. 8.10.96. 103/96
Identification of land for (i) District Jail, and (ii) District Court in Netela Project Area.
F.20(33)80-MP

The Technical Committee recommended to the Authority for approval of change of land use measuring 320 hac. as per the land use break up as contained in para '9' of the agenda notes with the following observations:
i) The land be acquired for development excluding the forest land in Abadi area.

ii) Interim arrangement for services will be the responsibility of District Jail and Court Admn., till the municipal services are extended to this area.

iii) Simultaneously proposed be referred to NCRPD for amendment in the Regional Plan 2001.

8. 29.10.96. 104/96
Route alignment of 66 KV. double circuit line from Patparganj Industrial Area S/4A to 66 KV Vivek Vihar Sub station.
F6(8)95-MP

Technical committee approved the route alignment as contained in para '3' and '4' of the agenda note, with the observation that the necessary clearances will be obtained by DESU from other concerned agencies.

102. 10.4.96 96/96

Route alignment for erection of double circuit 220 KV Power Line between Okhla 220 KV S/Station, and old Port 220 KV S/Station.
F2(1)/CE&E/DEA

Decision conveyed to C. (P13.), J25th and C.E.(11) on 19.9.96.

103. 10.4.96 96/96

Route alignment for erection of 66 KV double circuit tower line from Okhla Industrial Area Ph. I to Jyoti, to Haryana Cooperative Indl. Area S/Station. F6(2)S7-MP-Pt. I

Alternative route alignments were discussed. The shorter route from 66 KV Okhla Indl. Area Ph. I to Behrouli/Bokhar Road passing through district park (by the side of ICD/CCI Corridor) keeping in view the status of land development in this area, was approved. The remaining portion as contained in the agenda note was also approved with certain observations.

Decision conveyed to C. (P13.), J25th and C.E.(11) on 24.9.96.

104. 10.4.96 100/96

Construction of police lines for Armed Police Battalions at Sultanpur Dabas, Delhi.
F.8(7)/81-MP

The Technical committee recommended the change of land use for land measuring 20 ha. near village Sultanpur Dabas from 'rural use' to 'public and semi public facilities (Police Lines) with certain observations.

Agenda item starts subagenda for placing before the ensuing Authority meeting

10-9-96. 93/96

Route alignment for:

a) Laying of 2 nos. KV 3/00 sqm. XLPE cable from existing Okhla 220/33 KV S/Stn. to proposed 33 KV S/Stn. at Alakhanda.

T -off from point 'q' of Okhla Masjid Moth 33 KV O/H feeder to proposed 33 KV S/Stn. at Alakhanda by laying 1 no. 33 KV 3x300 sqm. XLPE cable. F6(16)96-MP

10-9-96.

94/96

Route proposal for laying 2 nos. 33 KV 3x300 sqm. XLPE/cable from Bhagirathi 66/33 KV grid S/Stn. to proposed 33 KV grid sub station at Medical complex. Karwal Nagar. F6(7)96-MP

10-9-96

95/96

Route alignment for laying 2 nos. 33 KV 3x300 sqm. XLPE cable from Bhagirathi 66/33 KV S/Stn. to proposed 33 KV S/Stn. at Dwarakapuri. F6(6)96-MP

10-9-96

96/96

Laying of one no. 33 KV 3x300 sqm. XLPE cable from existing 33 KV S/stn. at Faiz Road to existing 33 KV S/Stn. at Bahadurgarh Road. F6(15)96-MP

10-9-96

97/96

Laying of 2 nos. 33 KV 3x300 sqm XLPE cable from:
i) Shastri Park 66/33 KV S/Stn. to proposed 33 KV S/Stn. at Pusa Institute.

ii) Shastri Park 66/33 KV S/Stn. to 33 KV S/Stn. at Prasad Nagar. F6(14)96-MP

The Technical committee approved the route proposal as contained in the agenda note.

Decision conveyed to C.E.(Plg. DESU and C.E.(Elect.)) DDA on 9.9.96.

Technical committee approved the route alignment as contained in the agenda note.

Decision conveyed to C.E.(Plg. DESU and C.E.(Elect.)) DDA on 18.9.96.

Technical committee approved the route alignment as contained in the agenda note.

Decision conveyed to C.E.(Plg. DESU and C.E.(Elect.)) DDA on 18.9.96.

Technical committee approved the route alignment as contained in the agenda note.

Decision conveyed to C.E.(Plg. DESU and C.E.(Elect.)) DDA on 18.9.96.

Technical committee approved the route alignment as contained in the agenda note.

Decision conveyed to C.E.(Plg. DESU and C.E.(Elect.)) DDA on 18.9.96.

83. 3.9.96. 89/96

Change of land use of an area to-wit: 2.9 ha. from 'residential use' to 'extensive industries' at Idasa, Bel. 1.

ii) To amend the list of prohibited industries prescribed in MPD-2001 by adding 'Abattoirs'.

PS(143)82-42

The subject proposed in the agenda note was taken up in the light of the discussion for the subject and the decision to recommend to the Board for approval of land use change of 1 ha. use of land for 'Abattoirs' from the list of prohibited industries in MPD-2001 subject to the following:

Discussed in Authority on 6.9.96. Authority decision was conveyed to Principal Secretary and Commr. (MCD).

84. 3.9.96

90/96
Proposed residential area near PVC Gasar Pkni Kalan, Rohtak Road, F. Dist./NP/95/247

ii) Procs. No. of the proposed amendment under section 14-A of D.D. Act 1957 would be undertaken only after requisite clearance from the Supreme Court has been secured by MCD/GMCTD.

Agenda item stands submitted placing before the ensuing Authority meeting.

85. 3.9.96. 91/96

Route alignment for P.W.D. Boringa Road Railway line existing tower line from Tower No. 1 to proposed 33/11KV S/Stn. at Samaswati Garden by laying 2 nos. 35 KV 3 x 200 Scm. ALPB cable.

PS(17)96-MP

The Technical Committee recommended the proposal as contained in para 14.0 of Agenda Note for approval of the Authority with following observations:
1) Simultaneously NCR Planning Board be requested to consider & approve the amendment in Regional Plan 2001 for NCR.

Decision conveyed to C.E.(P) UDU and C.E.(Elect.), UDA on 9.9.96

86. 3.9.96. 92/96

Route alignment of 66 KV double circuit circuit tower line from 220 KV S/Stn. South of Wazirabad Road to 66 KV S/Stn. at Chanda. F6(6)95-MP

The Tech. Com. Committee approved the route proposal as contained in the agenda note.

Decision conveyed to C.E.(P) UDU and C.E.(Elect.) DDA on 9.9.96.

89. 6.8.96 85/96
Change of land use of an area measuring about 40.47(100.00 acres) from 'rural use' to 'public and semi public facilities' (CRPF Battalion 6 nos.) in Bawana. F.20(2)96-MP
- The proposal of change of land use as contained in the agenda note was recommended to the Authority/Govt. of India for issue of final notification with the observations that simultaneously NCR Planning Board be requested to consider the amendment in the Regional Plan 2001 for NCR.
- Issue a final notification pending in the MOU&E for want of NCRPE clearance. *Referred to ministry on 2.9.96.*
90. 6.8.96 86/96
Identification of new sanitary land fill sites and location of compost plant in Delhi F.3(6)91-MP
- The Technical committee approved the proposed sites for sanitary land fill and compost plan as contained in para 24 and 28 of the agenda note from the planning point of view with certain observations.
- The decision has been conveyed to the Director (CSE) RCD on 20.8.96.
91. 3.9.96 87/96
Permission to construct a memorial Dr. Ambedkar on property no. 26, Alipur Road, Delhi (IC Divn.) F3(16)96-MP
- The Technical committee recommended proposal as contained in para 17 of agenda note to the Authority.
- Agenda item stands submitted for placing before the ensuing Authority meeting.
92. 3.9.96 88/96
Additions/Alterations in Chelmsford Club Building, Raisina Road, New De F3(24)76-MP-Pt. I
- Deferred.
- Examined in file, and reply sent.

85. 6.8.96

81/96
Land distribution and development norms for left, Education Centre Polytechnic, III, Coaching Centre etc.
F.20(2) 95-MP

Deferred with the observations that the proposal be examined separately and brought in the next Tech. Committee meeting.

The item was deferred on request of Directorate of Education, GNC

86. 6.8.96

3./96
Review of change of land of pocket for city level commercial at Dheerpur
F.20(16) 95-MP

The proposal is contained in para 5.3.2 of the agenda note was approved.

The decision has been conveyed to the Under Secretary MU&E on 23.8.96.

87. 6.8.96

83/96
Change of land use of an area measuring 0.32 ha. (0.79 acres) from recreational (District Park) to LPS godown near Sukhdev Vihar, New Delhi
F.20(16) 95-MP

The proposal of change of land use as contained in the agenda note was recommended to the Authority/Govt. of India for issue of final notification.

Final notification has been issued by the MOU&E on 17.1.97. Refer to Commr.(LM) for further action.

88. 6.8.96

84/96
Change of land use of an area measuring about 21 ha. (52 acres) from rural use to residential use in the Narela scheme, Delhi
F.20(1) 95-MP

The proposal of change of land use as in the agenda note being a part of the approved urban extension area of MPD-2001, was recommended to the Authority/Govt. of India for issue of final notification. It was also recommended that simultaneously the MCR Planning Board be requested to consider the amendment in the Regional Plan 2001 for MCR

Issue of final notification pending in the MOU&E for want of IC&RP clearance. *Refered to Ministry on 2.9*

ii) Land Law Deptt. may move for vacation of stay order.

iii) A utilisation plan for the remaining acquired area be accordingly undertaken by Area Planning Wing for re-locating the automobile workshops effected in Ridge area/road right-of ways.

84. 16.7.96 81/96
Formulation of area and development control norms for Golf course sites in Delhi
F.3(25)79-MP

It was decided to follow only one set of norms recommended for Golf Course, Type III category with the following observations:

i) Basement, if constructed is to be included in FAR calculations except equivalent to 20% of the ground coverage (below curtilage of the building) for prevailing services and storage.

ii) Parking shall be provided @ 10.0 ECS for 100 sq.mtr. of club building floor space.

iii) The matter be further processed for incorporation in the Master Plan as per D.D.Act.

Part approved by the Authority in its meeting held on 6.9.96.
The norms for private Golf Course are under examination/process.

61. 16.7.96

73/96

Request for replacement of asbestos roof with RCC roof in the DDA built industrial sheds of Dkhla Indl. Area Ph. I & II
F.3(14) 95-MP

The recommendations as contained in para 2.5 of the agenda note were approved.

As in item no. 62/96.

62. 16.7.96

79/96

220 KV grid sub-station at Jiri
F.6(3) 91-MP

The proposed site near Gargi College was recommended for approval of the Authority with following observations:

As in item no. 24/96.

- i) Minimum size of 100M x 170M agreed
- ii) DESU will obtain all necessary clearances from concerned agencies/deptt.
- iii) Actual demarcation shall be done by Director(Hort.) in consultation with Dir.(LS)
- iv) DESU will plant double the no. of trees effected in adjoining area.
- v) Proposal be submitted for approval of Authority.

83. 16.7.96

60/96

Proposal of new petrol pump site for allotment to IBP Oil Co. on Mehrauli Gurgaon Road.
F.13(9) 94-CRC/DDA

Proposal of carving out of 45mx33m site for petrol pump filling-cum-service station was approved subject to following:
i) The allotment of site shall be processed as per the guidelines by the Lands Department.

The approval of the Tech. committee was withdrawn as per orders of VC DDA as the site being falling in the ridge area.

iv) To explore possibility for up-gradation of existing 33 KV sub stn. at Outer Ring Road, and be brought before TC.

Standards referred to the Ministry for issue of final notification since 13.9.96.

Proposal of change of land use recommended to the Authority/Govt. for issue of final notification.

74/96
Change of landuse of an area measuring 1996 ha. from 'rural use/agricultural green' to 'residential commercial public & semi public facilities' transportation & recreational etc. in Dwarka Ph. II Delhi.

25.6.96

77.

The following observations were made:
i) Views of Power Deptt/GNCTD and CESU be obtained w.r.to proposed location.
ii) Requirement of land be justified with exact break up of land use changes.
iii) Modalities for land acquisition and allotment price to be worked out by Lands deptt.with finance.
iv) Proposal be processed further and brought before TC in due course.

Decision of TC conveyed to following:
1. Power Deptt. GNCTD
2. CE (Plg.) CESU
3. Apollo Energy Co. Ltd.
4. Lands Deptt. DDA

The proposal is under examination in Lands Department.

75/96
Identification of about 100 acres (40 ha.) of land for the proposed Thermal Power Plant by Apollo Energy Co. Ltd. in the Narela Sub City Project.
F2(9)96-MP

25.6.96

78.

Proposal was approved with the observation that comments of PWD/ implementing agency be obtained and matter be put up to the Authority.

Agenda item stands submitted for placing before the ensuing Authority meeting.

76/96
Intersection Design of Najafgarh Road with 60m. wide road leading to Dwarka Sub City.
F10(49)DD/Plg. 11/92/DWK

25.6.96

79.

Deferred.

77/96
Misuse of residential and other land uses in Delhi and proposal to contain non-conforming activities.

25.6.96

80.

Discussed in the Tech. Committee under item no. 101/96 and 111/96. The agenda is to be placed before the Authority.

72. 25.6.96

73/96
Change of land use of about 26.2 ha. (6 acres) from 'rural use' to 'residential' for resettlement of J.T. Clusters near village Jaunapur, South Delhi F3(45)95-MP

Proposal contained in para 3.1 was approved subject to following:

i) Clearance be obtained by slum & JJ Deptt. WCD from Deptt. of Forest & Deptt. of Environment GNCTD with reference to the Supreme court of India's orders in IA No. 18

Stands referred to NCU&E since 2.9.96 for conveying approval under section 11-A of DD Act 1957 to issue public notice for inviting objections/suggestions. Approval of NCRRPB is also awaited.

ii) Scheme to be integrated in dev. plan of village Jaunapur and incorporated in Zonal Plan of the area and Mini Master Plan proposal of GNCTD

iii) Arrangement of services to be made by the Deptt. independently till regular municipal services are extended.

iv) Change of land use to be processed.

75. 25.6.96

69/96
220 KV Grid sub station at Siri Fort F6(3)91-MP

Tech. Committee reached following conclusions:

As in item no. 24/96.

i) Chirag Delhi site found unsuitable to be ruled out.

ii) No option available except Siri Fort site and no provision in the area as per MPD-2001/Zonal

Plan. Siri Fort site being part of developed green area having large no. of trees should be the last option after weighing all costs involved in sacrificing green.

72. 11.6.96 70/96
Policy for building sanction of
farm houses in DDA Development
Area
PA/DC/RPC/Bldg./92/262/DR/429/94
73. 11.6.96 71/96
Identification of land for Jail
in Narela Project Area
F.20(33)80-MP
74. 11.6.96 72/96
Development of industrial zones
to relocate existing heavy and
large scale industrial units in
Delhi Metropolitan Area and
National Capital Region M/s.
K.L. Rathni Pvt. Ltd.
F3(37)85-MP

Recommendation contained in
para '4' of the agenda note
approved. Commr., MCD be
suitably informed of the
decision.

Reply/information from MCD is
not received. Agenda items
stands submitted for consi-
deration of Standing Committee
under the Chairmanship of
Chief Secretary, Delhi.

It was decided that eastern
side of the GI Road would be
a better location for the
proposed jail site. Action
to identify the site be taken
early.

Agenda item stands submitted for placing
before the Ensuing Authority meeting.

Deferred in view of the request
to the effect from Deptt. of
industries, GNCTD Commr. (Plg.)
may have further discussing with
the representatives of concerned
organisations and bring the
proposal before ID again.

Examined in file and reply
sent to MOUA&E & GNCTD on
19.6.96

69.

11.5.96

67/96
Policy for carving out Gas Godown
sites in Urban Delhi.
F7(40)84-MP

Proposal contained in para '5'
of the agenda note approved
subject to following:

As in item no. 16/96
Dtd. 23.4.96.

a) Modification in MPD-2001 be
processed to the extent that
'gas godowns' are permitted in
all use zones except in regional
parks/distt. parks and developed
recreational areas/parks.

b) Suitable allocation be made
for matching number of shops/
show room offices in the nearby
services centre/shopping centre.

70.

11.6.96

68/96
Carving out of Petrol pump sites
in Rohini
PP/R/1061/93 (Pt.)

Proposal contained in para '3'
of the agenda note approved.

Approval of the Tech. Committee &
VC, LDA conveyed to the Director
Rohini.

71.

11.6.96

69/96
220 KV Grid sub station at Siri
Fort.
F6(3)91-MP

Deferred with observation that
comparative viability statement
for Alternative sites be worked
out and brought before next
Tech. Committee.

As in item no. 24/96.

- | | | | | |
|-------------|-------|---|--|--|
| 63. 28.5.96 | 61/96 | Route alignment for laying 2 nos. 33 KV x3x300sqm. XLPE cable from Bhagirathi 66/33 KV S/Stn. to proposed 33 KV S/Stn. at Dwarkapuri F6(6)96-MP | The feasibility of alternative route alignment be explored through joint inspection/consultation with DESU with a view to reduce the route length. | Decision conveyed to SE(Plg.) DESU & CE(Elct.)DDA on 7.6.96. |
| 64. 28.5.96 | 62/96 | Request for replacement of asbestos roof with RCC roof in DDA built industrial sheds at Okhla Industrial Area Ph.I & II. F3(14)95-MP | A coordinated proposal in consultation with DSIDC & MCD be formulated for consideration of Technical Committee. | Also discussed under item no. 78/96 on 16.7.96. The request was regretted and conveyed to MCD & DSIDC and the Association. |
| 65. 28.5.96 | 63/96 | Request for Delhi Orthodox Syrian Church Society for NOC regarding upgradation of existing 'primary school' (area 2.02 acres) to Sr. Sec.School in Safdarjung Dev.Area. PA/Jt.Dir.(AP)I/95-D-106 | Upgradation of the primary school Sec.School was not agreed. Director of Education,GNCTD be informed for obtaining no objection certificate from DDA/ Allotting Authority before considering the request for such upgradation. | As in item no. 13/96. |
| 66. 28.5.96 | 64/96 | Planning permission for an integrated school at Najafgarh Dhans Road near village Bakargarh, West Delhi. F.9(1)96-MP | Proposal to use 3.9ha land for integrated school with Hostel facility was approved and recommended to Authority for relaxation upto 0.8km. without processing change of land use as PSP facilities being permissible within 0.5km of the settlement as per MPD-2001. | Approved by the Authority and the decision conveyed to MCD. |
| 67. 28.5.96 | 65/96 | Agenda item reg. processing of the obj./ sugg. reg. proposed change of land use of zone 'E',TVA,Delhi.F20(9)93-MP | Proposal contained in para 3of the agenda note was approved for further processing of change of land use u/s 11A of D.D.Act 1957. | Stands referred to the MCDSE for approval as a part of Zonal plan of Zone 'E'. |
| 68. 28.5.96 | 66/96 | Change of land use from 'Utility' drain to 'Resdl.' for 4 pkts. of an area meas.5.15 ac. for constn. of Staff qrs.(152) for NDMC at Laxmi Bai Nagar/Sarojini Nagar on the reclaimed land after covering khushak nallah. F20(1)96-MP | Comparative land utilisation details in consultation with NDMC be worked out for placing the proposal before the Authority. | Decision conveyed to CA,NDMC on 10.6.96. Details are awaited, for placing the matter before Authority. |

56/96

Issue of NOC for construction on property no. 7361/A Ram Nagar on Main Ghat Road, New Delhi.
F.3(204)61-MP

Proposal contained in para '3' of the agenda note was approved with the observation that for relaxation in height from 12.5m to 24m matter be referred to the Authority.

As in letter no. 21/96

57/96

Approval under special permission from the Authority under sub-clause 8(2)A of MPD-2001 for religious premises for plot nos. 1, 2, 3 & 4 in residential use zone at sector V, Mehrauli-Badarpur Road, New Delhi.
F3(30)96-MP

Proposal contained in para 3 of the agenda note recommended for consideration of Authority under 'Special Permission' under sub-clause 8(2)A of MPD-2001.

Approved by the Council of the Corporation on 21.6.96 and the Local Council on 21.6.96.

58/96

Route alignment for laying 2 nos. 33 KV underground 3x300 sqm. XLPE cables from Shalimar Bagh 200/33 KV to Wazirpur 33 KV sub-station, Phase-II. F6(4)96-MP

Proposal as contained in para 2.1 of the agenda note was approved.

Decision conveyed to CE(Plg.), DESU CE(Elect.), DDA on 7.6.96.

59/96

Route alignment of 66 KV double circuit tower line from Patparganj Industrial area sub-station to Vivek Vihar S/Str. F.6(8)95-MP

Deferred with the observations that views and feasibility of the proposed route alignment be obtained from PWD.

Decision conveyed to SE(Plg.), DESU, CE(Elect.), DDA on 7.6.96.

60/96

Route approval for laying:
1) 2 nos. 33 KV 3x300sqm. XLPE cable from tower no. 161 (Narlana 33 KV tower line) Khyber line to 33 KV proposed grid at Shekhwati line.
11) 2 nos. 33 KV 3x300 sqm. XLPE cables from Naraina 220/33 KV sub-station to Delhi Cantt.
F.6(13)96-MP

Proposal as contained in para 2.1 & 2.2 of the agenda note was approved.

Decision conveyed to SE(Plg.), DESU and CE(Elect.), DDA on 7.6.96.

- | | | | | |
|------------|-------|---|---|--|
| 54. 7.5.96 | 52/96 | Route alignment for erection of 33 KV DC Tower Line from proposed 33/11 KV sub-station at Wazirabad water works to outer Ring Road (Road no. 50) and laying of 2 nos. 3 x 300sqm. XLPE cable upto 220/33 KV station at Gopalpur F.6(5)94-MP | Route alignment as contained in para 2.1 & 2.2 of the agenda note approved. | Decision conveyed to Chief Engineer DESU & Chief Engineer(Elect) on 17.5.96. |
| 55. 7.5.96 | 53/96 | Route proposal for laying of 2 nos. 3 x 300sqm. XLPE cables from 220/33 KV sub-station park street to Motia Khan sub-station. F.6(4)95-MP | -do- | Decision conveyed to the Chief Engineer DESU and Chief Engineer(Elect), DDA on 17.5.96. |
| 56. 7.5.96 | 54/96 | Change of land use of an area measuring 3 acres (14520 sq.yds.) from 'Public and semi-public' (Education & Research) to 'residential'. F.16(42)74-MP/Vol.II | Deferred. | The matter is being examined in Legal / Lands Department file as per Supreme Court orders. |
| 57. 7.5.96 | 55/96 | Request for acquisition of land in village Haibatpur by Delhi Agricultural Marketing Board for fodder Market. F.14(1)96/CRC/DDA. | Proposal agreed in principle with certain observations. | Decision conveyed to Jt.Secy., DAMB and Project Director(RD)GNCTD on 20.5.96. |

43. 23.4.96

47/96

Proposal for construction of an elevated road on Malhura Road (NH-2) in the stretch passing through Badarpur Village Mehrauli-Badarpur Road 'T' junction & Jaitpur Road 'T' junction. F.5(2)/96-MP

- i) The detailed proposal with the concept approved by the Technical Committee shall be got approved from DMC/DDA.
- ii) PWD should immediately take up urgent necessary steps for early implementation of NH-2 bye-pass.

Decision of the Technical Committee conveyed to SE(PWD) on 2.5.96. PWD is to submit approval of LUAC for consideration of the Authority.

50. 23.4.96

48/96

Request of Delhi Orthodox Syrian Church Society for NOC reg. change of land use of existing 'primary school' in 2.0 acres site in Safdarjung Dev. Area in 'Secondary school' Policy. PA/JD/AP/I/95-D-106

The item was deferred for further detailed examination & recommendation. Already covered under item no. 13/9

51. 23.4.96

49/96

Proposal for de-notification of 282 nos. colonies/schemes from Development Area of the Authority where maintenance of Civil Services are handed over to MCD. F.15(8)96-MP Pt.I

The Technical Committee recommended the de-notification of 282 colonies/schemes from DDA Development Area under section 12 A of D.D.Act, 1957 for approval of the Authority. Approved by the Authority on 17.6.96 and referred to Lands & Building GNC for notification.

52. 23.4.96

50/96

Proposal for 66 KV Grid sub-station site at Saket for District Centre. F.6(5)96-MP

The Technical Committee approved the proposal (near Shivalik CHBS/Vijay Mandal Monument)

Already covered under item no. 41/96.

53. 23.4.96

51/96

Allotment of land for establishment of 33 KV grid sub-station at Rani Bagh PA/Dir.(AP)II/95/745

The Technical Committee approved the proposal. Approval of the Tech. Committee & VC conveyed to the Commr.(LD) for allotment of land to DESU.

DDA, MCD, NDMC be allowed only after obtaining clearance from Transport Deptt., Govt. of Delhi.

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 Ltd. 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.

Decision of the Technical Committee conveyed to Ex. Engineer, DESU and CE(Elct.) DDA on 2.5.96.

Decision of Technical Committee conveyed to Ex.Engg., DESU and CE(Elct.) DDA on 2.5.96.

Decision of Technical Committee conveyed to Ex.Engg.DESU and CE(Elct.) DDA on 2.5.96.

46. 23.4.96

44/96

Route alignment for laying of one no. addl. 3 x 300 sqm. XLPE cable from Rohtak Road to Shahzadabad Bagh 33/11 sub-station. F.6(7)95-MP

The Technical Committee approved the route alignment.

47. 23.4.96

45/96

Route proposal for laying of 2 nos. 3 x 300sqm. XLPE cable from I.P.Station to proposed 33/11 KV sub-station at G.B.Pant Hospital. F.6(3)94-MP

The Technical Committee approved the route alignment.

48. 23.4.96

46/96

Route alignment for laying 4 nos. 3 x 300 sqm. XLPE cable from Naraina 220/33 KV sub-station near Indraprastha Station. F6(5)95-MP

The Technical Committee approved the route alignment.

41 9.4.96

30/96

Land for new Jails in Delhi U.T.
MOU/RAHE/ 6/P-2

The change of land use of an area measuring 165 ha from 'rural use' to 'public & semi-public facilities' (District Open Jail) was approved with effect from 19.11.96.

Discussed in T.C. meeting held on 19.11.96 and the proposal submitted for the placing before the ensuing authority meeting.

42 9.4.96

40/96

NOC to ES&S CELLPHONE for installation of prefab structures on Roof Tops on Buildings and Power Load.
F.20(17)/95-MP

Deferred with the observation that Commr. (Pig.) may take a meeting with M/s Seetling Cellular Ltd. and other concerned agencies and decide the matter in the file.

As in item no. 40/96 dtc. 12.3.96.

43 9.4.96

42/96

A. Proposed Mass Rapid Transit System MRTS for Delhi (Phase I Proposals)
B. High Speed Train System (HSTS) Proposals for Delhi.
F3(15)90-MP

Proposed MRTS Phase I, route alignment, Station and depots covering length of 55.3 km. out of the total proposal in all phases of 198.5 km., as approved by MOUARE, GOI was recommended for approval of Authority for Incorporation in MPD-2001 under designation use of transportation T-2 (MRTS/Rail Corporation T-3 (MRTS/Rail Corporation) minimal & T-3 (MRTS/Rail Corporation)

Approved by the Authority on 17.6.96. Decision conveyed to the CHCTD & MOUARE.

Govt. of India be requested to consider the permission for development of this corridor/Station on the line of Airport notified operational use.

New Development permission above and below the proposed MRTS corridor by Legal Eagles.

- | | | | | | |
|-----|---------|-------|---|---|---|
| 37. | 12.3.96 | 36/96 | <p>Allotment of additional strip of land to Indian Oil Corpn. for its existing retail outlet to Qutab Service Station Mehrauli Road opp. STC/MMTC Colony, New Delhi.
F.13(85)87/CRC/DDA</p> | <p>Allotment of additional undeveloped land measuring 174 sqm. approx. to Indian Oil Co. by Land & Bldg. Deptt. was approved.</p> | <p>Decision conveyed to Commr. (LM) for allotment of land.</p> |
| 38. | 12.3.96 | 37/96 | <p>220 KV grid sub-stn. at Siri Fort New Delhi. F.6(3)91-MP</p> | <p>The proposal of site measuring 250mt. x 90mt. 220 KV grid located in undeveloped district park in west of Chirag Delhi was approved for allotment to DESU.</p> | <p>Also discussed in the Tech. Committee meeting under item no. 69/96, 79/96. Decision of the Authority conveyed to the Commr. (LD) for allotment of land to DESU.</p> |
| 39. | 12.3.96 | 38/96 | <p>Resitment of Bharat Petroleum Corpn. retail outlet by the name of Mukul Diesels on Wazirabad Road.
F.13(41)93/CRC/DDA</p> | <p>The proposal for resitment was not agreed in the light of the fact that the site under reference were not affected by DDA scheme.</p> | <p>The request was regretted and the decision conveyed to the Lands Department.</p> |
| 40. | 12.3.96 | 39/96 | <p>Proposal for de-notification of 91 colonies/schemes (out of 362 nos.) F.15(8)96-MP</p> | <p>The denotification of 91 colonies/schemes from DDA development area under section 12 of DD act, 1957 was recommended for approval of authority.</p> | <p>Approved by the Authority on 17.6.96 and ratification issued by the Lands and Building Department, G.C.T.D.</p> |
| 41. | 12.3.96 | 40/96 | <p>NOC to ESSAR CELLPHONE for installation of Prefab Structure on Roof Top of Building & Power Load.F.20(17)95-MP</p> | <p>The item was withdrawn.</p> | <p>Discussed in the Tech. committee on 9.4.96 and stands referred to MCA&E since 24.9.96 for conveying approval under section 11-A of DD Act 1957 to issue public notice for inviting objections/suggestions.</p> |
| 42. | 12.3.96 | 41/96 | <p>Proposal for 66 KV sub-stn. site at Saket. F.6(5)96-MP</p> | <p>Alternative I located near Shivalik CHBS measuring 90mt. x 120mt. approx. was approved.</p> | <p>Also discussed in the Tech. committee on 23.4.96 under item no. 50/96. The approval of the proposal conveyed to DESU & Lands Department.</p> |

22. 12.3.96

31/96

Integration of proposed HSTs with
Raj Gated flyovers under concess-
ion. F.5(14)83-MP, Pt.II

The recommendations of the sub-
committee appointed by GNCTD
were approved.

The decision of the Executive
Committee conveyed to the Government
on 22.3.96.

31. 12.3.96

32/96

Formulation of Development Control
Regulations for the proposed
coal depot plots. F.3(41)95-MP

MPD-2001 norms prescribed for
single housing or specified in the
integrated scheme/layout plan
be applied.

Decision of Technical Committee
conveyed to the Government
on 22.3.96.

34. 12.3.96

33/96

Plotted development control (Res.) in
Mandakini, New Delhi.
PA/Dir.(Bldg.) 94-305

Prescribed provision of MPD-2001
are to be followed for sanc-
tion of building plans.

Referred to Chief Architect (HBP)
for incorporating the decision in
the layout plan for onward submis-
sion to Dir.(Bldg.).

35. 12.3.96

34/96

Implementation of Mini Master Plan
Project for integrated development
of rural Delhi.

The proposal of GNCTD for incre-
ased number of growth centres &
growth points was approved with
certain observations.

Approval of the authority conveyed
to the Delhi Govt. on 22.4.96.

36. 12.3.96

35/96

Utilisation of DDA land measuring
about 70 acres near village Chitorni
South Delhi. F.20(4)96-MP

The proposed utilisation of 28.3
ha. land near village Chitorni
partly for CSIF camping site
and partly for Jall was approv-
ed alongwith change of land use
from rural use to Public & semi-
public facilities with certain
observations.

Land utilisation as recommended by
the Tech. Committee could not be
undertaken due to the Supreme Court
order/Bidgo.

as net area for Service Centre.
L&DO/PWD be requested to finalise
the detail layout plan for
service centre.

28. 6.2.96

27/96

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

Alternative site no.1 near Shiva-
lik CHBS was agreed. The pro-
posal be further processed in con-
sultation with the Lands Deptt. and
Dir.(LS) in case the site is not
found feasible/alternative site no.
2 (FC-30) may be considered and
brought before the next T.C.

Also discussed in Tech. Committee
meeting held on 23.4.96 under item
no.50/96. Approval of Tech. Committee
and V.C., DDA conveyed to DDA and
Commr.(LB) for land allotment.

29. 20.2.96

28/96

Reg. 80 bedded hospital on khasra
no.14/21,22,15, 6/1,7,8, 15/9/1, 15/9/2
in village Pandawala Kalan, Najafgarh,
Gommenher Road. F.13(2)95-MP

The land use of 1.4 ha from 'rural'
use' to 'PSP' (hospital) was recommen-
ded for further processing.

stands referred to M.U&E for
conveying approval under section
-11-A of DD Act 1957, to issue
public notice to invite object-
ion/suggestion, since 16.4.96.

30. 20.2.96

29/96

Change of land use of about 39.3 ha.
(97 acres) of land in village Bawana
Bawana for resettling 6 CRPF Battalion
(to be shifted from rural area) from
'rural use' to 'public and semi-
public facilities' (PS-4 Police Distt.
and Battalion).

The change of land use of about 39.3
ha. from rural use to PSP (PS-4)
Police Distt. Battalion) was recommen-
ded for further processing.

Terms of final notification
by M&U&E pending for approval
of NCR&B, which is awaited.
Referred to M&U&E on 2.9.96.

31. 20.2.96

30/96

Land for new Jails in Delhi9, UT.
F.JD/NCR&UE/96/F.2

The matter was deferred for further
examination.

Also discussed in Tech. Committee
under item no. 109/96. stands
submitted to Authority for consi-
deration in its next meeting.

24. 6.2.96

23/96

Proposal of 30'45m R/W Road in place of an existing drain passing along Anand Vihar CHBS, F.PA/JD(TVA)95/562/MC(TVA)

The proposal submitted by PWD for construction of 30 mtr./15 mt. road on the existing unused drain was not agreed. Its utilisation was approved as under:
1) Landscaping scheme of the nallah integrating parking/open spaces of adjoining localities be prepared by Dir.(Landscape).
(ii) A cycle track be provided linking shopping complex.

The decision of Technical Committee conveyed to PWD on 14.2.96. Landscape Deptt. to prepare land scape scheme.

25. 6.2.96

24/96

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

Possibility of alternative site be again explored through a joint inspection of a team comprising of CA, CE(E), Dir.(AP)I (Convenor), Dir.(LS) and CE, DESU. Min. area requirement for grid sub station including indoor sub station is also worked out. The matter be brought before the Tech. Committee in March, 1996.

Also discussed in Tech. Committee meeting under item no. 37/96, 59/96 and 79/96. Approved by the Authority on 27.8.96. Forwarded to Commr.(ED) for allotment of land to DESU.

26. 6.2.96

25/96

Electrification of residential plots near Khyala at Chokhandi identification of land for 33 KV sub station. PA/DTR/AP-11/95/314-C

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

Approval of Tech. Committee and WC, DDI, conveyed to DESU and Commr.(LD) for allotment of land to DESU.

27. 6.2.96

26/96

General Pool Housing at Sector-10, R.K.Puram. F20(24)86-MP

The area of the Service Centre will be about 1.8 ha by including the approved land use as recommended in WFO-2001. There is no objection for consideration of 1.5ha

Decision conveyed to Senior Architect, CPWD, L&DO and MCD, on 14.2.96.

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|------------|-------|--|--|--|
| 21. 6.2.96 | 20/96 | Land use and development control norms for land owned by M/s Edward Keventers plot located in block no.48, Sardar Patel Marg, ZNew Delhi. F17(18)70-MP | Deferred with the observations that this be examined further. | The matter was examined in file and decision conveyed to the applicant on 21.6.96. |
| 22. 6.2.96 | 21/96 | 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. F3(204)61-MP | 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 scheme finalised in light of the observations be brought before the TC in March 1996. | Discussed in Tech. Committee on 22.5.96 under item no.56/96. Stands referred to DUAC for conveying approval under section 11-A of the DD Act 1957 to issue public notice, since 13.9.96. |
| 23. 6.2.96 | 22/96 | Proposed Integrated Freight Complex Narela sub city. F20(7)96-MP | The layout of IFC and detailed plan for the area for food grain fruit and veg. market with certain recommendations: (i) Land under litigation, leftout land & additional land about 15 ha. be acquired immediately. (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 for acquisition of remaining land for IFC, district centre and 100 mtr. express way be issued. (iv) To initiate processing for change of land use for 360 ha. (v) To process and finalise transportation for the IFC Narela. (vi) Detailed scheme for submission to DUAC for entire IFC Narela be prepared within time frame. | Stands referred to HODs to convey approval under section 11-A of the DD Act-1957 to issue public notice to invite objections/suggestions, since 16.4.96. |

18 23.1.96 17/96

Proposed use of plots of Work Centre
developed and vacant area avail-
able for use in Work Centre.

19. 6.2.96 18/96

Grant of NOC for storage of petro-
leum class 'B' & 'C' products in
rural areas in Delhi. P7(4)91-MP

20. 6.2.96 19/96

Formulation of development control
norms for other buildings.
P-3(44)94-MP

-5-

It was decided to follow already
approved development norms as
per terms and conditions of ori-
ginal allotment, i.e. 40% ground
coverages, 40 FAR and single storey
Building be used for commercial &
other compatible use except PVC
roads be used by MPD. The vacant
area to the north of this complex
may be used partly for a Voca-
tional Training Institute and
partly for Research & Development
Centre.

Modified by MPD on 21.12.96
by the Vice-Chancellor, Delhi
to Commr.(LD) No. 11300-96

The guidelines earlier formulated
by the Technical Committee for
urban areas in its meeting held
on 25.7.95 be followed in rural
areas also. DCP(L) be informed
accordingly.

Decision of the Technical
Committee conveyed to DCP(L)
on 14.2.96.

The norms contained in para 3 of
the agenda were approved subject
to that for plot sizes more than
10,000 sqm. 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.
These are to be processed for re-
quisite modification in MPD-2001.

As in item no. 12/96.

14. 23.1.96 13/96
Request of Delhi Orthodox Syrian Church Society (St. Pauls' School) regarding change of landuse of existing primary school to Sr. Sec. School in Safdarjung Div. Area
F2(40)56/Instt.
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.
Discussed in the Tech. Committee under item no. 43/96 and 53/96. The request was regretted.
15. 23.1.96 14/96
Formulation of Development Control norms for building material/Coal Depot Plots.
F3(41)95-MP
Chief Architect, was requested to convene a meeting also inviting Town Planner, Slum Board. The item be brought again in Tech. Committee next month.
Discussed in Tech. Committee meeting on 12.3.96 under item no. 32/96. The recommended controls conveyed to Town Planner, Slum Board and Chief Architect on 22.3.96.
16. 23.1.96 15/96
Formulation of norms for sanction of building plans for petrol filling/petrol filling-cum-service station in Delhi
F7(7)95-MP
The proposed development norms were approved subject to conditions that where ever plot is more than 33 mt. x 45m the development norms shall be restricted to as applicable to the size i.e. 33mt. x 45mt. both in Urban & Rural Area.
Norms approved by the Authority were conveyed to NDMC and MCD and also sent to MOUAE for information, on 16.4.96.
17. 23.1.96 16/96
Carving out of Gas godown sites in Delhi Urban Area- isues
F7(40)84-MP
It was decided as under:
i) Commr. (Plg.) to discuss all the relevant issues with the State Coordinator/Dil Companies and Chief Fire Officer
ii) Required/existing positions in gas godown sites of Zone F & D
Discussed in the Tech. Committee under item no. 67/96 on 11.6.96. Stands referred to MOUAE for conveying approval to invite objections/suggestion under section 11-A of DD Act. 1957, since 13.9.96.

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| 9. | 5.1.96 | 6/96
Proposal for 33/11 KV s/s in. at
F11 Nagar to 2530
F.25(6)95/11 | Alternative II proposal was
approved subject to that
an additional 15m strip cut
of 224 office setback may
be added making the total
area about 1500 sqm. | Technical Processing completed.
Approved by Commr.(P) for 11.09.96
F.25(6)95/11. |
| 10. | 5.1.96 | 9/96
Location of 400/200 KV
sub-station near Peharani
Bagh/River Yamuna bed. | The proposal was approved in
principle. However, other
details regarding clearance
from 22(14F) exact location
etc. may be finalized by
Commr.(P13.) in consultation
with concerned agencies. | Some 300 ft x 400 ft area
has been reserved for this
purpose. |
| 11. | 23.1.96 | 10/96
Constn. of electric sub-
station for the Supreme
Court Lawyers Chamber at
Bhagwan Das Road, New Delhi
F20(6)94-MP | Tech. Committee agreed for the
relaxation of (i) Ground cover
-age from 25% to 40% (ii) Front
set back from 6 mtr. to 4 mtr.
and recommended to process
further as modification in
MPD-2001. | Scheme referred to Engineer
in Charge to get it
approved to govt. of India
for final sanction. |
| 12. | 23.1.96 | 11/96
Building plans for additions/
alterations at 16, Jamali
Pant Marg, New Delhi
F10(8)95-MP | Processing of change of land
use for an office measuring
0.57 hect. (0.4 acre) from
residential to Public and
semi-Public buildings was
completed. | Scheme approved by Commr since
18.5.96 and remaining 17.06.96
will be referred to govt. of India
for final sanction.
The remaining objections/objections. |
| 13. | 23.1.96 | 12/96
Formulation of Development
Control Norms for Club
buildings in Delhi
F3(44)94-MP | Withdrawn | Discussed in M.C. meeting held
on 10.09.96 and on 10/30.
Scheme approved by Commr. for
approval 1/2 11th to invite
objections/objections since 17.7.96. |

S.No. 1 / Item No. 1/54/TC.

REVIEW OF THE ACTION TAKEN REPORT ON THE DECISIONS OF THE TECH. COMMITTEE MEETINGS
HELD DURING 1.1.96 TO 31.12.96

S.No.	Date	Item/Subject	Extracts of the decision	Present position/Follow up action
1.	8.1.96	95/95 Regarding utilisation of land of 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 Tech. Committee modified its earlier decision on 21.11.95 and recommended to process the amendment in MPD-2001 under the provision of DP Act 1957	Further action to be taken as per the Supreme Court order.
2.	9.1.96	1/96 Alignment of road no.17 (Nelson Mandela Road) from Outer Ring Road to Nehrauli - Nehpalpur Road FS(3)72-MP-Pt.1	The alignment of road no. 17(Nelson Mandela Road connecting Outer Ring Road with Nehrauli Mahipalpur Road along with an additional 14 mt. proposed loop road was approved with certain observations.	Listed for consideration of the Tech.Committee in its meeting on 4.2.97.
3.	9.1.96	2/96 Proposed residential road near the PWC Bazar at Tikri Kalan, Rohtak Road Dor./MP/95/247 3/96	Deferred	Discussed in the Tech.Committee under item no.90/96 on 2.9.96. Agenda item stands submitted for placing before the ensuing Authority meeting.
4.	9.1.96	3/96 Proposal for 33 KV grid s/stn. at Shastri Nagar(Gulab Begh) Zone-n-1	The proposal was approved which is mainly catering to PCC colonies.	Technical processing is completed. Referred to Commr.(LD) for allotment of land to D.D.S.O.