

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F.1(3) 98-MP

Dated 29.1.98

Minutes of the 84th meeting of the Technical Committee held on 13.1.98 at 10.00 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. Ramaswami Rao, Principal Commr.
3. Sh. R.K. Bhandari, E.M.
4. Sh. Vijay Risbud, Commr. (Plg.)
5. Sh. K.K. Bandopadhyay, Addl. Commr. (MPD-21)
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7. Sh. A.K. Jain, AC (DC&B), Member Secy.
8. Pradeep Behari, Chief Architect
9. Sh. Shameem Ahmed, DLM (HQ)
10. Sh. R.K. Jhingan, Dir. (L.S)

C.P.W.D.

11. Sh. R.S. Kaushal, Sr. Architect-I
12. Sh. A.K. Malik, Architect

T.C.P.O.

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

D.V.B.

14. Sh. V.K. Sakhuja, CE. (Plg.)
15. Sh. D.K. Suri, Addl. C.E. (Plg.)
16. Sh. Jagdish Chander, S.E. (Plg.-I)

L&DO

17. Sh. L.D. Ganotra, Eg. Officer

M.C.D.

18. Sh. Shamsheer Singh, Addl. Town Planner

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19. Smt. Rita Kumar, Director Rural Dev., GNCTD
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21. Sh. R.G. Gupta, Consultant for item no. 54/97.
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26. Sh. S.C. Karenwal ACA-I, DDA
27. Sh. C.L. Aggarwal ACA-II, DDA
28. Sh. N.K. Aggarwal OSD (PC), DDA

Contd...2/-

O/C Vikas Sadan & P. A.D.

1. ITEM NO.54/97
Plan for setting up a Growth Centre at Village Khanjawala
F.3(4)95-MP

Technical Committee agreed in principle with the development plan of Growth Centre at Village Khanjawala with the following observations:-

- i) The kind of industries which are to be developed in the area should be decided keeping in view the factors of pollution control, transportation and availability/demand of services (specially water supply and power).
- ii) Existing abadi should be upgraded with services/ community facilities and integrated with the proposed development.
- iii) The development of large new residential areas should be restricted.
- iv) Approvals, as may be necessary from NCR Planning Board and concerned local bodies be obtained.

2. ITEM NO.56/97
Change of land use of area measuring 4.5 acres from commercial (hotel) C-3 to Govt. offices in the premises of Indira Gandhi Indoor Stadium.
F.20(32)82-MP

Technical Committee recommended the proposal to permit utilisation of existing Players' Block at Indira Gandhi Indoor Stadium, IP Estate for government offices, with the observation that adequate parking and circulation areas be developed.

3. ITEM No.60/97
Request for replacement of asbestos roof in the DDA built Industrial sheds at Okhla Industrial area, Phase I & II
F.3(14)95-MP

Technical Committee desired that a detailed survey of the area be undertaken in respect of commercial use of industrial sheds, encroachments, problems of parking/circulation and services. The proposal may be accordingly reframed giving a comprehensive picture.

4. ITEM No.65/97
Setting up of readymix concrete plant by CPWD at Ghitorni
F.3(7)94-MP

Technical Committee recommended temporary permission for a maximum period of 10 years for continuance of RMC plant at Ghitorni, subject to obtaining necessary clearances from DPCC and other concerned bodies.

5. ITEM NO.1/98
Change of land use of an area measuring 0.8 ha. from 'Primary School' (PS II) to 'Public and semi public' (police station) EPRR, GHSS.
F.20(20)93-MP

It was informed that there is a court case in respect of the site proposed for change of land use from Primary School to Police Station. Technical Committee desired that first it may be examined whether there is any stay order concerning the site under reference. The proposal may be then brought before the Technical Committee.

6. ITEM NO.2/98
Sub-Division plan of a 'Primary School' site in block-D, Pushpanjali Enclave, Pitampura
F.PA/JD(AP-II)94/32

Technical Committee agreed in principle with the proposed sub-division of primary school site which may be processed further for approval of the competent authority. A copy of the approved sub-division plan may also be sent to Town Planner, MCD.

7. ITEM NO.3/98
Utilisation of vacant land between Block 'B', 'C' & 'D', Shalimar Bagh.
F.PA/Dir./AP-II/96/03

Technical Committee agreed with the proposed sub-division of a triangular piece of land in Shalimar Bagh for cremation ground, bus terminal and a convenient shopping centre for further approval of Competent Authority. A copy of the approved sub-division plan may also be sent to Town Planner, MCD.

8. ITEM NO.4/98
Allotment of land for approval of 220 KV Grid Sub-Station at Sultanpuri
F.6(18)96-MP

Technical Committee of DDA approved the proposed location of 220 KV grid sub-station at Sultanpuri. DVB will take further necessary action for acquisition of land through GNCTD.

9. ITEM NO.5/93
Route of 66 KV double circuit U/G feeder from 220 KV Papankala P-3 S/Station to 66 KV Papankala G-3 (Bindapur) Grid Sub-Station.
F.6(2)96-MP

Technical Committee approved the proposed alignment

Contd...3..

of 66 KV double circuit route from 220 KV grid station to 66 KV ESS at Bindapur, Dwarka.

10. ITEM No.6/98
Change of land use in respect of Jam Nagar House and Jaisalmer House at Man Singh Road and Akbar Road, New Delhi.
F.20(17)97-MP

In the first instance the views of Central Vista Committee may be obtained and thereafter the case may be put up to Technical Committee.

11. ITEM No.7/98
Change of land use of an area measuring 1.0 acre at Mehrauli Road, New Delhi from 'Public and semi-public facilities' (educational & research) to 'Residential'.
F.16(42)74-MP/Vol.II

Technical Committee considered the objections/suggestions received in response to public notice for proposed change of land use. Keeping in view the orders of the Supreme Court and also the directions of MOUAE, Technical Committee recommended further processing of change of land use of 1.0 acre of land from 'Public & Semi-Public Facilities' to 'Residential' use.

12. ITEM No.48/97
Proposed cremation ground near village Badarpur (behind police station & sports stadium)
F.3(21)94-MP

The proposed location of the cremation ground as contained in the agenda item is approved.

(A.K.JAIN)
ADDL.COMMR.(DC&B)
MEMBER SECRETARY

No.F.1(3)98-MP

Dated: 28.1.98

Copy to:-

- ✓ 1. OSD to VC for information of the latter.
✓ 2. Engineer Member
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✓ 5. Commissioner (LD), DDA
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✓ 7. Commissioner (LM)

8. Addl. Commr. (MPD), DDA
9. Addl. Commr. (AP), DDA
- 10.. Chief Planner, TCPO
- ✓ 11. Chief Architect, NDMC *4/2*
- ✓ 12. Town Planner, MCD *4/2*
- ✓ 13. Secretary, DUAC
- ✓ 14. Land & Development Officer, (I&B) *4/2*
- ✓ 15. Sr. Architect, (H&TP) CPWD
- ✓ 16. Deputy Commissioner of Police (T)
- ✓ 17. Chief Engineer (Plg.) DVB
- ✓ 18. Director (Land Scape)
- ✓ 19. Secretary to L.G.
- ✓ 20. Director Building, DDA *4/2*
- ✓ Director Planning, DDA *4/2*
- ✓ Director (DWK) DDA *4/2*
- Director

4/2/98

4/2

(P.V. MAHAJABDEY)
JT. DIRECTOR (MP)
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31. Sh. A.K. Gupta, Director(DWK), DDA.
32. Sh. D.K. Saluja, Director (AP-II), DDA.
33. Sh. K.L. Sabharwal, Director (NP), DDA-
34. Sh. Anil Barai, Director (NCR&E), DDA.
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 29. Director (Build) DDA
 30. Director (Rohini) PLY DDA
 31. Director (Dwarka) DDA


 (P.V. MAHASHABDEY)
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F.3(4)95-MP

Technical Committee agreed in principle with the development plan of Growth Centre at Village Khanjawala with the following observations:-

- i) The kind of industries which are to be developed in the area should be decided keeping in view the factors of pollution control, transportation and availability/demand of services (specially water supply and power).
- ii) Existing abadi should be upgraded with services/ community facilities and integrated with the proposed development.
- iii) The development of large new residential areas should be restricted.
- iv) Approvals, as may be necessary from NCR Planning Board and concerned local bodies be obtained.

2. ITEM NO.56/97
Change of land use of area measuring 4.5 acres from commercial (hotel) C-3 to Govt. offices in the premises of Indira Gandhi Indoor Stadium.
F.20(32)82-MP

Technical Committee recommended the proposal to permit utilisation of existing Players' Block at Indira Gandhi Indoor Stadium, IP Estate for government offices, with the observation that adequate parking and circulation areas be developed.

3. ITEM No.60/97
Request for replacement of asbestos roof in the DDA built Industrial sheds at Okhla Industrial area, Phase I & II
F.3(14)95-MP

Technical Committee desired that a detailed survey of the area be undertaken in respect of commercial use of industrial sheds, encroachments, problems of parking/circulation and services. The proposal may be accordingly reframed giving a comprehensive picture.

4. ITEM No.65/97
Setting up of readymix concrete plant by CPWD at Ghitorni
F.3(7)94-MP

Technical Committee recommended temporary permission for a maximum period of 10 years for continuance of RMC plant at Ghitorni, subject to obtaining necessary clearances from DPCC and other concerned bodies.

5. ITEM NO.1/98
Change of land use of an area measuring 0.8 ha. from 'Primary School' (PS II) to 'Public and semi public' (police station) EPRR, GHBS.
F.20(20)93-MP

It was informed that there is a court case in respect of the site proposed for change of land use from Primary School to Police Station. Technical Committee desired that first it may be examined whether there is any stay order concerning the site under reference. The proposal may be then brought before the Technical Committee.

6. ITEM NO.2/98
Sub-Division plan of a 'Primary School' site in block-D, Pushpanjali Enclave, Pitampura
F.PA/JD(AP-II)94/32

Technical Committee agreed in principle with the proposed sub-division of primary school site which may be processed further for approval of the competent authority. A copy of the approved sub-division plan may also be sent to Town Planner, MCD.

7. ITEM NO.3/98
Utilisation of vacant land between Block 'B', 'C' & 'D', Shalimar Bagh.
F.PA/Dir./AP-II/96/03

Technical Committee agreed with the proposed sub-division of a triangular piece of land in Shalimar Bagh for cremation ground, bus terminal and a convenient shopping centre for further approval of Competent Authority. A copy of the approved sub-division plan may also be sent to Town Planner, MCD.

8. ITEM NO.4/98
Allotment of land for approval of 220 KV Grid Sub-Station at Sultanpuri
F.6(18)96-MP

Technical Committee of DDA approved the proposed location of 220 KV grid sub-station at Sultanpuri. DVB will take further necessary action for acquisition of land through GNCTD.

9. ITEM NO.5/93
Route of 66 KV double circuit U/G feeder from 220 KV Papankala P-3 S/Station to 66 KV Papankala G-3 (Bindapur) Grid Sub-Station.
F.6(2)93-MP

Technical Committee approved the proposed alignment

of 66 KV double circuit route from 220 KV grid station to 66 KV ESS at Bindapur, Dwarka.

10. ITEM No.6/98
Change of land use in respect of Jam Nagar House and Jaisalmer House at Man Singh Road and Akbar Road, New Delhi.
F.20(17)97-MP


In the first instance the views of Central Vista Committee may be obtained and thereafter the case may be put up to Technical Committee.

11. ITEM No.7/98
Change of land use of an area measuring 1.0 acre at Mehrauli Road, New Delhi from 'Public and semi-public facilities' (educational & research) to 'Residential'.
F.16(42)74-MP/Vol.II

Technical Committee considered the objections/suggestions received in response to public notice for proposed change of land use. Keeping in view the orders of the Supreme Court and also the directions of MOUAE, Technical Committee recommended further processing of change of land use of 1.0 acre of land from 'Public & Semi-Public Facilities' to 'Residential' use.

12. ITEM No.48/97
Proposed cremation ground near village Badarpur (behind police station & sports stadium)
F.3(21)94-MP

The proposed location of the cremation ground as contained in the agenda item is approved.


(A.K.JAIN)
ADDL.COMMR.(DC&B)
MEMBER SECRETARY


No.F.1(3)98-MP

Dated: 28.1.98

Copy to:-

1. OSD to VC for information of the latter.
2. Engineer Member
3. Principal Commissioner, DDA
4. Commissioner (Planning), DDA
5. Commissioner(LD), DDA
6. Chief Architect, DDA
7. Commissioner(LM)

8. Addl. Commr. (MPD), 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, (I&B)
15. Sr. Architect, (H&TP) CPWD
16. Deputy Commissioner of Police (T)
17. Chief Engineer (Plg.) DVB
18. Director (Land Scape)
19. Secretary to L.G.


(P.V. MAHASHABDEY)
JT. DIRECTOR (MP)
28.1.98

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.1(1)98-MP

Dated 8.1.98

MEETING NOTICE

The 84th Technical Committee meeting of the DDA will be held on 13.1.98 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi.

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



(A.K. JAIN)

ADDL. COMM. (DC&B)
MEMBER SECRETARY.

I N D E X

S.NO.	ITEM NO.	PARTICULAR	PAGE
1.	54/97	Plan for setting up a Growth Centre at Village Khanjawala.F3(4)95/MP	1 to
2.	56/97	Change of land use of area measuring 4.5 acres from Commercial (Hotel) C-3 to Govt. Offices in the premises of Indira Gandhi Indoor Stadium, F.20(32)82-MP	4 to 5
3.	60/97	Request for replacement of asbestos roof in the DDA built Industrial sheds at Okhla Industrial area, Phase I & II.F3(14)95-MP	6 to 7
4.	65/97	Setting up of ready mix concrete plant by CPWD at Ghitorni.F3(7)94-MP	8 to 9
5.	1/98	Change of land use of an area measuring 0.8 ha. from 'Primary school' (PS II) to 'Public and semi public' (Police Station)EPRRR.GHBS F20(20)93-MP .	10 to 12
6.	2/98	Sub-Division plan of a 'Primary School' site in Block-D Pushpanjali Enclave, Pitampura F.PA/JD(AP-II)94/32 .	13 tp 15
7.	3/98	Utilisation of vacant land between Shalimar Bagh 'B', 'C' & 'D' PA/Dir./AP-II/96/03 .	16 to 19
8.	4/98	Allotment of land for approval 220 KV Grid Sub-Station at Sultanpuri (Residential Colony) F.6(18)96-MP ,	20-21
9.	5/98	Route of 66 KV double circuit U/G feeder from 220 KV papankala P-3 s/station to 66KV Papankala G-3 (Bindapur) Grid Sub-station F.6(2)96-MP .	22 to 23
10.	6/98	Change of land in respect of Jam Nagar House and Jaisalmar House at Man Singh Road and Akbar Road, New Delhi. F.20(17)97-MP	24 to 25
11.	7/98	change of land use of an area measuring 1.0 acre at Mehrauli Road, New-Delhi from 'Public and semi public facilities' (educational & Research) to Residential' F.16(42)74-MP Vol.II.	
12.	48/97	Proposed Cremation ground near village Badli Pur (Behind Police station & sports stadium). F.3(21)94-MP	

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NO.F.1(1)98-MP

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10.	6/98	Change of land in respect of Jam Nagar House and Jaisalmar House at Man Singh Road and Akbar Road, New Delhi. F.20(17)97-MP	24 to 25

Sub : Plan for setting up of a Growth Centre at village Khanjawalan.

F.3C(4)/95-M.P. -----

1. BACKGROUND

Project Director(PD) vide letter no.F.9(29)PD/RD/MPCC/97-98/3824 dt.8.12.97 has submitted a modified layout plan of Growth Centre at Khanjawala for integrated development of rural Delhi. The draft plan was earlier discussed in the Technical Committee meeting held on 7.11.97 and following was resolved:

- i) The proposed development appears to be of urban nature needs to be integrated with the re-development of village Khanjawala as well as with the plans of surrounding urban extension.
- ii) Keeping in view MPD-2001 and Mini Master Plan, the projected population of Growth Centre be restricted to about 25,000. Accordingly, proposed new area may be around 70-80ha.
- iii) Proposed industrial area should be reduced and the kind of industries should be as per Master Plan i.e. type of industries given in Annexure-IIIG (page 179 of the Gazette).
- iv) The Growth Centres may be planned keeping in view the feasibility of services, community facilities and proposed Expressway.
- v) Area statement/land use analysis should be given.

2 FEATURES OF THE MODIFIED PLAN:

The salient features of the modified plan to develop Khanjawala as a Growth Centre based on the decision of the Technical Committee and MPD-2001 are as given below:-

- i) The total revenue area of the village Khanjawala is about 894 ha. out of which only 75 ha. of land has been proposed for setting up as Growth Centre.
- ii) The total present population and the projections are as under:-

	Present	By the time Projection Growth Centre is functional (2011.AD)
1. Khanjawala village	7,000	9,000
2. Extended village abadi	-	3,000
3. New Resdl. Area	-	6,000
4. Permanent population in indl., commercial, public and semi-public bldg. in the Growth Centre	-	1,000
TOTAL	7,000	19,000
		31,200

iii) The details of the facilities proposed to be provided in this growth Centre are as under:-

i) Industrial sector	6.09 ha.
ii) Medical/health services	7.00 ha.
iii) Residential	9.35 ha.
iv) Educational sector comprising of college/polytechnic, technical education for women, work production cum training centre agricultural and institutional, Sr.Sec.school and primary school etc.	15.88 ha.
v) Focal point consisting of commercial area,, recreation zone, swarn jayanti park and oceanographic park etc.	11.57 ha.
vi) Common facilities like DTC, ESS, Solar energy park, STP, vegetables and fodder markets, police station, fire station, petrol pumps, kerosene Depot and LPG godown etc.	15.03 ha.
vii) Circulation area	10.08 ha.
Total	<u>75.00 ha.</u>

The facilities have been provided in accordance with the provision under Mini Master Plan and the needs of the area.

iv) The layout of industrial sector has been revised and now it is proposed in an area of 6.09 ha. It is mentioned that the industries shall be permitted as per the prescribed industrial units under Annexure III G (page 179 of the Gazette) of the MPD-2001.

v) The proposed Growth Centre has facilities for proper integration with Urban Extn. area of Rohini etc. through provision of 2 nos. of roads with 30 mtr. right of way as shown on the plan.

vi) a) Sewerage disposal : It has been proposed that the sewerage/effluent from village Lado pur and Khanjawala and their extended abadies shall be collected at one place alongwith the effluent from the growth centre. After treating the water the treated affluent shall be discharged into Mungeshpur drain for irrigation purpose..

b) Water Supply : The water supply shall be arranged through 2 systems as under:-

- i) From Bawana treatment plan under MCD.
- ii) Through tubewells after scheme of water harvesting by rain water as is being done by DDA in Dwarka project area.

c) Electricity Supply : It shall be arranged from DVB and 220 KV grid is available on site with 2 nos. of proposed 66 KV ESS alongwith required number of 11 KV ESS.

d) Storm Water Drainage : This shall flow in the open drain along roads which shall be discharged suitably in Mugeshpur drain which forms one of the boundary of this growth centre.

- vii) Others : This area is well connected with Ghevra Bawana road with 45 mtr. right of way which forms one of the boundaries of this growth centre in a length of about 1200 mtr. It is well connected to Rohini through 45mtr. right of way road from Rohini going to Qutab Garh which crosses the main road at a distance of 1.5 km from this growth centre.


2 major roads with 30 mtr. right of way have been proposed in the vicinity of growth centre to bye-pass the traffic which does not come to the Growth Centre, Khanjawala.

3 OBSERVATIONS :

- i) The proposed scheme of Growth Centre does not highlight the details of improvement that are to be made in terms of upgrading the infrastructure in the existing village.
- ii) The separate area and population under extended village abadi as indicated in the modified plan is not in conformity with the decision of the Technical Committee and hence, no separate provision is desirable.
- iii) The road network of 30 mtr. wide road indicated in the modified plan may open up the area and may give rise to unintended/unauthorised development.
- iv) In the Regional Plan 2001 for NCR, area under the proposed Growth Centre falls in green belt/green wedge. The clearance of the NCR Planning Board ^{required; its} ~~would be~~ may be considered in the meeting.
- v) The Rural Development deptt. of GNCTD shall ensure that the proposed development of growth centre shall not disturb any existing natural feature in terms of forest/trees, monuments, ground water etc.

4. RECOMMENDATIONS :

With the above observation, the proposed scheme for development of Khanjawala growth centre is put up for the consideration of the Technical Committee. Further, the approval of the scheme/layout plans, service plans, etc. shall be obtained from GNCTD, Local Bodies and other concerned deptts.


C.S.P. BANSAL
Dir (R)

SR.NO.2/ITEM NO.56/97/TC

Subject : Change of land use of area measuring 4.5 Acres from commercial(Hotel) C-3 to Govt. Offices in the premises of Indira Gandhi Indoor Stadium.
F.20 (32)/82-MP

1. BACKGROUND:

Ministry of Urban Affairs and Employment, Govt. of India vide its letter No.K-20013/4/93-DDVA dtd. 13.09.97 has conveyed the Cabinet decision dtd. 7.4.97 to formally hand-over the possession of land & building of the players block forming a part of 110 Acres campus of Indira Gandhi Indoor Stadium, IP Estate New Delhi to Delhi Administration (GNCTD) subject to the condition that:

- i) since the building plans have not been got approved by DDA from MCD and the norms for ground coverage, FAR etc. will be suitably relaxed in line with the actual areas of 40544 sq.m. and 4.5 Acres of land.
- ii) Change of land use from commercial hotel to Government office.

2. DETAILS OF EXAMINATION:

The subject matter has been examined and the following are the observations:-

- i) Authority vide its resolution No.145 dtd. 27.11.82 resolved to process the change of land use of the area under reference from recreational to commercial (Hotel) and the area of the plot was to be determined on the basis of the FAR achieved in the nine storey block keeping in view the requirement of the parking and land scape of this building project.
- ii) Authority vide its resolution No.66 dtd. 13.6.88 approved the proposal to change the land use of the area measuring 4.06 Acres (Based on the reports received from Suptdg. Engineer, Circle-X DDA vide his letter No.S.E./C-X/1(33)/82/Vol.III/3034 dtd. 22.12.87 from recreational to public/semi public facilities.
- iii) As per MPD-2001 notified on 1.8.90 land use plan, the land use of the area under reference is commercial C-3 (Hotel).
- iv) Provisions of MPD-2001 : Govt. Offices are permitted in commercial use zone C-1/C-2 but not in C-3(Hotel).
- v) If the building is allowed to be used for office purposes it will fall short of the parking area requirement for the office purposes.

[Handwritten signature]

3. PROPOSAL:

Keeping in view the above, following is proposed for the consideration of the Technical Committee:-

- i) In strict terms, with reference to the MPD-2001 provisions, in order to use the premises for govt. offices, the use zone/use premises C-3(Hotel) may be converted to use zone C-1 i.e. retail shop, general business and commerce; thereby it may not require change of land use under the section-11A of DDA Act as the govt. offices are permissible in use zone C-1.
- ii) Since the structure has already been built-up and the area is short of parking facilities the Delhi Govt. will negotiate with Sports Authority of India to provide adequate parking as per norms since this block was considered as a part of the overall layout plan of 110 Acres of land of Indira Gandhi Indoor Stadium Complex.
- iii) Since the building under reference was conceived as a part of the total complex, permission may be granted for use of this building as govt. offices and relaxation of ground coverage & FAR etc. may not be essential as suggested by the Ministry.
- iv) However, GNCTD may not be allowed to take-up further construction to add to Ground Coverage/FAR etc.

The proposal contained in para-3 above is placed before the Technical Committee for its consideration.


DIR. (SP)

24/11/97
Dy Dir (SP)

SR.NO. 3/ITEM NO. 60/97/TC

SUB: Request for replacement of asbestos roof in the DDA built industrial sheds at Okhla Industrial Area, Phase-I & II
F.3(14)/95-MP.

1.0 BACKGROUND:

- 1.1 The Association of the entrepreneurs of DDA sheds, Okhla Phase-I and II (Regd.) made a request to examine the possibility of replacement of existing asbestos sheet roof with RCC flat slab roof in industrial sheds built and sold by DDA in Okhla Industrial Area Ph-I & II.
- 1.2 DDA constructed three sizes of sheds in Okhla Ph-I and II, type 'A' with 1300 sq. ft. (20'x65'), Type 'B' 800 sq.ft. (20'x40') and Type 'C' 1000 sq. ft. (20'x50') These sheds are having North Light Roof truss with AC sheets. The clear height of the shed from floor upto the bottom of the truss is 15 ft. and total height is 20 ft. There are about 350 sheds.
- 1.3 The request for replacing the asbestos sheet North Light roof with RCC flat slab roof has been considered by the Technical Committee four times over the last more than two years in its meetings held on 10.5.95, 26.9.95, 28.5.96 and 16.7.96. At one time details of provision of RCC flat slab roof were studied and it was found feasible within the framework of building bye laws. However, it did not find favour with the apprehension of multi-storied construction.

2.0 DETAILS/ EXAMINATION:

- 2.1 Recently, a meeting was taken by Hon'ble Minister for Industries/ Labour, Govt. of Delhi, on 12.5.97 to discuss various issues relating to DDA industrial sheds at Okhla Phase-I & II. The meeting was attended by officers of DDA and MCD alongwith representatives of the industrial sheds owners Association. The major issue that came up during the discussion related to replacement of existing asbestos North Light Roof. During the discussion, the issue of reduction in the slope of the roof also figured. However, finally it was agreed that replacing the existing sloping roof with RCC flat slab roof may be reconsidered by DDA.

2.2 The existing asbestos roof of the industrial sheds in Okhla built up and allotted by DDA in early 80's have already out-lived their lives and need replacement. The cost of RCC sloping roof either with the existing slope angle or even with the reduced slope angle would be higher as compared to the flat slab roof which has much more relevance in view of advance technological developments that have since taken place for providing certain modern equipments, tanks, solar system etc., that may be required for the individual units. In the instant case, there would be no increase from the existing FAR and, therefore, there would also not be any additional load on parking and services. It is pointed out here that this area has been de-notified from DDA development area and stands transferred to MCD.

2.3 This subject matter has been discussed with Commissioner (Plg) In view of the facts/factors given in paras 2.1 and 2.2 above it is recommended that DDA's industrial sheds at Okhla, Ph-I and Phase-II may be allowed RCC flat slab roof to replace the existing asbestos sloping truss roof, subject to the following conditions:-

- i) All encroachments from the public lands/roads/service lanes would be removed.
- ii) The height would be restricted to the existing bottom level of the truss, i.e. 4.5 mt.
- iii) No basement, mezzanine and staircase shall be permitted;
- iv) Proper light and air ventilation as per building by-laws would have to be provided. If so required, sky-light would have to be provided.
- v) No objection certificate be obtained from the Lands Branch of the DDA under the lease conditions; and
- vi) The Association of the entrepreneurs will undertake compliance of these conditions for taking up the matter with MCD, i.e. the sanctioning authority.

3.0 RECOMMENDATIONS/SUGGESTIONS:

The recommendations/suggestions as contained in para 2.3 above are placed before the Technical Committee for consideration and approval.



SETTING UP OF A READY MIX CONCRETE PLANT BY CPWD AT GHITORNI F.3(7)94/MP,

1.0 BACKGROUND

The CPWD has put up a modern Ready Mix Concrete Plant at Village Ghitorni, New Delhi. This is located in a piece of land measuring 7.38 acres to the South of Vasant Kunj. The land is a part of overall plot measuring 240.60 acres belonging to CPWD. This item was discussed in the T.C. meeting held on 9.12.97 and it was decided that a site visit be organised.

2.0 OBSERVATIONS:

- i) Accordingly a joint site inspection was held on 15.12.97 wherein VC, DDA, Chief Engineer (CPWD) along with Chief Architect, CPWD, Commr. (Plg.) DDA, Chief Engineer (SWZ)/DDA, Director (Landscape), DDA, Addl. Commr. (DC&B), Director (ZP) and Dy. Director(ZP)I were present.

It was informed that the plant has 240 mt /day capacity and power requirement is 80 KV. It does not produce any wastes and water need of 10,000 lit./day is met locally. It was accordingly suggested that:-

- i) CPWD would seek the clearance of the project from DPCC.
- ii) CPWD shall also seek clearance of Conservator of Forest, GNCT, Delhi with respect to Supreme Court order pertaining to Ridge/Regional park/ Reserved Forest.
- iii) It was informed by the engineers of CPWD that the life of RMC plant is only about 10 years and the plant is primarily to meet the building needs of the Govt. Departments, including DDA.

3.0 PROPOSAL

3.1 Considering the limited life span of the project and the fact that it shall be in the interest of the Govt. construction works, a temporary permission for continuance of this plant (already put up on site) may be considered

SR.NO.5/ITEM NO.1/98/TC

SUB: Change of land use of an area measuring 0.8 hect. from 'Primary School' (PS-2) to 'Public and Semi-Public' (Police Station) in ERRR, CHBS.

REF: F.20(20)/93-MP.

In response to the public notice issued on 23rd Aug.'97 about the change of land use of an area measuring 0.8 hect. (2 acres) bounded by 24 mtr. R/W (80' wide road) in the North, ERRR, CHBS in the East and South of Greater Kailash, Ph-I in the West proposed to be changed from 'Primary School' to 'Public and Semi-Public' facilities (Police Station) four objections/suggestions as per the list annexed have been received. In these it has been pointed out that the land of the Society has been developed by the Society at its own cost for laying all essential services and DDA has not spent any money for the development of land. Also by depriving the Society of a primary school the infants/children of the Society will face difficulty for commuting to outside areas thereby exposing themselves to traffic hazards since there is no other primary school in the Society.

1.0 BACKGROUND:

1.1 The Authority vide Resolution No. 145/94 dt. 24th May 1994 approved the proposal for change of land use of an area measuring 0.8 hect from 'Primary School' as shown in the approved Zonal Dev. Plan of 1992 to 'Police Station' subject to the condition that an alternative site be identified for the Primary School.

1.2 The proposed change of land use is being processed as per the Hon'ble Delhi High Court order dt. 13.8.83 restraining the respondents including DDA to use the 'Primary School' plot for 'Police Station' and further stated that the respondents including DDA were given liberty to modify the Zonal Dev. Plan in accordance with the provision of Delhi Development Act 1957, if so desired.

1.3 A plot measuring 0.8 hect. was allotted in 1990 to Delhi police for the construction of an police station and physical possession of the land measuring 1.98 acres was handedover on 22nd Nov. 1990. In the approved layout plan of ERRR, CHBS Block-I as well as Zonal Development

- Plan of Zone F-2 approved by the Govt. of India in December 1973 the site under reference has been earmarked for a primary school under the Head of Public and Semi-Public facilities.

1.4 However, as per MPD-2001 the land under reference falls in the 'Residential Use Zone' in which both the use premises viz. 'Primary School' and 'Police Station' are permitted.

1.5 As per MPD-2001 only those already approved sub-zonal plans which are in conformity with the Master Plan shall continue to be operative. In this case under reference the approved sub-zonal development plan of Zone F-2 is in contradiction with the land use as specified in MPD-2001. So it is required to be seen whether the case under reference is a modification in the layout plan of EPRRR, CHBS or is that of the change of land use from PSP-20 PSP viz., from Primary School to police station.

1.6 In compliance with the Authority's Resolution dated 24th May 1994 an alternative site of a primary school in a plot measuring 1 acre within the same Society viz. EPRRR, CHBS, Block-II has been allotted to MCD by the Lands Deptt, DDA, in lieu of the primary school site for which change of land use is being processed.

1.7 The detailed comments/recommendation on the objections/suggestions received from the public are annexured herewith. While releasing building activities in the CHBSs the ownership of all the facility areas vests with DDA and these areas stand transferred to DDA. Also an alternative site for a primary school has been identified/allotted to MCD within the CHBS. Accordingly there is no question of the infants/children of the society commuting to outside area since the alternative primary school site has been identified within the same society.

2.0 PROPOSAL:

2.1 For further processing the change of land use from 'Primary School' (PS-2) to 'Public and Semi-Public' facilities (Police Station), the objections/suggestions received from the public as per the detailed given in para 1.7 are placed before the Technical Committee for consideration.

TOTAL LIST OF OBJECTIONS/SUGGESTIONS

S.No.	Objection/suggestion	Comments	Recommendations
-------	----------------------	----------	-----------------

- | | | | |
|----|--|--|--|
| 1. | Objection/suggestion received from Residents Welfare Association A-2 Greater Kailash Enclave-I | While re-
leasing bldg.
activities
in the CHBSs
the ownership
of all the
facility areas
vests with DDA
& these areas
stand transfer-
red to DDA. Also
an alternative
site for a pri-
mary school has
been identified
/allotted to
MCD within the
CHBS. Accordin-
gly there is no
question of the
infants/children
of the society
commuting to out-
side areas since
the/primary scho-
ol has been iden-
tified within the
same society. | |
| 2. | Obj./sugg. received from Residents Welfare Association E-39 Greater Kailash Enclave-I | | |
| 3. | Obj./sugg. received from Society for Fair Laws and Justice R-17 Hauz Khas Enclave, New Delhi
/alternative | | |
| 4. | R.R.Housing Building Cooperative Society Ltd. Greater Kailash Enclave-I | | |




SR.NB.6/ITEM NO.2/98/TC

SUB: Sub-Division Plan of a 'Primary School' site in Block-D, Pushpanjali Enclave, Pitampura.

File NO: PA/JD(AP)II/94/32.

1.0 BACKGROUND:

1.1 The President of the Ministry of Commerce and Industries CHBS has requested for an alternative piece of land within a vacant primary school site for the construction of a community hall in lieu of the already allotted 620 sqm. land presently occupied by an Arya Samaj Mandir in Block-D, Pushpanjali Enclave.

1.2 In pursuance to an interim order of the Hon'ble High Court of Delhi in CWP No. 2599/94 of Shri Vidya Sagar and others V/s UOI (dismissed for want of prosecution vide High Court's order dt. 15.9.97) it was decided by the then Secy. GNCTD that the Home Secy. would call on all the 3 societies encroaching upon the land under reference earmarked for 'Primary School' and 'Tot-lot' for sorting out the matter through alternative allotment and other means.

1.3 Also as per the decision of 168 Screening Committee meeting 3-4 plots are to be carved out for the regularisation/allotment as per the policy.

2.0 EXAMINATION:

2.1 Hon'ble L.G. vide order dated 31.10.93 in file No.

F.2(3)/92/IL approved the allotment of 620 sqm. of land earmarked for "Community Hall/Religious" in the approved layout plan of Ministry of Commerce and Industries, CHBS Pitam Pura to the society for the construction of a community hall. However, since already an Arya Samaj Mandir was existing in an area of around 369 sqm. on this site, the balance land measuring 317.25 sqm. is presently under the occupation of Ministry of Commerce and Industries, CHBS and is being utilised as an office of the Society.

2.2 In the approved layout plan of Ministry of Commerce and Industries, CHBS Pitam Pura, D-Block a primary school site having an area of 7557.92 sqm. has been earmarked. However, two religious temple i.e. Shiv Shakti Temple and Jain Temple are already existing on this site alongwith a Gurudwara which is existing in the adjoining plot.

2.3 The matter regarding regularisation of land for these religious institutions was considered in 168 Screening Committee meeting held on 15.1.96 vide Item No. 22:96 and the decision of the Screening Committee is reproduced below:-

"Since the two sites (Shiv Shakti Temple & Arya Smaj Mandir) are in existence on the specific land use for religious/community hall have been considered by making the allotment to regularise this existing sites as per policy. For remaining three sites, 3-4 plots each of 400 sqmt. size as per MPD-2001 may be carved out and then may be considered for allotment as per the disposal policy."

2.4 A Court case with CWP NO. 2599/94 of Shri Vidya Sugar and others V/s DOI regarding this area has been dismissed for want of prosecution vide High Court's order dated 15.9.97.

2.5 As per MPD-2001 standards an area of 4000 sqm. has been specified for a primary school as against an area of 7557.92 sqm. earmarked for a primary school in the approved layout plan of CHBS.

2.6 In the Technical Committee meeting held on 1.7.91 vide Item No. 108/91 it was decided that as a matter of policy the size of each middle school plot should range between 0.6 hect to 1.2 hect. Accordingly the size of the primary school under reference could be considered for utilisation for a middle school.

3. 0 PROPOSAL:

3.1 As per the decision of the 168 Screening Committee meeting 2 religious sites measuring 400 sqm. each in addition to a Community Hall site measuring 633.88 sqm.

are proposed to be carved out from this large primary school site. The area proposed to be allotted to these religious sites would include 6 mtr. wide parking in front and the boundary wall of these religious buildings would be constructed after leaving the space for parking. Similarly the area under community hall would include the area under 4.5 mtr. wide passage. However, FAR to all these plot were given on the total plot area.


3.2 A third religious site is proposed to be accommodated in an area measuring 317.25 sqm. adjoining the existing Arya Samaj Mandir where presently the office of the Society is functioning.

3.3 With the proposal as stated in paras 3.1 and 3.2 the balance land for the primary school works out to 6124.95 sqm. which as per the decision of the Technical Committee meeting referred in para 2.6 still qualifies for a middle school. The details of the proposals are as under:-

S.No.	Description	Area (In sqm.)
1.	Middle School	6124.94
2.	Community hall	633.88
3.	Religious R-I	400.00
4.	Religious R-II	400.00
5.	Religious R-III	317.25

4.0 RECOMMENDATION:

4.1 The proposal for sub-division of additional land of primary /middle school site, as per the existing site conditions as detailed out in paras 3.1 to 3.3 is placed before the Technical Committee for its consideration.



SUBJECT: UTILISATION OF VACANT LAND BETWEEN SHALIMAR BAGH BLOCK 'B', 'C' & 'D'.

File No. PA/Mr. (AP) 11/96/03

BACKGROUND:

1. SE/Circle-XII, DDA Shri S.C. Tayal vide his letter No. F.17(58)95/C-XII/NZ/DDA/2089, dated 16.8.95 addressed to Director(Landscape) and copy endorsed to Director(AP)II identified the land in two pockets along the Railway Line in Shalimar Bagh Block-B, C&D to be used as GREEN. This was desired during the inspection of the then Hon'ble Minister of Development, Shri Sahib Singh Verma. A proposal in this context was discussed in the 174th Screening Committee Meeting dated 30.4.96 vide Item No. 71/96/174. The decision is as under:

" After detailed discussion, to utilise the triangular strip for green area was approved. The proposal of 2nd Pocket may be checked w.r.t. approved plan and if necessary be reproduced and brought before the Screening Committee."

After making provision for the road R/W as per the development plan of Shalimar Bagh Block-C&D, the land area available for pocket-2 is about 4000sq.mtr. To avoid congestion on the road in front of Block-B, where the buses terminate, there is a need for a site for Bus Terminal. A proposal accordingly was made keeping in view the site conditions and the requirement. The same was discussed in a meeting held on 22.5.96 in the room of Sh. Y.L. Banka, Chief Engineer (North) DDA which was attended by Sh. Tayal, SE/CC-XII. In principle, the proposal for Bus Terminal was agreed.

The matter was further discussed with Sh. Sahib Singh Verma, Chief Minister, Delhi by Sh. Tayal, SE/CC-XII, DDA who vide letter No. F.25(77)SE/CC-12/DDA 1382, dated 30.5.96 informed that in principle there is no objection for the proposed site of the Bus Terminal, however, it was desired that the Cremation Ground should also be shifted in this triangular piece of land which could be separated from the Bus Terminal and road by a row of trees. He has also desired to take a decision as to who will develop this Bus Terminal and the Cremation Ground. The site presently occupied by cremation ground, originally earmarked for allotment of Directorate of Education, Delhi should also be got cleared and handed-over to Directorate of Education, Delhi Government."

2. This has been further discussed by Director(AP)II on 6.6.96 with Shri Sahib Singh Verma, Chief Minister, Delhi in his Chamber. It was informed that a cremation ground is already coming up in Shalimar Bagh, Block C & D which is about 1-1/2 k away from the present site of cremation ground in Shalimar Bagh Block-B as such it may not be desirable to provide another cremation ground in this location. It was, however, desired by the Hon'ble Chief Minister, Delhi that a cremation ground be provided in this area by providing green buffer all around the making sufficient parking provision. The existing cremation ground in Shalimar Bagh block-B be shifted

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to this place. The bus terminal be provided in Shalimar Bagh Block-C&D. The existing land area under cremation ground shall be put to use for Senior Secondary School as indicated in the layout plan of Shalimar Bagh Block-D.

3. The following proposals were worked out and placed before the Technical Committee.
 - a. The existing cremation ground in Block-B Shalimar Bagh be shifted to this triangular piece of land measuring about 4000sq.mtr. across the 24mtr. R/w road.
 - b. 10mtr. green belt be provided along the 24mtr. R/w road on Western and Southern side of the proposed site. A 5mtr. wide parking strip be provided along the proposed 30mtr. R/w road.
 - c. The existing cremation ground area thus vacated shall be used for Sr. Secondary School as proposed in the Zonal Development Plan.
 - d. Change of land use from Residential to public and Semi-public be processed.
4. The case was discussed in the Technical Committee meeting held on 8.10.96 in which the case was referred for further examination.
5. As decided in the Technical Committee meeting the matter has been taken up by Addl. Commr. (AP) with Hon'ble Chief Minister, Delhi on 20.11.96, it was suggested by the Hon'ble Chief Minister, Delhi that part of the land could be considered for cremation ground in the triangular piece of land and the rest of the land could be utilised for Local Shopping Centre/Bus Terminal.

LOCATION:

6. The triangular site is located between Shalimar Bagh Block B, C & D at the Eastern side of Shalimar Village. The site surrounded by 30mtr. wide road in the North and 24mtr. wide road in Western and Southern side.

SITE CONDITIONS:

7. The physical survey of the proposed site has been got conducted. It is lying vacant and has boundary wall. A Drain is existing along the railway line, temporary shed for sewage pumping station of the MCD and a latrine Block are in existence at the site. Part of the land is water logged.

DETAILED EXAMINATION:

8. Based on the background of the case it has been examined as per the land use proposal of MPD-2001. Draft Zonal Plan of H-Zone prepared and observations are as follows:
 - i. As per MPD-2001 the land use of the site under reference is Residential.
 - ii. In the approved Zonal Development Plan Sub-Zone H-6, the land use is Neighbourhood park.
 - iii. The land use is not indicated in the layout plan of Shalimar Bagh Block-B, C & D.
 - iv. In the Divisional Plan for Planning Division-H approved by the Authority dated 24.3.94 vide Resolution No. 25/94 the site has been proposed partly to be utilised for Bus Terminal and partly as Local Shopping Centre.

LAND STATUS

9. As informed by the Jt. Dir. (NL) the land has been acquired vide award No. 35/1969 and 55/70, 71 and the possession of land is with DDA vide his note received on 26.8.96. The site falls in Development Area No.83.

PROPOSAL

10. In view of the above issues mentioned in the background note as explained in para 1 to 5, the following proposal has been envisaged to utilise the triangular piece of land measuring approximately 4635 sq.mts.
- The proposed layout plan comprises of Convenience Shopping Centre, Bus Terminal and Cremation ground as per details given below:
- i) The existing cremation ground (opposite) in Shalimar Bagh block 'B' be shifted to this triangular piece of land for which an area of 625 sq.mts. of land have been provided out of the available 4635 sq.mts. (approx.) area as per details shown in the plan.
 - a) An area of 8mtx8mt. have been provided to accommodate 2 cremation platforms surrounded by green buffer around.
 - b) The set back of 3 mt. (green buffer) shall be provided along the site earmarked for bus terminal where plantation shall be mandatory.
 - c) As well as the set back of 6mt. along the 24 mt. R/W road (on south) and a set back of 6 mt. along 30mt. R/W road (on north) shall also be provided where the plantation is proposed to be mandatory.
 - d) In front of the cremation platform a parking area has also been provided as shown in the proposed plan.
 - ii) Adjacent to the site of cremation ground a site measuring 1800 sq.mt. has been proposed for bus terminal as shown in the plan.

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- a) Set backs of 9mt. along 24 mt. R/W road, 6 mt. along the site of cremation ground towards East, 3 mt. along 30 mt. R/W road and another 3 mt. along proposed site of Convenience Shopping Centre (towards West) have been proposed, where plantation along the cremation ground site and 24 mt. R/W road are proposed to be mandatory.
- iii) Further adjacent to the bus terminal the site on the balance area a site measuring about 1940 sq. mt., for Convenience Shopping Centre has been proposed for.
- a) Set backs of 9 mt. along 24mt. R/W road 3 mt. along the site for proposed bus terminal, 3 mt. along 30mt. R/W road and 9 mt. set back towards west have been proposed for, in which to maintain a green belt along the 24 mts. R/W road plantation in the 9 mt. set back should be maintained.

RECOMMENDATION:

The case of shifting of the existing cremation ground in Block 'B' Shalimar Bagh, utilisation of the triangular piece of land as detailed above and the change of land use explained at para 3-0 is placed before the Technical Committee for its consideration.

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SR No-8/ITEM No-4/98/T.C.

Sub : Allotment of land for proposed 220 KV GRD Sub-station at Sultanpuri Residential Colony.
File No-F6(18)96-MP

A revised proposal for allotment of land for 220 KV sub-station at Sultan Puri has been received vide letter of C.C. (Plg.), Delhi Vidyut Board dt.3.10.97. Delhi Vidyut Board is requesting for piece of land measuring 200 mtr.x250 mtr. for E.S.S. in the Sultan Puri area to meet the growing requirements of the power in the area. This electric sub-station would provide flexibility, reliability and stability of power supply to Mangolpuri Industrial area Ph.I, Sultanpuri area and its surrounding area as conveyed vide EE(Plg.)IV, Delhi Vidyut Board letter No.EE(P)IV/169/35 dt.12.6.96.

The site identified by the Delhi Vidyut Board and forwarded to DDA vide letter dt.12.6.96 was examined in the Planning Deptt. of the DDA and it was not found feasible and JD(MP) conveyed vide letter No.F.6(18)96/MP/1090 dt.27.9.96 to suggest alternative site for the purpose. Further Jt.Dir.(MP) vide office letter dt.10.6.97 conveyed to Ex.Engr.(D)IV, Delhi Vidyut Board to approach to CE(Elec.)/DDA who is also Nodal Officer to identify a suitable land.

The site identified for 220 KV sub-station earlier suggested by Delhi Vidyut Board was part of the proposed facility centre (FC-58). The alternate sites proposed is on the west of the road connecting Sultanpuri and Poothkalan which is part of the urban extension plan and land use is residential in urban extension plan.

SRNO-9/ITEM No- 5/98/T.C.

Route of 66 Kv double circuit U/G feeder from
220 KV Papankalan P-3 S/Stn. to 66 KV Papankalan-
G-3 (Bindapur) Grid sub-stn.

(File No. F6(2)/96- MP)

Background

The proposal for above mentioned route alignment was sent by Delhi Vidyut Board in the prescribed format alongwith the plan in January, 96. The category of H.T. line for which the route alignment is required is 66 kv underground. It is indicated in the proforma that the existing 66 kv Papankalan G-3 is being fed from Najafgarh-Pankha Road 66 KV DC-Tower line by Tower over-head. This underground Feeder line will strengthen the power supply at Papankalan G-3. The connecting sub-station with allotment details are as stated below:

- | | | |
|----|--|--|
| 1. | Name of ESS | 220 KV Papankalan P-3 to
66 KV Papankalan G-3. |
| 2. | Status of S/Stn-whether existing under constt. vacant site/yet to be allotted. | 220 KV Papankalan P-3 is under constn. and 66 kv Papankalan G-3 is existing. |
| 3. | Capacity | 2x100 MVA Papankalan P-3
2x20 MVA Papankalan G-3 |

The total length of H.T. line will be 1.153 Km and the length of alignment will also be the same. It has also been stated by D.V.B. that the underground cable to be laid on road way available.

The Planning Department of DDA vide letter No. F1(62)/90/DWK/Pt./Vol.II dt. 2-2-96 informed CE(Elect) that the proposed route is part of approved electrification plan of Dwarka and the proposal of Delhi Vidyut Board was found feasible from planning point of view subject to clearance of MCD regarding the underground services already laid at site.

Recently D.V.B. vide letter No. XEN(PLG V)/96/1094 dt. 19-11-97 has informed that as per the practice in D.V.B. the route approval of underground cable is obtained

Sub: Change of land in respect of Jam Nagar House and Jaisalmer House at Man Singh Road and Akbar Road, New Delhi.
F.20(17)97-MP

1. BACKGROUND:

Under Secretary, MOUAE vide his letter No.K-13011/26/97-DDIB dated 27.11.97 addressed to Commr. (Plg.) DDA has forwarded a proposal of the CPWD on the subject cited above with the remarks that the proposal for change of landuse has been agreed in principle by the Secretary (UD) MOUAE. DDA has been asked to process the matter further.

2. EXAMINATION/OBSERVATIONS:

i) JAISALMER HOUSE:

a) Jaisalmer house (2.372 ha) is situated on Man Singh Road and falls in sub-zone D-12. It is situated on Man Singh Road which has a right of way of 120 ft.

b) The landuse of this plot is 'Residential' in MPD-2001 and Draft Zonal Plan of Zone 'D'. The density prescribed is 200 PPH. The plot falls within L&Z boundary.

c) The main Jaisalmer House was built in 1939 and is located in the middle of the plot. In this plot, there are three double storey and single storey structures. This building as well as the main house is being used as Govt. office. There are a number of servants' quarters and garages.

ii) JAM NAGAR HOUSE:

a) Jam Nagar House (about 5.4 hect.) is situated on Akbar Road and falls in sub-zone D-12. Akbar Road has a right of way of 120 ft.

b) The landuse of this plot is 'Public and semi-public' (Social & cultural) as per MPD-2001 and draft zonal plan of Zone 'D'.

Contd....2..

c) There are a number of single storey barracks and one three-storeyed prefabricated building existing. There are used for various Govt. offices.

iii) The Draft Zonal Plan for Zone 'D' provides the following:-

"Large number of barracks are existing in a scattered manner on prime land all over the Bungalow Area. These pockets are likely to be redeveloped in future. Therefore, it is proposed that redevelopment of such pockets may be as per Master Plan/Zonal Plan proposals based on detailed urban form studies of each pocket."

Further it provides that "the case of Pataudi House, Jam Nagar House & Kota House be taken up on individual case."

3. RECOMMENDATIONS:

In view of the facts above, the proposal of CPWD having the concurrence of QUAE is put up for consideration of Technical Committee and further processing as per the provisions of Delhi Development Act.



(S.P. BANSAL)
Dir (ZP)

1. VC, DDA Chairman
2. Engineer Member, DDA.
3. Principal Commissioner, DDA
4. Commissioner (Planning) DDA
5. Commissioner (LD) DDA
6. Commissioner (LI) DDA
7. Chief Architect, DDA
8. Addl. Commr. (H&P) DDA
9. Addl. Commr. (AP) DDA
10. Addl. Commr. (DC&B) DDA Member Secretary
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, MOUA&E
16. Sr. Architect (H&P) CPWD
17. Chief Engineer (Plg.) PWB
18. Deputy Commissioner of Police (T)
19. Director (Landscape) DDA

SPECIAL INVITEES:

1. Chief Engineer (Elect.) DDA
2. Addl. Chief Architect, DDA I
3. Addl. Chief Architect-II
4. Director (AP) II DDA Nodal Officer, (LD)
5. Director (Narela) Nodal Officer
6. Director (AP) I DDA
7. Director (NCR & PFR) DDA.
8. Director (SP) DDA.

LAID ON TABLE.

SR.NO.11/ITEM NO.7/98/TC

Sub: Change of land use of an area measuring 1.0 acre at Mehrauli Road, New Delhi from 'Public and Semi-public facilities' (Educational & Research) to 'Residential'.
File No. F16(42)74-MP/Vol.II.....

The Supreme Court of India vide Order dt. 12.12.95 (Civil Appeal No.4579 of 1995) directed DDA to process the change of land to the extent required, for carving out 19 plots and related amenities from 'public and semi-public facilities' to 'residential use' at Aurebinda Marg, New Delhi.

2. The possession of land measuring about 3.0 acres to the north of Mother's International School, abutting Aurebinda Marg (Mehrauli Road) was taken over by DDA some-time in Sept.'95 and the land was handed over to the Engineering Deptt. The land use of this pocket as per MPD-62 is 'residential' whereas in the approved Zonal Development Plan of sub-zone F-10 & 16 the land was earmarked for 'Institutional', indicating a High school and a Petrol Pump notionally. In the MPD-2001, the land under reference has been designated under the land use category 'Public and semi-public' (Educational & Research).

3. The change of land use of an area measuring about 3.0 acres from 'public and semi-public' (Educational & Research) to 'Residential' was placed before the Technical Committee meeting held on 7.5.96 under item no. 54/96. The item was however, deferred for further detailed examination and recommendations in consultation with Lands & Legal Deptt. of DDA.

4. In a joint meeting of the officers from Legal, Lands and Planning Deptts. of DDA, it was observed that demarcation of plots as per the plan will involve cutting of 45 trees in this area, whereas if the petitioners are accommodated in a Group Housing Scheme, no cutting of trees are involved. Accordingly, four alternative proposals were formulated keeping in view the other modalities of the planning of the pocket and were submitted to the Supreme Court.

5. Hon'ble Supreme Court vide order dated 7.4.97 (appendix 'A' Page no. 347 - 4) directed UOI to change of land use of 1.0 acre land for construction of 19 residential flats, according to the specifications and as per the sanction given by the DDA within 2 months from the date of receipt of the order. Supreme Court also directed DDA to give necessary sanctions and allot the land within 4 weeks

thereafter. The order also states that there is no need to cut the existing trees.

6. The proposal of change of land use of an area measuring 1.0 acre from 'Public and Semi-public' (Educational & Research) to 'Residential' (Group Housing-19 DUs) was considered by the Technical Committee in its meeting held on 27.5.97 under item no. 21/97. The Technical Committee recommended processing of change of land use of an area measuring 1.0 acre from 'Public and Semi-public (Educational & Research) to 'Residential' for approval of the Authority. The issue regarding allotment of land, which is under possession of DDA is being examined separately by Lands Deptt.

7. The proposal was discussed in the meeting of the Authority held on 16.7.97 under item no. 26/Plg./97. The proposal was approved, in view of the directions of the Supreme Court of India however it was decided to initiate follow up action in the matter without awaiting confirmation of minutes. The Ministry was requested to accord approval for issue of public notice inviting public objections/suggestions. The Ministry vide their letter dated 11.9.97 accorded approval and the proposed change of land use was notified on 25.10.97 for inviting objections/suggestions.

8. In response a total of 92 objections/suggestions have been received out of which 89 nos. are from individuals, two from Aurebinda Society of Delhi Branch and one from Principal of adj. Mother's International School. In most of these obj./sug. a proposal of change of land use to residential has been objected. Since it is apprehended to effect adversely the environment, the infrastructure, the services and traffic. One of them has pointed out about inordinate delay in implementing the Supreme Court orders.

9. These objections/suggestions have been studied and the planning comments are as under:-

- i) The change of land use is being processed as per the orders of the Supreme Court dated 12.12.95 and subsequent orders in Civil Appeal no. 4579 of 1995 and also under the directions of MOU&E.
- ii) The proposed residential area is in continuity of the existing residential use location towards North of the site.

10. The proposal is submitted for consideration of the Technical Committee.

CPD
AC-CAD

3.
LAID ON TABLE,
S.R.NO. 12/ITEM NO. 48/97/TC

SUB: Proposed cremation ground near village Badarpur (behind police station and Sports Stadium).

File No. F.3(21)94-MP.

1.0 Sh. Ramvir Singh Bidhuri, Member Delhi Vidhan Sabha as well as Delhi Development Authority vide letter dated 3rd Sept. '97 has requested Hon'ble L.G. for locating a cremation ground in around 2000 sq. yards land for serving the population of around 50,000 persons of village Badarpur. A large number of representations of Sh. Bidhuri were earlier received in this connection and the land behind police station and around it were suggested for locating the cremation ground.

2.0 EXAMINATION:

2.1 As per the MPD-2001 cremation ground are to be located within a 3 miles (4.8 km.s) radius of the residential areas. Within a radius of around 2 Kms. from village Badarpur two cremations grounds-one in village Tajpur and another of MCD in village Lal Kuan are - already existing.

2.2 The request for allotment of land for cremation ground in village Badarpur was discussed in a meeting held on 21st Sept. 1995 under the chairmanship of VC, DDA in which Shri Bidhuri, MLA was also present. In this meeting it was decided that the problem relates to MCD and also no land of DDA was available near the village for the purpose. Since the MLA has been constantly requesting for locating a cremation ground near village Badarpur the site suggested by the MLA was inspected by AC(AP) alongwith the MIA. As per the report the land is lying vacant and has a number of keekar trees. The land is about 2.5 mtr. to 3mtr. from the existing road.

2.3 The land use of the land under reference as per MPD-2001 as well as draft Zonal Dev. Plan of Zone-F is Recreational-Dist. Park. Whereas cremation grounds are permitted only in Public and Semi-Public- PS-7 Category landuse.

2.4 As per the report of Lands Deptt. the land under reference has been acquired and placed at the disposal of DDA and further transfer to Hort. Deptt. since 17.5.1971.