

F1 (10)IFC/DWK/Pt. IV



Commr. (Plg. Office)
Diary No. M 1168
Date 29-8-06

AC-III
29/8/06

DELHI DEVELOPMENT AUTHORITY
[OFFICE OF THE ENGINEER MEMBER DDA]

No. EM 3 (14) 77 / 14-33 / 3057

28th August, 2006
29

SUB: Minutes of the Technical Committee meeting held on 7.8.2006 at Vikas Minar, New Delhi.

Item No. 46/2006:

Stage II, of Report on Integrated Freight Complex, Dwarka F1(10)IFC/DWK/Plg./Pt. IV

During the meeting it was discussed that the proposal of putting trucks under the basement is to be examined with the Fire Department, economics of use of space for the truck movement, the implications of the gases/exhaust of trucks under the basement and the larger grid required for the truck movement.

The points raised by Director(LS) for the green areas to be provided have also not been incorporated. Director(LS) had stated that the green cover provided on the RCC surface can accommodate only grass/shrubs.

The minutes of the Technical Committee may be modified accordingly by incorporating the above two observations.

(A.K.Sarin)
Engineer Member

✓ Commissioner (Plg.), DDA

Copy to:-

1. Vice-Chairman, DDA.
2. Director(LS), DDA

Engineer Member

29.8.06

we may discuss with
OSD (ply)

AD (mp) 31/8

P.P.O.

J.D. (MP)'s Office
Diary No. 14/11
Date 31/8/06

OSD (Planning) 468.47
D.A. Dy No. 31/8/06
Date 31/8/06

OSD (MP)

J.D. (MP) 31/8



CSD (Planning) 299-10
 J.D. (MP)'s Office
 D.A. T.Y. No. 1422
 Diary No. 1422
 Date 28-9-06
 Out 312/06

Discussed, the minutes of TC stands approved by VC. At this stage amendment in minutes which stand issued is difficult. The issues raised are about basant and landscaping. The basements require clearance from Fire Deptt anyway, hence has no need to be reflected in minutes, so are about landscape, however, we may send a copy of letter of EM to Council AC and Director for compliance/observations.

Consent

Comm (Htg)
 JD (MP) may discuss with the minutes 27/9/06
 7.9.06

JD (MP)
 27/9/06 P6 spl
 11/9

AD (MP) Stoker
 This may be kept in the concerned T.C. file.

Makar
 12/10

12/10

As per above note of AD (MP), this may be kept in T.C. file held on 7/8/2006 fl.

UTP / Sit Chedhoj

12/10/06
 Assst.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.I(15)2006-MP / 278

dt. 23.8.06

SUB: Minutes of the Technical Committee meeting held on 7.8.2006 at
Vikas Minar, New Delhi.
List of the participants is annexed.

Item No. 46/2006

Sub: Stage II, of Report on Integrated Freight Complex, Dwarka
FI(10)IFC/DWK/Plg./Pt.IV

The Stage II proposal was introduced by Director (Plg.) Dwarka and presented by the Consultants, DSIDC. After detailed discussion the Technical Committee approved the Stage II proposal with the following directions:

- i) The consultant to submit the Project for EIA clearance. Action also be taken to submit the project to the DUAC, DJB, CGWC, and Traffic Police.
- ii) Meetings with the major stakeholders viz., Railways DMRC, NHAI, AAI etc may be held by the consultant alongwith Sr. Officers of the DDA.
- iii) Meetings with Secy. (Commerce) and Secy. (Agriculture) may be organized where the project presentation may be given by the consultants.

Action: Director (Plg) Dwarka/ DSIDC.

mafin

2



Commr. (Plg. Office)
Diary No. M 1168
Date 29.8.06

DELHI DEVELOPMENT AUTHORITY
[OFFICE OF THE ENGINEER MEMBER DDA]

No. B-13(14)77/4-33/3057

28th August 2006
29

SUB: Minutes of the Technical Committee meeting held on 7.8.2006 at Vikas Minar, New Delhi.

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The minutes of the Technical Committee may be modified accordingly by incorporating the above two observations.

(Signature)

(A.K.Sarin)
Engineer Member

✓ Commissioner (Plg.), DDA

Copy to:-

1. Vice-Chairman, DDA.
2. Director(LS), DDA

Engineer Member

OSD (Plg.)

29.8.06

We may discuss with
OSD (Plg.)

(Signature)
AD (Plg.) 31/8

P.P.O.

दिल्ली विकास प्राधिकरण

J.D. (MP)'s Office
Diary No. 14-11
Date 31/8/06

OSD (Planned)
D.A. Dy No. 11874
Date 31/8/06

(Signature)
31/8



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Completed

Comm (14)

[Signature]
7/9/06

we may keep in
T.C. meeting held
on 7/8/06

U-II

Mackin
7/9/06

~~As directed by AD (MP) 1/1/06~~

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(15)2006-MP / 278

dt. 23.8.06.

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Vikas Minar, New Delhi.
List of the participants is annexed.

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- ii) Meetings with the major stakeholders viz., Railways, DMRC, NHAI, AAI etc may be held by the consultant alongwith Sr. Officers of the DDA.
- iii) Meetings with Secy. (Commerce) and Secy. (Agriculture) may be organized where the project presentation may be given by the consultants.

Action: Director (Plg) Dwarka/ DSIDC.

mafiw

2

Item No. 47/2006

Sub: NOC for proposed Petrol Pump site on private land in Zone 'M' on Bawana - Auchandi Marg in sector 26 under notification issued by the Central Govt. for Petrol Pump in Urban area in NCTD
F7(16)2006-MP

The proposal was presented by Director (Plg.) Rohini. After detailed discussion the Technical committee desired that a report may be obtained from Land Management Wing regarding verification of the denotification of land, alongwith the reasons thereof.

Action: Director (Plg) Rohini / Commr. (LM)

Item No. 48/2006

Sub: Stage II Report on preparation of Integrated Development Plan of Village Pochanpur, Dwarka .
F1(1)89-Plg./Dwk/Part IV

The proposal was introduced by Director (Plg.) Dwarka, Thereafter on behalf of the School of Planning & Architecture Prof. Neerja Tikku, presented the Redevelopment Plan of Village Pochanpur. After detailed discussion Technical Committee approved the report of the stage II for proceeding with the work of next stage.

Action : Director (Plg.) Dwarka / SPA.

Item No. 49/2006

Sub: Proposal of change of land use and Re development Plan of Pragati Maidan.
F3(41)96-MP

The subject was introduced by Jt. Dir. (M) which was followed by a power point presentation made by the Executive Director ITPO and their Consultants. During detailed discussion the following points were raised :

i) As per the ITPO letter dated 15.5.2006 land allotted by L&DO is 120 acres, whereas land allotted by Government of India in 1960 was 136 acres. Total area under ITPO occupation (as jointly verified with L&DO in July 2004) is 157.67 acres. Land area mentioned in optimum development plan of Pragati Maidan (vide letter dated 23.1.2006) is 153.7 acres. This needs to be reconciled. Also the status of the National Science Centre as a part of the total area of ITPO may be clarified.



ii) As desired by the Technical Committee in its meeting held on 3.5.2006, the clearance of L&DO, MOUD for proposed change of land use may be submitted. It was also mentioned that the approval of EIA, by DPCC / MOEF, ASI/HCC and DUAC will also be required.

iii) As per MPD 2001, the land use of area under reference is Recreational (Distt. Park) In MPD 2001, there is no land use category as Trade Fair Complex. As per draft MPD 2021 the land use of the area continues to be Recreational (District Park) and there is a category as "Exhibition - cum- Fair Ground" for which the development controls norms are max. ground coverage 20%, max. FAR 20 and max. height subject to statutory clearance. The activities permitted are "Fair Ground, Residential Flat (for maintenance staff) Exhibition Centre (Temporary in nature) Restaurant, Soft Drink & snack stall, Police Post, Fire Post, bank extension counter facility, Post Office counter facility". However the main emphasis of the ITPO is to develop Business to Business Trade activities which would fall under Commercial use. It was also mentioned that decentralization of Exhibition ground and development of new International Convention Centre in Urban Extension areas (like Dwarka & Narela) has been proposed in Draft Delhi Master Plan 2021, which should be kept in view.

iv) ITPO has proposed built up area of 6.38.950 sq.mtr. (FAR 102.72%) which is about three times the existing built up area. Existing constructions have been put up, for which the approval of building plans from the concerned local body & DUAC, etc. has not been obtained. The site is situated close to Purana Quila, which is a protected monument and any construction requires the approval of Archeological Survey of India / Heritage Conservation Committee. The site is also adjoining the LBZ boundary and the development along the LBZ boundary on Mathura Road should be done keeping in view the character on the other side. This site being at the terminal of Central Vista is visually linked with the President House / Vijay Chowk, and any development in this visual axis should not effect the character of the Central Vista.

v) It was pointed out that in pursuance to the Supreme Court order, a Committee under AS (UD), MOUD was constituted to prepare a comprehensive plan for Traffic & Transportation and Pragati Maidan, which is surrounded by major arterial roads, railway line / railway station, MRTS corridor / station etc. The PWD, GNCTD is also working out a proposal of extending Bhagwan Dass Road / Mandi House towards Ring Road on the banks of Yamuna. It was also mentioned that the Commonwealth Games Village is also being planned along NH - 24, together with dedicated linkages by road and Metro to other sports venues.

 mak

vi) The ITPO proposal involves the demolition of 'Hall of Industries', which is adjacent to the 'Hall of Nations' Complex. This is an architectural land mark and may be considered carefully.

After detailed discussion the Technical Committee decided the following:

i) ITPO should address to the points raised by the members as mentioned above, with particular emphasis to Traffic / Transportation issues.

ii) ITPO should obtain clearance of L&DO / MOUD in respect of land ownership and for change of land use. If necessary a meeting could be organised in the MOUD before the proposal is further considered by the Technical Committee.

Action: OSD (Plg.) / ITPO

Item No. 50

Sub: Proposed utilization of land between Vikas Marg and proposed Geeta Colony bridge in the Eastern Bank of River Yamuna.
F3(28)2005-MP

The proposal was presented by Director (RYP) and Ex Engineer I&F Deptt. GNCTD. It was mentioned that the proposal does not envisage any construction, with zero FAR. After detailed discussion the Technical Committee recommended the proposal for approval, subject to clearance from Land owning agency, Yamuna Committee, (CWC). Further I&F Department may also see whether the proposal has any implications with reference to Justice Usha Mehra Committee as the proposal falls within 300 mtr distance from the River.

Action: Director (Plg.) RYP / Ex. Engineer, I&F Department.

Item No. 51

Sub: NOC for proposed Petrol Pump site on Pvt. Land ion rural zone 'N' on Auchandi Marg (Pooth Khurd to Bawana) under Notification issued by the Central Govt. for Petrol Pump in Urban Extension in NCTD (urbanisable area as per draft MPD-2021).


F.7(5)2006/MP

The proposal was presented by Director (Plg.) Rohini. It was explained that the proposed petrol pump is located along an existing road. The ZDP for this area is yet to be taken up. EM, DDA pointed out that it may be examined whether the existing road and proposed petrol pump would be the constraints in future for the DDA in the preparation of Zonal Development Plan. Technical Committee desired that the query of EM may be first examined by concerned Planning Unit.

Action : Director (Plg.) Rohini.



The meeting ended with the vote of thanks to the Chair.


(B.K. Jain)
OSD (Plg.)

Copy to:

Vice Chairman, DDA
Engineer Member, DDA
Commissioner (Plg) DDA
Commissioner (LM) DDA
Town Planner, MCD
Chief Town Planner, TCPO
Chief Architect, NDMC
Chief Architect, HUPW, DDA
Chief Engineer / Planning DMRC
Chief Engineer (elect) DDA
Additional Commissioner (Plg.) II DDA
Additional Commissioner (Plg.) III DDA
Additional Commissioner (MPPR) DDA
Secretary, DUAC
Land & Development Officer, (L&DO)
Sr. Architect, (H&TP) CPWD
Dy. Commr. of Police (Traffic) Delhi
Director (Landscape) DDA

Copy also forwarded to:

Executive Director, ITPO
Prof. Nirja Tikku, SPA
Director (Plg) Dwarka DDA
Director (Plg) Rohini, DDA
Director (PLg.) RYP, DDA


Jt. Dir. (MP)

List of participants of 4th meeting for the year 2006 held on 7.8.2006.

DELHI DEVELOPMENT AUTHORITY

S/Shri

Dinesh Rai, Vice Chairman,
A K Sarin, E M
A K Jain, Commissioner (Plg)
Arvind Gupta, AC II
S P Bansal, A C III
Ashok Kumar, AC (MPPR)
V D Dewan, Chief Architect, HUPW
Smt. Savita Bhandari, Director (LS)

DELHI POLICE

A K Singh, DCP (Traffic)

DMRC

S K Gupta, Dy. C E (Plg.)

SPECIAL INVITES

R K Gupta, C E, DSIDC
A K Singh, DCP (Traffic)
M R M Rao, DLM HQ
H R Khowl, Sr. AO (Project)
R K Jain, Director (Plg.) Dwarka
Anil Barai, Director (Plg) Rohini
Prof. Nirja Tikku, SPA
Rajeev Yadav, Ex Director ITPO

2 *mahan*



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(15)2006-MP

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mafw

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mrufes

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ma/cw

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Action: Dir (plg) Rohini


DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(15)06-MP / 258

Date: 3-8-2006

The 4th meeting of Technical Committee of the DDA for the year 2006 under the chairmanship of VC, DDA will be held on 7.8.2006 at 10.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

You are requested to make it convenient to attend the meeting.


B. K. Jain)
OSD (Plg)

- Vice Chairman, DDA
- Engineer Member, DDA
- Commissioner (Plg.) DDA
- Commissioner (LM) DDA
- Commissioner (LD) DDA
- Town Planner, MCD
- Chief Town Planner, TCPO
- Chief Architect, NDMC
- Chief Architect, HUPW DDA
- Chief Engineer / Planning, DMRC
- Chief Engineer (Elect) DDA
- Additional Commissioner (Plg.) II DDA
- Additional Commissioner (Plg.) III, DDA
- Additional Commissioner (MPPR) DDA
- Secretary, DUAC
- Land & Development Officer, (L&DO)
- Sr. Architect, (H&TP) CPWD
- Jt. Commr. of Police (Traffic) Delhi
- Director (Landscape) DDA

SPECIAL INVITEES	For Item No.
Chief Engineer, DSIDC	46/2006
Dy. Commr. of Police (Traffic)	--do--
Chief Engineer, Dwarka, DDA	--do--
Director (LM) HQ DDA	--do--
Accounts Officer (Project) DDA	--do--
Advisor (Transport Sub committee) DDA	--do--
Director (Plg.) Dwarka, DDA	46/2006, 48/2006
Director (Plg.) Rohini, DDA	47/2006
Director (School of Plg & Arch.)	48/2006
Prof. Nirja Tikku, School of Plg & Arch	48/2006
Executive Director, ITPO	49/2006

I N D E X

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
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2.	47/2006	NOC for proposed Petrol Pump site on private land in Zone 'M' on Bawana - Auchandi Marg in sector 26 under notification Issued by the Central Govt. for Petrol Pump in Urban area in NCTD F7(16)2006-MP	5-8
3.	48/2006	Stage II Report on preparation of Integrated Development Plan of Village Pochin Pur submitted by the consultant. F1(1)89-Plg./Dwk/Part IV	9-10
4.	49/2006	Proposal of change of land use and Re Development Plan of Pragati Maidan F3(41)96-MP	11-16

5 50/2006

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(15)06-MP / 258

Date: 3-8-2006

The 4th meeting of Technical Committee of the DDA for the year 2006 under the chairmanship of VC, DDA will be held on 7.8.2006 at 10.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

You are requested to make it convenient to attend the meeting.


B. K. Jain)
OSD (Plg)

- Vice Chairman, DDA
- Engineer Member, DDA
- Commissioner (Plg.) DDA
- Commissioner (LM) DDA
- Commissioner (LD) DDA
- Town Planner, MCD
- Chief Town Planner, TCPO
- Chief Architect, NDMC
- Chief Architect, HUPW DDA
- Chief Engineer / Planning, DMRC
- Chief Engineer (Elect) DDA
- Additional Commissioner (Plg.) II DDA
- Additional Commissioner (Plg.) III; DDA
- Additional Commissioner (MPPR) DDA
- Secretary, DUAC
- Land & Development Officer, (L&DO)
- Sr. Architect, (H&TP) CPWD
- Jt. Commr. of Police (Traffic) Delhi
- Director (Landscape) DDA

SPECIAL INVITEES

	For Item No.
Chief Engineer, DSIDC	46/2006
Dy. Commr. of Police (Traffic)	--do--
Chief Engineer, Dwarka, DDA	--do--
Director (LM) HQ DDA	--do--
Accounts Officer (Project) DDA	--do--
Advisor (Transport Sub committee) DDA	--do--
Director (Plg.) Dwarka, DDA	46/2006, 48/2006
Director (Plg.) Rohini, DDA	17/2006
Director (School, of Plg & Arch.)	48/2006
Prof. Nirja Tikku, School of Plg & Arch	48/2006
Executive Director, ITPO	49/2006

Agenda for the
Technical Committee**Delhi Development Authority**
Dwarka Project Office**Subject: Stage II, of report on Integrated Freight Complex, Dwarka****F.No. F1(10)IFC/Dwk/Plg./Pt.IV.****1.0 Background :**

As per the Master Plan for Delhi 2001, out of four Integrated Freight Complexes (IFC), one Complex with an area of 154 ha (with 10 hect. area for I.T.Park) has been proposed at Dwarka. In the Structure Plan of Dwarka, I.F.C. land has been ear-marked for Service Centre, Truck Terminal and Ware-housing which are being integrated together for proposed project. This site is well connected with 60/100 mtr. road, Rewari Railway Line and I.S.B.T.

A Consultant has been appointed by the DDA to work out the planning & designing of I.F.C., Dwarka in of five stages. The Stage-1 consisting Preliminary and Background Studies have already been approved, by the Committee constituted for monitoring of this project.

As per the agreement, the Stage-II work consists of the following :

- (i) Conceptual land use, with sub-division of land requirement.
- (ii) Required analysis of Physical Infrastructure,
- (iii) Proposed Urban Form & 3-D view of the scheme.
- (iv) Environment Impact Assessment & Traffic Impact Assessment and its management plan.
- (v) Traffic analysis.

After the approval of Stage-1 report of the Freight Complex, a number of meetings took place to decide the development control norms to be applicable for the project, to work out land use distribution for international cargo trade and regional distribution of the commodities, and it was agreed in principle that the entire complex is to be integrated and should be used mainly for the international trade. The relocation of whole sale markets from central city areas may be kept in the other freight complex as proposed in Master Plan for Delhi-2001. The consultant was advised to integrate the service center, truck terminal warehousing and site of the freight complex in such a manner that all the supporting facilities for operation and maintenance including the required parking are available within the complex. In these meetings held with the consultant various issues regarding infrastructural requirements, EIA of the project, parking etc. were deliberated to bring more clarity in proposed IFC Project.

2.0 Observations :

The consultant has submitted the Stage II work of the project which is in order, as per the agreement. Salient features of the report is as under:

2.1) Design Concept :

The Consultant have worked out the IFC scheme in 144 ha, the IFC has been divided into three zones after leaving 10 ha of land for I.T. Park. Since, the entire IFC falls under the Air Funnel zone, the restriction of height of the structures is only up to 12 mtrs. Accordingly, the design concept has been evolved within the height restriction of 12 mtr. (as per A.A.I guidelines) proposing two floors above the ground and the three floors below the ground level (to accommodate the parking as well as area for loading & unloading of commodities). The loading and un loading has been proposed at -1 level.

2.2 Land use break up :

Conceptual Land Use Break-up		
Activity	Area in Ha	Percentage
Freight Complex/Warehousing	43.2	30
Circulation (Roads)	43.2	30
Container Yard	21.6	15
Surface Parking	28.8	20
Others	7.2	5
	144	100

Assuming 80 FAR the proposed built up area of the IFC comes to 115 hect.) Further Distribution of proposed built-up area as under :

	Area in Ha.	Percentage
a) Zone -1 International - Distribution Center.	43.32	35%
b) Zone -2 Domestic Trade Distribution	27.64	24%
c) Zone 3		
(i) Shared Core	14.97	13%
(ii) Logistics & Administration	17.28	15%
(iii) Facility/Service Centre	6.9	6%
(iv) International trade mart	8.0	7%
	115.20	100%

Parking area has been worked out @ 3 ECS/100 sq.m. of built up space. It has been found that additional area is required beyonds the IFC land for accommodation and requirement of the parking. Consultant have therefore recommended that an area of 26.2 Ha be used as underground parking below the Metropolitan green area (60 Ha.). As per Master Plan for Delhi 2001, parking is permissible in all use zones, including the Recreational land use (Metropolitan Park).

The proposed Development Control norms are as per Master Plan for Delhi 2021 (draft)consisting of Ground Coverage 30%, Maximum FAR 80 & Parking @ 3 ECS/100 Sq.m.

2.3 Parking :

The container parking has been proposed at ground level (21.6 ha) and the provisions of idle truck parking, visitors and the owners parking have been provided at -1. -2 and -3 level respectively. The absolute number of car parking is estimated as 21.250 and for the trucks as 6960. Out of this estimated parking below the metropolitan park /green, provisions has been kept for truck parking on about 26.1 ha at -1 and -2 level. This area is in addition to the parking provided at various level of built up area of the freight complex.

2.4 Infrastructure requirements (Water & Solid Waste) :

In the proposal, following infrastructure requirements have been estimated :

- a) Potable water = 3 MLD
- b) Non-potable water = 8 MLD
- c) Solid waste = 128 TPD.

It has been suggested that till the time the regular water supply made available by the Delhi Jal Board, the required water shall be drawn through the tube-wells, to be bored at Najafgarh Drain.

2.5 Urban Form :

The computer generated 3-D view have been worked out and clearance from the Delhi Urban Art Commission on the Urban form shall be put up, after the conceptual plan, as approved by the Technical Committee, DDA.

2.6 Environment Impact Assessment (EIA) :

A rapid EIA report has been submitted, containing the data collected by the Consultant on : a) Ambient Air Quality, b) Metrological data, c) Surface and ground water quality, d) Traffic Survey Data and e) Noise level etc. The clearance from the DPCC shall be taken up by the consultant once the conceptual plan is approved by the Technical Committee.

However, keeping in view the directive and the orders of the Ministry of Environment, necessary clearance of the project may be required which may also have to be obtained by the consultant.

2.7 Traffic Study:

Traffic Impact Assessment has been worked out and the improvement measures are given. An exclusive Truck movement corridor from NH-8 and NH-10 to I.F.C. at level to -5.5 mts. from ground level is proposed. Certain junction improvements have also been identified.

3.0 Issues :

On the following issues, the Consultant is required to work out details in the subsequent stages :

- (i) Financial feasibility of parking area proposed below the Metropolitan Green area
- (ii) Permission for use of ground water through the tubewells/bore-wells till such time Delhi Jal Board (DJB) water pipe line is made available for Central Ground Water Commission (CGWC).
- (iii) Safe disposal of solid/liquid waste likely to be generated from the complex.
- (iv) Clearance from Delhi Urban Art Commission (DUAC) about the Urban form of the project.
- (v) Details of Traffic Management Plan.
- (vi) Necessary clearance of EIA by the consultants from the concerned Authority.
- (vii) Distribution & redistribution of commodities including relocation component.

4.0 Proposal :

The stage-II proposal as gives in para (2) along with the issues as mentioned in para 3.0 are to put up for consideration of the Technical Committee.

R. K. Jain

R. K. JAIN
Director (PIS)

Handwritten signature
JD (PIS) 12/7/08

AGENDA FOR TECHNICAL COMMITTEE

Sub: NOC for proposed Petrol Pump site on Pvt land in zone 'M' on Bawana-Auchandi Marg in Sector-26 under notification issued by the Central Govt. for Petrol Pumps in Urban area in NCTD.

File No. F-7 (15)/2006/MP

1.0 BACKGROUND

M/s. Hindustan Petroleum Corporation Ltd. has submitted an application for the setting of a retail outlet on Pvt. Land along Bawana-Auchandi Marg in village Shahbad Daulatpur in Zone 'M' under regulation for Petrol Pumps in Urban areas notified by the Central Govt. According to draft MPD 2021, this area forms part of urban area.

2.0 EXAMINATION

In this case the size of the petrol pump proposed is 36.0m x 30.00mtr=1080 sqm. The remaining plot area has been proposed as owner's open land. The land ownership documents and further administrative aspects are to be examined and processed by the Land Disposal Deptt. All the necessary details have been filled up in the prescribed Performa which is enclosed. The zonal plan of Zone 'M' has been approved vide MOUD letter No. K-13011/7/2006-DDIB dt. 26.5.2006. At present the existing road width is 27mt. to 28 mtr. According to Zonal Development Plan of Zone 'M' the road R/W is 60mt with 30 mt wide green belt on both the sides. The site of the petrol pump falls within the green buffer along Bawana-Auchandi Marg within urban area of Rohini. Road side facilities such as petrol pump are permitted in road side green buffer.

The site under reference is located on Bawana Auchandi Marg which is a part of Planning Zone-M and the same is classified as urban. According to the report of the Lands Branch vide its note on page-19/N in the file No.F13(56)2004/CL/PP/DDA, the land under reference (i.e. khasra No. 44/7/1 and 44/4/2 village Shahbad Daulatpur on which the petrol pump is proposed was earlier notified U/s vide notification No. F11(17)91/L&B/LA dt. 28.4.95 and U/s 6&17((1) vide notification No. F11(17)91/L&B/LA dt. 26.4.96. Later on it was withdrawn/denotified vide notification No.F11(17)91/L&B/LA/13626 dt. 6.9.96 issued by

Land & Building Department, Delhi Govt. on the condition that the land owner will get the plan approved and pay the development charges within one year from the

date of issue of this notification and the land cannot be used by the landowner for any other purpose except as prescribed by the DDA. Site is on private land and the same stands denotified. According to zonal plan provision, the land use of the area under reference is green belt alongwith Bawana Auchandi Marg. Since the proposed width of the road R/W being 60 mt., it is suggested that the site be placed keeping a clear distance of 30 mt. from the centre line of the existing road so that proposed R/W is in order.

The site is built-up and the Petroleum Corporation has submitted undertaking on their letter-head that the built up area will be cleared for construction of Petrol Pump after the approval is received from the DDA

30. PROPOSAL

It is, therefore, proposed that the petrol pump site measuring 36.0mtr x 30.0mtr=(1080.0 sqm) along Bawana Auchandi Marg in Sector-26, Ph.IV, Rohini in Zone-M (approved) may be considered. The site does not form part of ridge area. The site falls in Urban Extension Area of draft MPD-2021. An undertaking shall be taken from the Oil Company to surrender part/whole of the site of the proposed land of outlet as and when required for the Planned Development of Delhi.

4.0 RECOMMENDATION

The site as stated above in the urban area, Sector-26, Rohini is placed before the Technical Committee for consideration.


(KUSHAL PAL SINGH) 3.7.2006


(ANIL BARAI) 3.7.2006

DELHI DEVELOPMENT AUTHORITY

No. F-7(16)/2006/MPD (MASTER PLAN SECTION)

Scrutiny format to examine reference for petrol pumps in Urban Area /Urban Extension in NCT of Delhi, from Planning point of view

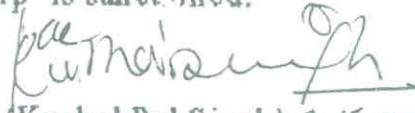
A Land status/application details: (File No.F13(56)2004/CL/PP)

- 1. Name of the applicant(Oil Company) Hindustan Petroleum Corp Ltd.(HPCL)
- 2. Whether falls in Urban Area or Urban extension Urban Area/Urban Extension
- 3. Whether notified/under the process of notification Denotified as per report of Lands Branch at P-19/N
- 4. Location(zone/sub zone) Planning Zone-M
- 5. Land use as per MPD 2001 Gross Residential
- 6. Land use as per zonal plan Gross Residential
- B. Overall layout plans details(if any)
 - 1. Whether it forms part of approved LOP/Scheme Yes
 - 2. status of approval of LOP/scheme Part of approved plan of Sec-26,Ph-IV Rohini
 - 3. Land use at premises level as per LOP/scheme Gross Residential
- C. Plot details
 - 1. clear plot size (in sqm)after leaving road R/W The plot size proposed by oil company is 36.0 x 30.0m =1080.0sqm
 - 2. Existing road with in front(in m) varying 27mt to 28 mt.
 - 3. Proposed road with in front (in m.) 60mt. R/W with 30 mtr green on both sides
 - 4. Distance from the junction/intersection of 30mt No intersection on either side of the road upto 100 mtr.
- D Other details
 - 1. Whether it falls in Development area of DDA Yes
 - 2. Whether it falls in Ridge area No.
 - 3. Any other point relevant to the case as given below:
 - i) The plot has to have a clear distance of 30 mtr. from the centre line of the existing road.
 - ii) An undertaking may be obtained from oil company that they shall surrender part/whole of site as and when required for planned development by DDA.
 - iii) Approach to the Petrol Pump may be from the service road(as per design/section of road)

Observation/Recommendations: The planning permission may be considered subject to the following:

-32-

- i) The land ownership documents and other administrative aspects to be examined by the Lands Disposal Wing.
- ii) Apart from the above, all other administrative facilities required under the Notification dt. 27.9.05 shall be got fulfilled by the Lands Deptt. before issuing NOC.
- iii) Oil Company has submitted an undertaking that existing temporary structures will be removed after Petrol Pump is sanctioned.


(Kushal Pal Singh) 3.5.2006
Asstt. Director (Plg)

Agenda for
Technical Committee

DELHI DEVELOPEMNT AUTHORITY
DWARKA PROJECT

Sub : Stage-II report on preparation of Integrated Development Plan of village Pochan Pur submitted by the consultant.

File No. F.1(1)89/Plg./Dwk/Part-IV

1.0 Background :

With the approval of the Competent Authority, School of Planning & Architecture, New Delhi was engaged by DDA for preparation of Integrated Village Development Plan for village Pochan Pur in Dwarka. The agreement was signed between DDA & SPA, New Delhi on 1.12.2005 for Pochan Pur village. The Stage-1 report as per the agreement submitted by the consultant consisting " Preliminary Study And Proposal" was approved by the Project Committee under Commr.(Plg.) in it's meeting held on 15.6.2006.

2.0 Observations :

As per the the agreement Clause 3.5.2, the Stage-2 report is "Stretegically Conceptual Policy Plan" consisting of the report, Conceptual Plan, Land Utilisation Plan/Implementation Stretegy Circulation Plan. The Technical Committee of DDA is the approving authority for processing the payment to be released for Stage-2.

The report and the maps supplied by SPA in respect of village Dhulsiras has been examined by Dwarka Planning Office. These were also discussed in the meeting held by Commr.(Plg.) on 15.6.2006 and the following observations were made :

a. General Observations :

- i) The consultant was advised to ^{confine} contained the proposal mainly within the village abadi area.
- ii) The consultant to suggest method for containing unauthorized expansion beyond the lal dora area of the village and policy over vacant areas.
- iii) Development Control Norms, prevailing and as suggested in Draft MPD 2021 may be examined.
- iv) Statement on policy provision for mixed land use be made in the text.
- v) Regarding water bodies, various court orders be duly considered which should be maintained.
- vi) Regarding the physical infrastructure and services for the village, the same be worked out and proposed in consultation with C.E.(Dwk)/Engineering Wing of DDA.

Contd..../-

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- vii) In the proposed plan (community facility pockets/parking area has to be identified as such (instead of PSP Pockets).
- viii) The Plan should suggest development and management strategy.

b. This plan was also discussed in a meeting held with the Member of Parliament from outer Delhi Lok Sabha constituency, MLA, Palam Assembly Constituency, Village Pradhan & other prominent people of the village Pochan Pur at Dwarka Site Office on 26.6.2006, as a follow-up action to the decision of the technical committee meeting held on 16.11.2005 (item No. 36 - - 2005). Observations made by the public representative have been incorporated in the Stage-2 report by the consultant.

c) The consultant has also submitted the following plan :

- a) Existing Land Use Plan
- b) Proposed Land Use Plan (Conceptual)
- c) Concept Plan
- d) Existing Circulation Plan and
- e) Proposed Circulation Plan (conceptual).
- f) The consultant has submitted SWOT analysis for the PochanPur village.
- g) Zone-wise land use analysis has been submitted by the consultant.
- h) Broad policies regarding the implementation strategy, partnership models, implementation strategy for land utilization, circulation pattern have been proposes.

The consultant has submitted the Stage-2 report/plans as per agreement.

3.0 Follow-up action :

After approval of the Stage-2, the consultant shall proceed to preparation and submission of Stage-3 report, i.e. "Planning Survey Analysis" as per the agreement.

4.0 Proposal :

The report of the Stage-2 and the plan are put up for consideration of the Technical Committee (laid on the table).

Rygar
20/7/06

(Signature)
20/7/06

AGENDA FOR TECHNICAL COMMITTEE

Sub:- Proposal of Change of Land use and Redevelopment Plan of Pragati Maidan. (F.3(41)96/MP).

BACKGROUND :

ITPO vide its letter dated 23.1.2006 had submitted a proposal for optimum development plan of Pragati Maidan and requested for change of land use from 'Recreational' to 'Trade Fair Complex'. This proposal was discussed in the Technical Committee of DDA on 3.5.2006 which resolved as under (Agenda & Minutes enclosed as Annexure- 1) :

"The representative of the ITPO and their consultants presented the proposal which envisages complete redevelopment of the ITPO Complex at Pragati Maidan. It was pointed out that as mentioned in the agenda, various issues need to be sorted out, such as land ownership/ lease, change of land use, traffic and transportation framework including Metro Corridor, and other plans for Common Wealth Games village etc. After detailed deliberations, the Technical Committee desired that the issues raised in the meeting/ agenda item may be clarified in writing by the ITPO & L&DO, so that the matter can be discussed further".

ITPO PROPOSAL ;

In response to the above observations of the Technical Committee ITPO submitted some information vide its letter no. 172-ITPO(2)/Arch/06 dated 15.5.2006. Information was also given by ITPO in the background note enclosed with PMO UO No.130/4/C/10/06-ES-I dated 27.7.06. The information supplied by ITPO in the above letters is as under :-

- Existing ground coverage in Pragati Maidan is 32.67% and FAR is 40.42% on an area of 120 Acres allotted by L&DO.
- ITPO has been allotted 136 acres of land by Govt. of India in 1960 which was made into perpetual/ 99 year lease in 1987. The L&DO allotment letter mentions that land under permanent buildings measured about 40 acres at that point of time and it would be used for Pragati Maidan activities.
- A request was sent to L&DO for allotment of additional land over 120 acres mentioned in the allotment letter.
- Parking for 9000 vehicles is envisaged in Pragati Maidan as per optimum development plan of ITPO.
- Land area allotted by L&DO is

Exhibition area (existing- 39.21 acres) i.e. 1,58,683 sq.mt
Appughar - 14.74 acres i.e. 59653 sq.mt.

- Total area under occupation which was jointly verified in July, 2004 with L&DO was found as 157.67 acres.
- Metro Station is proposed to be set up in Pragati Maidan.
- Various steps have been taken by ITPO in response to Supreme court directions.

- ITPO has submitted existing layout plan of Pragati Maidan to ASI and Delhi Heritage Conservation Committee dated 18.7.2005 and responses from them are awaited.
- As per optimum development plan the following is proposed:-

Permanent Exhibition Space – 1,57,000 sq.mts.
 Convention Center for 10,000 delegates.
 Prefunction areas – 16,000 sq.mts.
 Third Unidirectional road on rear side of Pragati Maidan.
 Central Warehousing and Utilities.

EXAMINATION :

Pragati Maidan is located on busy junctions of Mathura Road in the West, Bhairon Road in the South and Ring Road in the East. The land use of Pragati Maidan as per MPD-2001 is 'Recreational' (District Park) which according to ITPO should be changed to "Trade Fair Complex". ITPO has proposed built up area of 6,38,950 sq.mts. (FAR 102.72%). The proposed Built up area works out approximately three times the existing built up area as submitted by ITPO. The issues that need to further resolved for considering optimum development plan of Pragati Maidan are as follows :-

- As per the ITPO letter no.172-ITPO(2)/Arch/06 dated 15.5.2006 the area details given by ITPO are as under:-
 - (i) Land allotted by L&DO - 120 Acres.
 - (ii) Land allotted by Government of India in 1960 - 136 acres.
 - (iii) Total area under occupation jointly verified with L&DO in July, 2004 -- 157.67 acres.
 - (iv) Land area mentioned in optimum development plan of Pragati Maidan (vide letter dated 23.1.2006) – 153.7 acres.

It is not clear for what area change of land use is required to be processed. As desired by the Technical Committee meeting dated 3.5.2006 L&DO has neither given the details of land allotted to ITPO nor the clearance for the proposal of change of land use from 'Recreational' to 'Trade Fair Complex'.

- As stated above the land belongs to L&DO, MOUD and as a matter of principle the change of land use is to be dealt on the basis of the recommendations of the land owning agency, which is still awaited.
- The Pragati Maidan is located at the centroid of Transportation networks and is surrounding by arterian roads, railway line/ railway station, MRTS corridor/ station etc. With view to relieve congestion in this area ITO/W-Point/Tilak Bridge, etc. the PWD, GNCTD is working out a proposal from Bhagwan Dass Road/ Mandi House extending towards Rind Road on the banks of Yamuna.
- The Commonwealth Games Village is also being planned along NH-24, together with dedicated linkages by road and Metro to other sports venues, which may require the replanning of the transportation network in this area.

PROPOSAL :

The proposal submitted for consideration of the Technical Committee.

Approval
 23/5/06
 AD(PG)-Moud.

Adar
 02-08-06.
 Jt Dir. (Plan)/Mmt.

[Signature]
 23/5/06
 ASD (Plan)

DELHI DEVELOPMENT AUTHORITY

Agenda for Technical Committee

Subject: Proposal for Change of landuse & Redevelopment Plan for Pragati Maidan, New Delhi. (F.3(41)96/MP).

I. BACKGROUND:

1. Executive Director, ITPO vide his letter dated 23.1.2006 has requested DDA for change of land use of Pragati Maidan from 'Recreational' (District Park) to 'Trade Fair' Complex. Earlier vide letter dated 21.6.2005 and 1.8.2005 Sr. Town Planner, MOUD had also requested DDA to indicate the landuse of the premises under reference so as to examine the proposal of ITPO.

A meeting was held on 13.6.2005 under the chairmanship of CMD, ITPO where the issue of landuse, besides other issues were discussed. As mentioned in the minutes of the meeting issued by the Dy. General Manager (Engg.) ITPO on 27.6.2005, ITPO was requested to supply the following information:

- i) Traffic/ Transportation position.
- ii) Existing ground coverage and FAR achieved.
- iii) Intimation/ clearance from Archeological Survey of India & Heritage Conservation Committee.
- iv) Justification of not having approval of construction taken-up earlier.
- v) Brief write-up about the services of the complex.
- vi) Support of proposal by land allotment agency i.e. L&DO.
- vii) It was advised that ITPO should send the existing lay-out plan to Archeological Survey of India/ Heritage Committee.

1. A request was also made by the ITPO to Hon'ble I.G. in reference to which, following planning observations were submitted to Hon'ble LG with a copy to Executive Director, ITPO, Under Secretary (MOUD) and L&DO on 26.10.2005.

- I. The land under ITPO had been leased out by L&DO, MOUD and unless L&DO/MOUD recommends the change of land use it will not be appropriate for DDA to consider directly the request of lessee for change of land use.
- II. As per MPD-2001, Zonal Plan for Zone 'D' as well as draft MPD-2021, the land under reference is indicated under Recreational (District Park) where extensive construction has been put up. It is not known whether the construction of buildings has been undertaken with the approval of building plans from the concerned local body. It is to further mention that the site is situated close to Pragati Quila, which is a protected monument and any construction requires the approval of Archeological Survey of India/ Heritage Conservation Committee. Delhi being the venue for commonwealth Games, 2010, in several meetings it has been suggested to explore using part of the Pragati Maidan for the Commonwealth Games facilities. This has to be kept in view before the request of ITPO for change of land use is considered.
- III.

The matter was also discussed in a review meeting under the chairmanship of Secretary (MOUD) on 15.2.2006 and among various issues it was decided that DDA to place the proposal of ITPO before the Technical Committee for consideration. Further

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with a presentation on 20.3.2006 before MOS/MOUD where Commissioner, M.C. DDA and other Officers were present.

(14)

ITPO PROPOSAL:

The terms of allotment of L&DO mentioned vide letter no III/14(457)/2006 dated 14.3.06 issued to Pragati Maidan is 120 acres. The break-up of this area and some of the important terms of allotment are as under:-

Land under permanent		
Reserve including Appu Ghar	=	40 Acres
Land for horticulture/ Open land	=	80 Acres
Total	=	120 Acres

In addition to above it has also been stated in the above mentioned terms of allotment that the Trade Fair Authority of India shall be required to construct the building in conformity with the architectural surroundings of the area within two years from the date of issuance of the above letter. It further states that the land shall be used by the Trade Fair Authority of India only for Pragati Maidan Complex and no other purpose. No residential construction except for a caretaker or chowkidar shall be allowed to be constructed on the land. The plot area of the residential unit of caretaker or chowkidar will be fixed by the authority in his absolute discretion but shall not exceed 34 sq.mts. or 365 sq.ft. for chowkidar and 55.75 sq.m. or 600 sq.ft. for caretaker residence.

The use of area proposed by ITPO vide their letter no. F.No.177-ITPO/EOI/2002-03/Vol-V/2175 dated 14.1.2006 and No. 172-ITPO(2)Engg.2006, dated 24.3.06 is as follows :-

Activities Proposed/ Existing	Land area allotted by L&DO (in Sq.mt.)	Proposed total Built Up Area (in Sq.mt.)	Land use
Proposed Area (Proposed)	-	1,49,457	PSP
Proposed Area (Existing)	96000	-	PSP
Trade Land (Non residential)	-	-	PSP
Trade Land (Proposed) (Residential)	-	2,02,351	PSP
Offices	-	9520	Commercial
Medical - Exhibition complex	-	47,605	Transportation
International Centre	-	23,098	PSP
Garage	-	6,062	Transportation
Market (Retail)	-	1,34,793	Transportation
Sports (Pragati Maidan) (Club House + Recreation)	64000 (Appu ghar)	66,064	PSP
TOTAL	1,60,000 (40 acres) + 80 acres under horticulture / open land	6,38,950	

200/188

(54) (15)

As per HFO's proposal the FAR and ground coverage is proposed 102.72 and 102.72 respectively over an area of 153.7 acres. As per L&DO's letter no. III/14(457)/16 dated 14/11/06 the land allotted was 120 acres, it is not known what is the status of the extra 33.7 acres

LOCATION :

Pragati Maidan is located on the Busy junctions of Mathura Road (R/W 45.0 m) in the West, Bhairon Road (R/W 60.96 m) in the South and Ring Road (R/W 91.44 m) in the East and falls within the sub-zone of 'D'-7 as per Zonal Development Plan of Zone-'D' and is situated towards the Eastern Boundary of LBZ.

EXAMINATION

The land use of Pragati Maidan as per MPD-2001 and approved Zonal Development Plan of Zone-D is 'Recreational' (District Park). Further as per MPD-2001 provisions for the permission of use premises in the remaining use Zones under P2 (District Park) the following has been permitted:

- 1. District Park, Residential Flat (For watch & ward and maintenance staff), Play Ground, Swimming Pool, Recreational club, Children Traffic Park, Specialized Park/ Ground
- 2. National Memorial, Bird Sanctuary, National Garden and Zoological Garden.

Issues & Transportation :

The HFO has sent a copy of the final report of the consultant on traffic study around Pragati Maidan. The study area is bounded by Vikas Marg in the north, Bahadur Shah Zafar Marg/Mathura Road upto Ashram in the south and Ring Road in the West. The study envisages construction of the following:-

- i) Construction of two pedestrian subways on Vikas Marg.
- ii) Road separator on Bahadur Shah Zafar Marg ('A'-point).
- iii) Pedestrian concourse on 'W'- point taking the existing columns of Delhi Metro as constraint
- iv) Integration of HGHS in the Mathura Road alignment.
- v) Road separator on Mathura Road/Bhairon Road T-Junction.
- vi) Trumpet interchange on Bhairon Road and Ring Road T-junction.
- vii) Linking of Nizamudin Bridge with Lodhi road by an underground link
- viii) Proposed Mono-rail Link between Sarai Kale Khan Bus Terminal and Metro Station at Pragati Maidan.
- ix) Multi level car parking in the south of Bhairon Road in the existing parking area

The report was discussed in the sub-committee meeting of Traffic and Transportation (T&T) on 27.3.06. It was observed that the proposals envisaged by the consultant are at a conceptual stage and need to be properly detailed out. It was felt that since Vikas Marg is already over-congested, therefore, an alternative link of 30 m RW Road (shown in Master Plan) parallel to Delhi-Ghaziabad Railway Line may be considered. The feasibility of this link need to be explored, which will relieve the Metro Station and Nizamudin from heavy volume of traffic.

...rehabilitation of the metro station, along-with bus stands, parking, etc. The proposal of north-south road, etc. need to be worked out. The proposal of north-south road, etc. may also be seen accordingly

- Feasibility and permissibility of extra land measuring 33.7 acres
- Rehabilitation of not having approval of Constructions taken up earlier
- Existing ground coverage, FAR achieved and support of proposal by L&DO
- L&DO along with provision in lease document
- Precedent of High Court and Supreme Court cases related to Traffic problems at Pragati Maidan.
- Utilization of Exhibition ground and development of new Institutes/Convention centre to Urban Extension areas like Dwarka & Narela in the light of Master Plan 2021.

KEY POINTS OF RECOMMENDATIONS:

- (i) It involves change of landuse from 'Recreational' (District Park) to 'Public' (Pragati Maidan)
- (ii) The ITPO proposal involves the demolition of 'Hall of Industries' which is a "Hall of Nations Complex" which is an architectural landmark.
- (iii) The approval of LIA, ASI/H.C.C., DUAC & L&DO is prerequisite for carrying out the work.
- (iv) A detailed traffic and transportation study is required in view of observations of sub-committee's on Traffic & Transportation (dated 27.3.06)
- (v) Ownership of land/titles are not clear

RECOMMENDATION:

The proposal is submitted for the consideration of Technical Committee

DECISION OF TECHNICAL COMMITTEE

Item no. 1/2006

Proposal for change of land use and Redevelopment, Plan for Pragati Maidan, New Delhi. (2300)96-MP

The representative of the ITPO and their consultants presented the proposal which envisages complete redevelopment of the ITPO Complex at Pragati Maidan. It was pointed out that as mentioned in the agenda, various issues need to be sorted out, such as land ownership / lease, change of land use, traffic and transportation framework including Metro Corridor, and other provisions for Champion Wealth, Games village, etc. After detailed deliberations, the Technical Committee desired that the issues raised in the meeting should be clarified in writing by the ITPO & L&DO, so that the matter may be discussed further.

Action: ITPO / L&DO / OSD (P&D)

Agenda for Technical Committee

Sub: Proposed Utilization of Land between Vikas Marg and proposed Geeta Colony Bridge in the Eastern Bank of River Yamuna

File no. F3 (28)2005/MP

1. BACKGROUND:

- i) In a meeting held under Hon'ble Minister of Finance (Planning) & UD, PWD, GNCTD on 27.9.2005 regarding Construction of Chhat Pooja Ghat on the eastern bank of the River Yamuna, it was decided that the Chief Engineer (I & F), GNCTD shall send the proposal to DDA for NOC as the land reportedly belongs to DDA as per the letter of Sub-Divisional Magistrate, Preet Vihar, dated 1-9-2005.
- (ii) Accordingly, Executive Engineer vide letter No.EE-CD-III/05-06/4330 dated 12.12.05 submitted the detailed proposal to DDA in which it was proposed to construct three steps of 0.9 m width each for a length of 250 m along the active edge of the River, near spur No.12 on pile foundation, The proposal was again discussed in the meeting held under the Chairmanship of Hon'ble Minister of Finance & Planning, GNCTD on 20th January 2006 in which it was agreed in principle. Minutes of the meeting are not received.
- (iii) Commissioner (LD) also referred the matter to the planning wing vide file No.F.23 (1)05/IL for placing matter before the Technical Committee for consideration.

2. EXAMINATION:

- i) The land measuring 675.0 sqm as proposed for Chhat Ghat belongs to the DDA as intimated by Superintending Engineer, FC-I, I & F Deptt. GNCTD giving reference of the letter no:-SDM/PV/Misc/2005 dated 1.9.2005 of Sub - Divisional Magistrate (Preet Vihar). The lands department of DDA however needs to confirm the land ownership status.

- ii) As per provision of MPD - 2001, the site falls in Zone 'O' and the landuse is 'Agriculture & Water Body'. MPD - 2001 further stipulates the development of large recreational areas on the banks of River Yamuna and to be integrated with other urban developments so that the river is an integral part of the city physically and visually.

- iii) The proposed location of Ghat falls in the Sub - Zone - 4. As per draft Zonal Development Plan for Zone 'O' and Part 'P' approved by Authority on 28.6.2006 for inviting objections / suggestions, the broad landuse is Recreation, Pondage, & Ghats.

- iv) The access to the proposed site has been indicated in the proposal from the Marginal Bund Road (60 m. R/W) on spur no 12 which is about 20 ft wide. No circulation / parking plan has been worked out for the proposed site which may create problem to the traffic plying on Marginal bund Road during the festival season.

- v) The Technical Committee has already approved a Chhat Ghat in the Western Bank of the River Yamuna, south of Vikas Marg near ITO in the meeting held on 22-7-2005 vide Item No:- 21/05 with certain conditions which is at a distance of 4 km from the proposed site.

- vi) In principle, there may not be any objection for the proposed Chhat Ghat; however it is not desirable to consider such proposals in isolation in the absence of an approved Zonal Plan. Hence it was desired to prepare a broad land utilization plan for the area between Vikas Marg and Geeta Colony Bridge, which will be functionally and environmentally more appropriate in the absence of a Zonal Development Plan.

- vii) As per the report of NEERI on Environmental Management Plan for Rejuvenation of River Yamuna, the north part of the I.P. Barrage in the eastern bank opposite Shastri Nagar has been recommended to

be used for play ground. The plan showing the areas safe for return flood of 25yr., 50yr., and 100yr is shown in the plan.

- viii) Hon'ble High Court in the matter of WP (C) no2112/2002 & WP (C) 689/2004 dated 29.3.2006 has ordered no construction takes place within the vicinity of 300 m of either side of Yamuna river.
- ix) The proposal was discussed in the Technical Committee Meeting held item No.24/2006 held on 3.5.06 in which the following decision was taken. The Technical Committee desired that a separate meeting may be called to discuss the development of Ghats along the bank of the Yamuna River. The representative of Irrigation and Flood Department was requested to supply necessary information concerning all the Ghats along River Yamuna.
- x) Executive Engineer, Irrigation & Flood Department vide letter No. dated has intimated that Irrigation & Flood Department has not constructed any Chhat Ghat in the bank of River Yamuna. However, one of Chhat Ghat has being constructed by PWD, at Hathi Ghat at South of Vikas Minar near ITO. It has been intimated that Hon'ble Minister of Finance & PWD is pressing hard for construction of Chhat Ghat.

3. PROPOSAL:

Accordingly, the plan showing the broad Utilization of Land between Vikas Marg and proposed Geeta Colony Bridge in the Eastern Bank of River Yamuna has been prepared for Park / Play ground, incorporating the proposed location of Chhat Ghat.

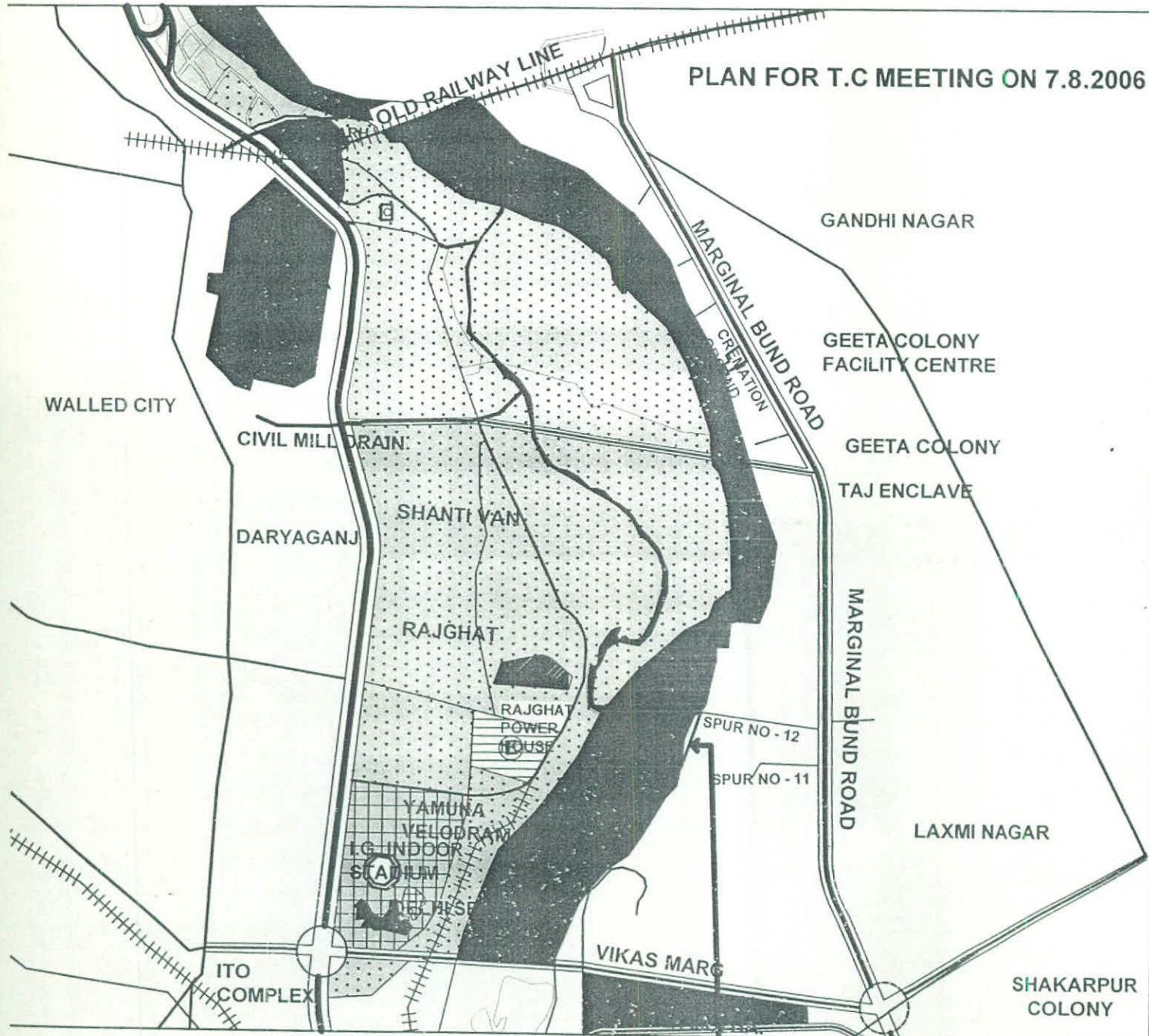
4. RECOMMENDATION:

In view of the facts explained at para 1, 2 & 3 above, the proposal of Utilization of Land between Vikas Marg and proposed Geeta Colony Bridge in the Eastern Bank of River Yamuna is placed before the Technical Committee for consideration subject to the following:

- 20 -

1. The development of Chhat Ghat if allowed shall be purely on temporary basis, subject to subsequent preparation of an overall Development Plan of the area and clearances from the Yamuna Committee, Central Water Commission and clearance from Encroachment Monitoring Committee keeping in view the order of Hon'ble High Court order dated 29.3.2006.
2. The proposal of Chhat Ghat shall have zero FAR.
3. An effective traffic management plan including provision for, parking, evacuation in emergency to be evolved by Irrigation & flood Deptt, GNCTD in consultation of Traffic Police during the Chhat Ghat festival.
4. I & F Deptt. will ensure proper water quality, health and safety of the users.
5. Land Deptt. of DDA will verify the status of land and work out the terms & condition for allotment as may be necessary.
6. A comprehensive Landscape Plan to be prepared by Landscape Department in consultation with I & F Department keeping in view the recommendation of NEERI in terms of the flood levels, clearance from Yamuna Committee of Central Water Commission and order of Hon'ble High Court dated 29.3.2006.

PLAN FOR T.C MEETING ON 7.8.2006



**PROPOSED SITE FOR
CHHAT GHAT (0.9 m X 250 m)**



Agenda for Technical Committee

Sub: Proposed Utilization of Land between Vikas Marg and proposed Geeta Colony Bridge in the Eastern Bank of River Yamuna

File no. F3 (28)2005/MP

1. BACKGROUND:

- i) In a meeting held under Hon'ble Minister of Finance (Planning) & UD, PWD, GNCTD on 27.9.2005 regarding Construction of Chhat Pooja Ghat on the eastern bank of the River Yamuna, it was decided that the Chief Engineer (I & F), GNCTD shall send the proposal to DDA for NOC as the land reportedly belongs to DDA as per the letter of Sub-Divisional Magistrate, Preet Vihar, dated 1-9-2005.
- (ii) Accordingly, Executive Engineer vide letter No.EE-CD-III/05-06/4330 dated 12.12.05 submitted the detailed proposal to DDA in which it was proposed to construct three steps of 0.9 m width each for a length of 250 m along the active edge of the River, near spur No.12 on pile foundation, The proposal was again discussed in the meeting held under the Chairmanship of Hon'ble Minister of Finance & Planning, GNCTD on 20th January 2006 in which it was agreed in principle. Minutes of the meeting are not received.
- (iii) Commissioner (LD) also referred the matter to the planning wing vide file No.F.23 (1)05/IL for placing matter before the Technical Committee for consideration.

2. EXAMINATION:

- i) The land measuring 675.0 sqm as proposed for Chhat Ghat belongs to the DDA as intimated by Superintending Engineer, FC-I, I & F Deptt. GNCTD giving reference of the letter no:-SDM/PV/Misc/2005 dated 1.9.2005 of Sub - Divisional Magistrate (Preet Vihar). The lands department of DDA however needs to confirm the land ownership status.

- ii) As per provision of MPD - 2001, the site falls in Zone 'O' and the landuse is 'Agriculture & Water Body'. MPD - 2001 further stipulates the development of large recreational areas on the banks of River Yamuna and to be integrated with other urban developments so that the river is an integral part of the city physically and visually.
- iii) The proposed location of Ghat falls in the Sub - Zone - 4. As per draft Zonal Development Plan for Zone 'O' and Part 'P' approved by Authority on 28.6.2006 for inviting objections / suggestions, the broad landuse is Recreation, Pondage, & Ghats.
- iv) The access to the proposed site has been indicated in the proposal from the Marginal Bund Road (60 m. R/W) on spur no 12 which is about 20 ft wide. No circulation / parking plan has been worked out for the proposed site which may create problem to the traffic plying on Marginal bund Road during the festival season.
- v) The Technical Committee has already approved a Chhat Ghat in the Western Bank of the River Yamuna, south of Vikas Marg near ITO in the meeting held on 22-7-2005 vide Item No:- 21/05 with certain conditions which is at a distance of 4 km from the proposed site.
- vi) In principle, there may not be any objection for the proposed Chhat Ghat; however it is not desirable to consider such proposals in isolation in the absence of an approved Zonal Plan. Hence it was desired to prepare a broad land utilization plan for the area between Vikas Marg and Geeta Colony Bridge, which will be functionally and environmentally more appropriate in the absence of a Zonal Development Plan.
- vii) As per the report of NEERI on Environmental Management Plan for Rejuvenation of River Yamuna, the north part of the I.P. Barrage in the eastern bank opposite Shastri Nagar has been recommended to

be used for play ground. The plan showing the areas safe for return flood of 25yr., 50yr., and 100yr is shown in the plan.

- viii) Hon'ble High Court in the matter of WP (C) no2112/2002 & WP (C) 689/2004 dated 29.3.2006 has ordered no construction takes place within the vicinity of 300 m of either side of Yamuna river.
- ix) The proposal was discussed in the Technical Committee Meeting held item No.24/2006 held on 3.5.06 in which the following decision was taken. The Technical Committee desired that a separate meeting may be called to discuss the development of Ghats along the bank of the Yamuna River. The representative of Irrigation and Flood Department was requested to supply necessary information concerning all the Ghats along River Yamuna.
- x) Executive Engineer, Irrigation & Flood Department vide letter No. dated has intimated that Irrigation & Flood Department has not constructed any Chhat Ghat in the bank of River Yamuna. However, one of Chhat Ghat has being constructed by PWD, at Hathi Ghat at South of Vikas Minar near ITO. It has been intimated that Hon'ble Minister of Finance & PWD is pressing hard for construction of Chhat Ghat.

3. PROPOSAL:

Accordingly, the plan showing the broad Utilization of Land between Vikas Marg and proposed Geeta Colony Bridge in the Eastern Bank of River Yamuna has been prepared for Park / Play ground, incorporating the proposed location of Chhat Ghat.

4. RECOMMENDATION:

In view of the facts explained at para 1, 2 & 3 above, the proposal of Utilization of Land between Vikas Marg and proposed Geeta Colony Bridge in the Eastern Bank of River Yamuna is placed before the Technical Committee for consideration subject to the following:

1. The development of Chhat Ghat if allowed shall be purely on temporary basis, subject to subsequent preparation of an overall Development Plan of the area and clearances from the Yamuna Committee, Central Water Commission and clearance from Encroachment Monitoring Committee keeping in view the order of Hon'ble High Court order dated 29.3.2006.
2. The proposal of Chhat Ghat shall have zero FAR.
3. An effective traffic management plan including provision for, parking, evacuation in emergency to be evolved by Irrigation & flood Deptt, GNCTD in consultation of Traffic Police during the Chhat Ghat festival.
4. I & F Deptt. will ensure proper water quality, health and safety of the users.
5. Land Deptt. of DDA will verify the status of land and work out the terms & condition for allotment as may be necessary.
6. A comprehensive Landscape Plan to be prepared by Landscape Department in consultation with I & F Department keeping in view the recommendation of NEERI in terms of the flood levels, clearance from Yamuna Committee of Central Water Commission and order of Hon'ble High Court dated 29.3.2006.

ITEM NO. 46/2006

14-

Agenda for the
Technical Committee

Delhi Development Authority
Dwarka Project Office

Subject: Stage II, of report on Integrated Freight Complex, Dwarka

F.No. F1(10)IFC/Dwk/Plg./Pt.IV.

1.0 Background :

As per the Master Plan for Delhi 2001, out of four Integrated Freight Complexes (IFC), one Complex with an area of 154 ha (with 10 hect. area for I.T..Park) has been proposed at Dwarka. In the Structure Plan of Dwarka, I.F.C. land has been ear-marked for Service Centre, Truck Terminal and Ware-housing which are being integrated together for proposed project. This site is well connected with 60/100 mtr. road, Rewari Railway Line and I.S.B.T.

A Consultant has been appointed by the DDA to work out the planning & designing of I.F.C., Dwarka in of five stages. The Stage-1 consisting Preliminary and Background Studies have already been approved, by the Committee constituted for monitoring of this project.

As per the agreement, the Stage-II work consists of the following :

- (i) Conceptual land use, with sub-division of land requirement.
- (ii) Required analysis of Physical Infrastructure,
- (iii) Proposed Urban Form & 3-D view of the scheme.
- (iv) Environment Impact Assessment & Traffic Impact Assessment and its management plan.
- (v) Traffic analysis.

After the approval of Stage-1 report of the Freight Complex, a number of meetings took place to decide the development control norms to be applicable for the project, to work out land use distribution for international cargo trade and regional distribution of the commodities, and it was agreed in principle that the entire complex is to be integrated and should be used mainly for the international trade. The relocation of whole sale markets from central city areas may be kept in the other freight complex as proposed in Master Plan for Delhi-2001. The consultant was advised to integrate the service center, truck terminal warehousing and site of the freight complex in such a manner that all the supporting facilities for operation and maintenance including the required parking are available within the complex. In these meetings held with the consultant various issues regarding infrastructural requirements, EIA of the project, parking etc. were deliberated to bring more clarity in proposed IFC Project.

2.0 Observations :

The consultant has submitted the Stage II work of the project which is in order, as per the agreement. Salient features of the report is as under:

Contd.....2

2.1) Design Concept :

The Consultant have worked out the IFC scheme in 144 ha, the IFC has been divided into three zones after leaving 10 ha of land for L.T. Park. Since, the entire IFC falls under the Air Funnel zone, the restriction of height of the structures is only up to 12 mtrs. Accordingly, the design concept has been evolved within the height restriction of 12 mtr. (as per A.A.I guidelines) proposing two floors above the ground and the three floors below the ground level (to accommodate the parking as well as area for loading & unloading of commodities). The loading and un loading has been proposed at -1 level.

2.2 Land use break up :

Conceptual Land Use Break-up		
Activity	Area in Ha	Percentage
Freight Complex/Warehousing	43.2	30
Circulation (Roads)	43.2	30
Container Yard	21.6	15
Surface Parking	28.8	20
Others	7.2	5
	144	100

Assuming 80 FAR the proposed built up area of the IFC comes to 115 hect.) Further Distribution of proposed built-up area as under :

	Area in Ha.	Percentage
a) Zone -I International - Distribution Center.	40.32	35%
b) Zone -2 Domestic Trade Distribution	27.64	24%
c) Zone-3		
(i) Shared Core	14.97	13%
(ii) Logistics & Administration	17.28	15%
(iii) Facility/Service Centre	6.9	6%
(iv) International trade mart	8.0	7%
	115.20	100%

Parking area has been worked out @ 3 ECS/100 sq.m. of built up space. It has been found that additional area is required beyonds the IFC land for accommodation and requirement of the parking. Consultant have therefore recommended that an area of 26.2 Ha be used as underground parking below the Metropolitan green area (60 Ha.). As per Master Plan for Delhi 2001, parking is permissible in all use zones, including the Recreational land use (Metropolitan Park).

Contd....3

The proposed Development Control norms are as per Master Plan for Delhi 2021 (draft)consisting of Ground Coverage 30%, Maximum FAR 80 & Parking @ 3 ECS/100 Sq.m.

2.3 Parking :

The container parking has been proposed at ground level (21.6 ha) and the provisions of idle truck parking, visitors and the owners parking have been provided at -1, -2 and -3 level respectively. The absolute number of car parking is estimated as 21,250 and for the trucks as 6960. Out of this estimated parking below the metropolitan park /green, provisions has been kept for truck parking on about 26.1 ha at -1 and -2 level. This area is in addition to the parking provided at various level of built up area of the freight complex.

2.4 Infrastructure requirements (Water & Solid Waste) :

In the proposal, following infrastructure requirements have been estimated :

a)	Potable water	= 3 MLD,
b)	Non-potable water	= 8 MLD
c)	Solid waste	= 128 TPD.

It has been suggested that till the time the regular water supply made available by the Delhi Jal Board, the required water shall be drawn through the tube-wells, to be bored at Najafgarh Drain.

2.5 Urban Form :

The computer generated 3-D view have been worked out and clearance from the Delhi Urban Art Commission on the Urban form shall be put up, after the conceptual plan, as approved by the Technical Committee, DDA.

2.6 Environment Impact Assessment (EIA) :

A rapid EIA report has been submitted, containing the data collected by the Consultant on : a) Ambient Air Quality, b) Metrological data, c) Surface and ground water quality, d) Traffic Survey Data and e) Noise level etc. The clearance from the DPCC shall be taken up by the consultant once the conceptual plan is approved by the Technical Committee.

However, keeping in view the directive and the orders of the Ministry of Environment, necessary clearance of the project may be required which may also have to be obtained by the consultant.

Contd.....4

-11-

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2.7 Traffic Study:

Traffic Impact Assessment has been worked out and the improvement measures are given. An exclusive Truck movement corridor from NH-8 and NH-10 to L.F.C. at level to -5.5 mts. from ground level is proposed. Certain junction improvements have also been identified.

3.0 Issues :

On the following issues, the Consultant is required to work out details in the subsequent stages :

- (i) Financial feasibility of parking area proposed below the Metropolitan Green area
- (ii) Permission for use of ground water through the tubewells/bore-wells till such time Delhi Jal Board (DJB) water pipe line is made available for Central Ground Water Commission (CGWC).
- (iii) Safe disposal of solid/liquid waste likely to be generated from the complex.
- (iv) Clearance from Delhi Urban Art Commission (DUAC) about the Urban form of the project.
- (v) Details of Traffic Management Plan.
- (vi) Necessary clearance of EIA by the consultants from the concerned Authority.
- (vii) Distribution & redistribution of commodities including relocation component.

4.0 Proposal :

The stage-II proposal as gives in para (2) along with the issues as mentioned in para 3.0 are to put up for consideration of the Technical Committee.

R. K. Jain

R. K. JAIN
Director (PIS)

Handwritten signature
JD (PIS) 12/7/88

AGENDA FOR TECHNICAL COMMITTEE

Sub: NOC for proposed Petrol Pump site on Pvt land in zone 'M' on Bawana-Auchandi Marg in Sector-26 under notification issued by the Central Govt. for Petrol Pumps in Urban area in NCTD.

File No. F-7(15)/2006/MP

1.0 BACKGROUND

M/s. Hindustan Petroleum Corporation Ltd. has submitted an application for the setting of a retail outlet on Pvt. Land along Bawana-Auchandi Marg in village Shahbad Daulatpur in Zone 'M' under regulation for Petrol Pumps in Urban areas notified by the Central Govt. According to draft MPD 2021, this area forms part of urban area.

2.0 EXAMINATION

In this case the size of the petrol pump proposed is 36.0m x 30.00mtr=1080 sqm. The remaining plot area has been proposed as owner's open land. The land ownership documents and further administrative aspects are to be examined and processed by the Land Disposal Deptt. All the necessary details have been filled up in the prescribed Performa which is enclosed. The zonal plan of Zone 'M' has been approved vide MOUD letter No. K-13011/7/2006-DDIB dt. 26.5.2006. At present the existing road width is 27mt. to 28 mtr. According to Zonal Development Plan of Zone 'M' the road R/W is 60mt with 30 mt wide green belt on both the sides. The site of the petrol pump falls within the green buffer along Bawana-Auchandi Marg within urban area of Rohini. Road side facilities such as petrol pump are permitted in road side green buffer.

The site under reference is located on Bawana Auchandi Marg which is a part of Planning Zone-M and the same is classified as urban. According to the report of the Lands Branch vide its note on page-19/N in the file No.F13(56)2004/CL/PP/DDA, the land under reference (i.e. khasra No. 44/7/1 and 44/4/2 village Shahbad Daulatpur on which the petrol pump is proposed was earlier notified U/s vide notification No. F11(17)91/L&B/LA dt. 28.4.95 and U/s 6&17((1) vide notification No. F11(17)91/L&B/LA dt. 26.4.96. Later on it was withdrawn/denotified vide notification No.F11(17)91/L&B/LA/13626 dt. 6.9.96 issued by

Land to Building Department, Delhi Govt. on the condition that the land owner will get the plan approved and pay the development charges within one year from the

date of issue of this notification and the land cannot be used by the landowner for any other purpose except as prescribed by the DDA. Site is on private land and the same stands denotified. According to zonal plan provision, the land use of the area under reference is green belt alongwith Bawana Auchandi Marg. Since the proposed width of the road R/W being 60 mt., it is suggested that the site be placed keeping a clear distance of 30 mt. from the centre line of the existing road so that proposed R/W is in order.

The site is built-up and the Petroleum Corporation has submitted undertaking on their letter-head that the built up area will be cleared for construction of Petrol Pump after the approval is received from the DDA


30. PROPOSAL

It is, therefore, proposed that the petrol pump site measuring 36.0mtr x 30.0mtr=(1080.0 sqm) along Bawana Auchandi Marg in Sector-26, Ph.IV, Rohini in Zone-M (approved) may be considered. The site does not form part of ridge area. The site falls in Urban Extension Area of draft MPD-2021. An undertaking shall be taken from the Oil Company to surrender part/whole of the site of the proposed land of outlet as and when required for the Planned Development of Delhi.

4.0 RECOMMENDATION

The site as stated above in the urban area, Sector-26, Rohini is placed before the Technical Committee for consideration.


(KUSHAL LAL SINGH) 3-7-2006


(ANIL BARAI) 3-7-2006

DELHI DEVELOPMENT AUTHORITY

No. F 7(16)/2006/MPD (MASTER PLAN SECTION)

Scrutiny format to examine reference for petrol pumps in Urban Area /Urban Extension in NCT of Delhi, from Planning point of view

A Land status/application details: (File No.F13(56)2004/CL/PP)

1. Name of the applicant(Oil Company)	Hindustan Petroleum Corp Ltd.(HPCL)
2. Whether falls in Urban Area or Urban extension	Urban Area/Urban Extension
3. Whether notified/under the process of notification	Denotified as per report of Lands Branch at P-19/N

4. Location(zone/sub zone)	Planning Zone-M
5. Land use as per MPD 2001	Gross Residential
6. Land use as per zonal plan	Gross Residential

B. Overall layout plans details(if any)

1. Whether it forms part of approved LOP/Scheme	Yes
2. status of approval of LOP/scheme	Part of approved plan of Sec-26, Ph-IV Rohini
3. Land use at premises level as per LOP/scheme	Gross Residential

C. Plot details

1. clear plot size (in sqm)after leaving road R/W	The plot size proposed by oil company is 36.0 x 30.0m =1080.0sqm
2. Existing road width in front(in m)	varying 27mt to 28 mt.
3. Proposed road width in front (in m.)	60mt. R/W with 30 mtr green on both sides
4. Distance from the junction/intersection of 30mt	No intersection on either side of the road upto 100 mtr.

D Other details

1. Whether it falls in Development area of DDA	Yes
2. Whether it falls in Ridge area	No.


3. Any other point relevant to the case as given below:

- i) The plot has to have a clear distance of 30 mtr. from the centre line of the existing road.
- ii) An undertaking may be obtained from oil company that they shall surrender part/whole of site as and when required for planned development by DDA.
- iii) Approach to the Petrol Pump may be from the service road(as per design/section of road)

Observation/Recommendations: The planning permission may be considered subject to the following:

-2-

- 1) The land ownership documents and other administrative papers to be examined by the Lands Disposal Wing.
- 2) And that, the above, all other administrative facilities required under the Notification dt. 27.9.65 shall be got fulfilled by the Lands Deptt. before issuing NOC.
- 3) The Company has submitted an undertaking that existing temporary structures will be removed after Petrol Pump is sanctioned.


(Kishor Lal Singh) 3.5.2006
Asstt. Director (P)

Agenda for
Technical Committee

DELHI DEVELOPEMNT AUTHORITY
DWARKA PROJECT

Sub : Stage-II report on preparation of Integrated Development Plan of village Pochan Pur submitted by the consultant.
File No. F.1(1)89/Plg./Dwk/Part-IV

1.0 Background :

With the approval of the Competent Authority, Schol of Planning & Architecture, New Delhi was engaged by DDA for prepration of Integrated Village Development Plan for village Pochan Pur in Dwarka. The agreement was signed between DDA & SPA, New Delhi on 1.12.2005 for Pochan Pur village. The Stage-1 report as per the agreement submitted by the consultant consisting " Preliminary Study And Proposal" was approved by the Project Committee under Commr.(Plg.) in it's meeting held on 15.6.2006.

2.0 Observations :

As per the the agreement Clause 3.5.2, the Stage-2 report is "Strategically Conceptual Policy Plan" consisting of the report, Conceptual Plan, Land Utilisation Plan/Implementation Stretegy Circulation Plan. The Technical Committee of DDA is the approving authority for processing the payment to be released for Stage-2.

The report and the maps supplied by SPA in respect of village Dhulsiras has been examined by Dwarka Planning Office. These were also discussed in the meeting held by Commr.(Plg.) on 15.6.2006 and the following observations were made :

a. General Observations :

- i) The consultant was advised to ^{contain} contained the proposal mainly within the village abadi area.
- ii) The consultant to suggest method for containing unauthorized expansion beyond the lal dora area of the village and policy over vacant areas.
- iii) Development Control Norms, prevailing and as suggested in Draft MPD 2021 may be examined.
- iv) Statement on policy provision for mixed land use be made in the text.
- v) Regarding water bodies, various court orders be duly considered which should be maintained.
- vi) Regarding the physical infrastructure and services for the village, the same be worked out and proposed in consultation with C.E.(Dwk)/Engineering Wing of DDA.

Contd..../-

- vii) In the proposed plan (community facility pockets/parking area has to be identified as such (instead of PSP Pockets).
- viii) The Plan should suggest development and management strategy.

b. This plan was also discussed in a meeting held with the Member of Parliament from outer Delhi Lok Sabha constituency, MLA, Palam Assembly Constituency, Village Pradhan & other prominent people of the village Pochan Pur at Dwarika Site Office on 26.6.2006, as a follow-up action to the decision of the technical committee meeting held on 16.11.2005 (Item No. 36 - - 2005). Observations made by the public representative have been incorporated in the Stage-2 report by the consultant.

c) The consultant has also submitted the following plan .

- a) Existing Land Use Plan
- b) Proposed Land Use Plan (Conceptual)
- c) Concept Plan
- d) Existing Circulation Plan and
- e) Proposed Circulation Plan (conceptual).
- f) The consultant has submitted SWOT analysis for the PochanPur village.
- g) Zone-wise land use analysis has been submitted by the consultant.
- h) Broad policies regarding the implementation strategy, partnership models, implementation strategy for land utilization, circulation pattern have been proposed.

The consultant has submitted the Stage-2 report/plans as per agreement.

3.0 Follow-up action :

After approval of the Stage-2, the consultant shall proceed to preparation and submission of Stage-3 report, i.e. "Planning Survey Analysis" as per the agreement.

4.0 Proposal :

The report of the Stage-2 and the plan are put up for consideration of the Technical Committee (laid on the table).

Agreed
22/7/06

[Signature]
22/7/06

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(15)06-MP/258

Date: 3-8-2006

The 4th meeting of Technical Committee of the DDA for the year 2006 under the chairmanship of VC, DDA will be held on 7.8.2006 at 10.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

You are requested to make it convenient to attend the meeting.

[Signature]
B. K. Jadhav
OSD (Plg)

- Vice Chairman, DDA
- Engineer Member, DDA
- Commissioner (Plg.) DDA
- Commissioner (LM) DDA
- Commissioner (LD) DDA
- Town Planner, MCD
- Chief Town Planner, TCPO
- Chief Architect, NDMC
- Chief Architect, HUPW DDA
- Chief Engineer / Planning, DMRC
- Chief Engineer (Elect) DDA
- Additional Commissioner (Plg.) II DDA
- Additional Commissioner (Plg.) III, DDA
- Additional Commissioner (MPPR) DDA
- Secretary, DUAC
- Land & Development Officer, (L&DO)
- Sr. Architect, (H&TP) CPWD
- Jt. Commr. of Police (Traffic) Delhi
- Director (Landscape) DDA

SPECIAL INVITEES

- Chief Engineer, DSIDC
- Dy. Commr. of Police (Traffic)
- Chief Engineer, Dwarka, DDA
- Director (LM) HQ DDA
- Accounts Officer (Project) DDA
- Advisor (Transport Sub committee) DDA
- Director (Plg.) Dwarka, DDA
- Director (Plg.) Rohini, DDA
- Director (School of Plg & Arch.)
- Prof. Nirja Tikku, School of Plg & Arch
- Executive Director, ITPO

For Item No.

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- 46/2006, 48/2006
- 47/2006
- 48/2006
- 48/2006
- 49/2006

4/8/06





DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(15)06-MP / 258

Date: 3-8-2006

The 4th meeting of Technical Committee of the DDA for the year 2006 under the chairmanship of VC, DDA will be held on 7.8.2006 at 10.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

You are requested to make it convenient to attend the meeting.

[Signature]
B. K. Jain
OSD (Plg)

- ① ~~Vice Chairman, DDA~~
~~Engineer Member, DDA~~
Commissioner (Plg.) DDA — V. Minar
- ② ~~Commissioner (LM) DDA~~
~~Commissioner (LD) DDA~~
~~Town Planner, MCD~~
Chief Town Planner, TCPO — V. Minar
- ③ ~~Chief Architect, NDMC~~
Chief Architect, HUPW DDA — V. Minar
- ④ ~~Chief Engineer / Planning, DMRC~~
~~Chief Engineer (Elect) DDA~~ — Vasant Kung
- ⑤ ~~Additional Commissioner (Plg.) II DDA~~ — V. Minar
- ⑥ ~~Additional Commissioner (Plg.) III, DDA~~ — V. Minar
- ⑦ ~~Additional Commissioner (MPPR) DDA~~ — V. Kung
- ⑧ ~~Secretary, DUAC Lodhi Road~~
~~Land & Development Officer, (L&DO)~~ — N. Bhawan
- ⑨ ~~Sr. Architect, (H&TP) CPWD~~ — N. Bhawan
- ⑩ ~~H. Commr. of Police (Traffic) Delhi~~ — N. Bhawan
- ⑪ ~~Director (Landscape) DDA~~ — V. Minar

- SPECIAL INVITEES
- | | For Item No. | |
|--|------------------|---------------------------|
| ① Chief Engineer, DSIDC | 46/2006 | |
| ② Dy. Commr. of Police (Traffic) | --do-- | |
| ③ Chief Engineer, Dwarka, DDA | --do-- | |
| ④ Director (LM) HQ DDA | --do-- | |
| ⑤ Accounts Officer (Project) DDA | do | Vikas Sadan |
| ⑥ Advisor (Transport Sub committee) DDA | do | CRRI Mathura Road |
| ⑦ Director (Plg.) Dwarka, DDA | 46/2006, 48/2006 | |
| ⑧ Director (Plg.) Rohini, DDA | 47/2006 | |
| ⑨ Director (School of Plg & Arch.) | 48/2006 | I.T.O I.P.E.T. opp. Minar |
| ⑩ Prof. Nirja Tikku, School of Plg & Arch | 48/2006 | do |
| ⑪ Executive Director, ITPO | 49/2006 | Pragati Maidan |

- ⑫ AE (Elect)
- ⑬ AE (Maintenance)
- ⑭ Chief Security Officer

Receipt of letter No. SN No. 1 to 6 and 12, 13, 14 may pl. see in Leon Book
[Signature]
4/8/06

Head of Dept

C.R.R.

Malkajgiri Road

Near Sanits Vihar

Suth Deo Vihar

- 2 -

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(15)06-MP/258

Date: 3-8-2006

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You are requested to make it convenient to attend the meeting.

B. K. Jain
B. K. Jain)
OSD (Plg)

- ① Vice Chairman, DDA *h/w*
- ② Engineer Member, DDA *25/8*
- Commissioner (Plg.) DDA
- Commissioner (LM) DDA
- Commissioner (LD) DDA
- Town Planner, MCD
- Chief Town Planner, TCPO
- Chief Architect, NDMC
- Chief Architect, HUPW DDA
- Chief Engineer / Planning, DMRC
- Chief Engineer (Elect) DDA
- Additional Commissioner (Plg.) II DDA
- Additional Commissioner (Plg.) III, DDA
- Additional Commissioner (MPPR) DDA
- Secretary, DUAC
- Land & Development Officer, (L&DO)
- Sr. Architect, (H&TP) CPWD
- Jt. Commr. of Police (Traffic) Delhi
- Director (Landscape) DDA

SPECIAL INVITEES

	For Item No.
Chief Engineer, DSIDC	46/2006
Dy. Commr. of Police (Traffic)	--do--
Chief Engineer, Dwarka, DDA	--do--
Director (LM) HQ DDA	--do--
③ Accounts Officer (Project) DDA	--do-- <i>4/8/06 C-II Mr. Khosla</i>
Advisor (Transport Sub committee) DDA	--do--
Director (Plg.) Dwarka, DDA	46/2006, 48/2006
Director (Plg.) Rohini, DDA	47/2006
Director (School of Plg & Arch.)	48/2006
Prof. Nirja Tikku, School of Plg & Arch	48/2006
Executive Director, ITPO	49/2006

- 1 -

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F.1(15)06-MP/258

Date: 3-8-2006

The 4th meeting of Technical Committee of the DDA for the year 2006 under the chairmanship of VC, DDA will be held on 7.8.2006 at 10.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

You are requested to make it convenient to attend the meeting.

B. K. Jain
B. K. Jain
OSD (Plg)

Vice Chairman, DDA
Engineer Member, DDA
Commissioner (Plg.) DDA
Commissioner (LM) DDA
Commissioner (LD) DDA
Town Planner, MCD
✓ Chief Town Planner, TCPO *Vikas Bhawan*
Chief Architect, NDMC
Chief Architect, HUPW DDA
Chief Engineer / Planning, DMRC
Chief Engineer (Elect) DDA
✓ Additional Commissioner (Plg.) II DDA
Additional Commissioner (Plg.) III, DDA
Additional Commissioner (MPPR) DDA
Secretary, DUAC
Land & Development Officer, (L&DO)
Sr. Architect, (H&TP) CPWD
Jt. Commr. of Police (Traffic) Delhi
Director (Landscape) DDA

S.P. Singh → 23379353
4/8/06
25

SPECIAL INVITEES	For Item No.
Chief Engineer, DSIDC	46/2006
Dy. Commr. of Police (Traffic)	--do--
Chief Engineer, Dwarka, DDA	--do--
Director (LM) HQ DDA	--do--
Accounts Officer (Project) DDA	--do--
✓ Advisor (Transport Sub committee) DDA	--do--
Director (Plg.) Dwarka, DDA	46/2006, 48/2006
Director (Plg.) Rohini, DDA	47/2006
Director (School of Plg & Arch.)	48/2006
Prof. Nirja Tikku, School of Plg & Arch	48/2006
Executive Director, ITPO	49/2006

CRRI Mathura Road
26312268
4/8/06
अनुराग श्री अरुणेश्वर
8/4

④

10/2

10/2

V

V

C.R.R.1

Mathura Road

~~Mathura Road~~

~~Mathura Road~~

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

A. 23.8.06

F.1(15)2006-MP / 278

SUB: Minutes of the Technical Committee meeting held on 7.8.2006 at
Vikas Minar, New Delhi.
List of the participants is annexed.

Item No. 46/2006

Sub: Stage II, of Report on Integrated Freight Complex, Dwarka
F1(10)IFC/DWK/Plg./Pt.IV

The Stage II proposal was introduced by Director (Plg.) Dwarka and presented by the Consultants, DSIDC. After detailed discussion the Technical Committee approved the Stage II proposal with the following directions:

- i) The consultant to submit the Project for EIA clearance. Action also be taken to submit the project to the DUAC, DJB, CGWC, and Traffic Police.
- ii) Meetings with the major stakeholders viz., Railways, DMRC, NHAI, AAI etc may be held by the consultant alongwith Sr. Officers of the DDA.
- iii) Meetings with Secy. (Commerece) and Secy. (Agriculture) may be organized where the project presentation may be given by the consultants.

Action: Director (Plg) Dwarka/ DSIDC.

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A

Item No. 47/2006

Sub: NOC for proposed Petrol Pump site on private land in Zone 'M' on Bawana - Auchandi Marg in sector 26 under notification issued by the Central Govt. for Petrol Pump in Urban area in NCTD
F7(16)2006-MP

The proposal was presented by Director (Plg.) Rohini. After detailed discussion the Technical committee desired that a report may be obtained from Land Management Wing regarding verification of the denotification of land, alongwith the reasons thereof.

Action: Director (Plg.) Rohini / Commr. (LM)

Item No. 48/2006

Sub: Stage II Report on preparation of Integrated Development Plan of Village Pochanpur, Dwarka.
F1(1)89-Plg./Dwk/Part IV

The proposal was introduced by Director (Plg.) Dwarka. Thereafter on behalf of the School of Planning & Architecture Prof. Neerja Tikku, presented the Redevelopment Plan of Village Pochanpur. After detailed discussion Technical Committee approved the report of the stage II for proceeding with the work of next stage.

Action : Director (Plg.) Dwarka / SPA.

Item No. 49/2006

Sub: Proposal of change of land use and Re development Plan of Pragati Maidan.
F3(1)96-MP

The subject was introduced by Jt. Dir. (M) which was followed by a power point presentation made by the Executive Director ITPO and their Consultants. During detailed discussion the following points were raised:

i) As per the ITPO letter dated 15.5.2006 land allotted by L&DO is 120 acres, whereas land allotted by Government of India in 1960 was 136 acres. Total area under ITPO occupation (as jointly verified with L&DO in July 2004) is 157.67 acres. Land area mentioned in optimum development plan of Pragati Maidan (vide letter dated 23.1.2006) is 153.7 acres. This needs to be reconciled. Also the status of the National Science Centre as a part of the total area of ITPO may be clarified.

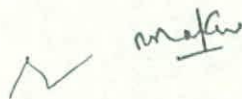
 

ii) As desired by the Technical Committee in its meeting held on 3.5.2006, the clearance of I&DO, MOUD for proposed change of land use may be submitted. It was also mentioned that the approval of EIA, by DPCC / MOEF, ASI/HCC and DUAC will also be required.

iii) As per MPD 2001, the land use of area under reference is Recreational (Distt. Park) In MPD 2001, there is no land use category as Trade Fair Complex. As per draft MPD 2021 the land use of the area continues to be Recreational (District Park) and there is a category as "Exhibition - cum- Fair Ground" for which the development controls norms are max. ground coverage 20%, max. FAR 20 and max. height subject to statutory clearance. The activities permitted are "Fair Ground, Residential Flat (for maintenance staff) Exhibition Centre (Temporary in nature) Restaurant, Soft Drink & snack stall, Police Post, Fire Post, bank extension counter facility, Post Office counter facility". However the main emphasis of the ITPO is to develop Business to Business Trade activities which would fall under Commercial use. It was also mentioned that decentralization of Exhibition ground and development of new International Convention Centre in Urban Extension areas (like Dwarka & Narela) has been proposed in Draft Delhi Master Plan 2021, which should be kept in view.

iv) ITPO has proposed built up area of 6.38.950 sq.mtr. (FAR 102.72%) which is about three times the existing built up area. Existing constructions have been put up, for which the approval of building plans from the concerned local body & DUAC, etc. has not been obtained. The site is situated close to Purana Quila, which is a protected monument and any construction requires the approval of Archeological Survey of India / Heritage Conservation Committee. The site is also adjoining the LBZ boundary and the development along the LBZ boundary on Mathura Road should be done keeping in view the character on the other side. This site being at the terminal of Central Vista is visually linked with the President House / Vijay Chowk, and any development in this visual axis should not effect the character of the Central Vista.

v) It was pointed out that in pursuance to the Supreme Court order, a Committee under AS (UD). MOUD was constituted to prepare a comprehensive plan for Traffic & Transportation and Pragati Maidan, which is surrounded by major arterial roads, railway line / railway station, MRTS corridor / station etc. The PWD, GNCTD is also working out a proposal of extending Bhagwan Dass Road / Mandi House towards Ring Road on the banks of Yamuna. It was also mentioned that the Commonwealth Games Village is also being planned along NH - 24, together with dedicated linkages by road and Metro to other sports venues.

 *mak*

vi) The IIPD proposal involves the demolition of 'Hall of Industries', which is adjacent to the 'Hall of Nations' Complex. This is an architectural land mark and may be considered carefully.

After detailed discussion the Technical Committee decided the following:

i) IIPD should address to the points raised by the members as mentioned above, with particular emphasis to Traffic / Transportation issues.

ii) IIPD should obtain clearance of I&DO / MOUD in respect of land ownership and for change of land use. If necessary a meeting could be organised in the MOUD before the proposal is further considered by the Technical Committee.

Action: OSD (Plg.) / ITPO

Item No. 50

Subj: Proposed utilization of land between Vikas Marg and proposed Geeta Colony bridge in the Eastern Bank of River Yamuna.
F3(28)2005-MP

The proposal was presented by Director (RYP) and Ex Engineer I&F Deptt. GNCTD. It was mentioned that the proposal does not envisage any construction, with zero FAR. After detailed discussion the Technical Committee recommended the proposal for approval, subject to clearance from Land owning agency, Yamuna Committee, (CWC). Further I&F Department may also see whether the proposal has any implications with reference to Justice Usha Mehra Committee as the proposal falls within 300 mtr distance from the River.

Action: Director (Plg.) RYP / Ex. Engineer, I&F Department.

Item No. 51

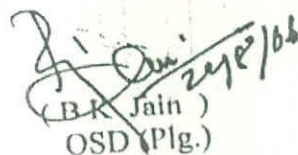
Subj: NOC for proposed Petrol Pump site on Pvt. Land in rural zone 'N' on Auchandi Marg (Pooth Khurd to Bawana) under Notification issued by the Central Govt. for Petrol Pump in Urban Extension in NCTD (urbanisable area as per draft MPD-2021).
F.7(5)2006/MP

The proposal was presented by Director (Plg.) Rohini. It was explained that the proposed petrol pump is located along an existing road. The ZDP for this area is yet to be taken up. EM, DDA pointed out that it may be examined whether the DDA in the preparation of Zonal Development Plan. Technical Committee desired that the query of EM may be first examined by concerned Planning Unit.

Action: Director (Plg.) Rohini.

Handwritten signature

The meeting ended with the vote of thanks to the Chair.

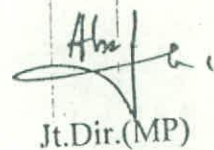

(B.K. Jain)
OSD (Plg.)

Copy to:

Vice Chairman, DDA
 Engineer Member, DDA
 Commissioner (Plg) DDA
 Commissioner (LM) DDA
 Town Planner, MCD
 Chief Town Planner, TCPO
 Chief Architect, NDMC
 Chief Architect, HUPW, DDA
 Chief Engineer / Planning DMRC
 Chief Engineer (elect) DDA
 Additional Commissioner (Plg.) II DDA
 Additional Commissioner (Plg.) III DDA
 Additional Commissioner (MPPR) DDA
 Secretary, DUAC
 Land & Development Officer. (L&DO)
 Sr. Architect, (H&TP) CPWD
 Dy. Commr. of Police (Traffic) Delhi
 Director (Landscape) DDA

Copy also forwarded to:

Executive Director, ITPO
 Prof. Nirja Tikku, SPA
 Director (Plg) Dwarka DDA
 Director (Plg) Rohini, DDA
 Director (PLg.) RYP, DDA


Jt. Dir. (MP)

List of participants of 4th meeting for the year 2006 held on 7.8.2006

DELHI DEVELOPMENT AUTHORITY

S/Sdri

Dinesh Rai, Vice Chairman.
 A K. Saha, EM
 A K Jain, Commissioner (Plg)
 Arvind Gupta, AC II
 S P Bansal, AC III
 Ashok Kumar, AC (MPPR)
 V D Dewan, Chief Architect, HHPW
 Smt. Savita Bhandari, Director (LS)

DELHI POLICE

A K Singh, DCP (Traffic)

DMRC

S K Gupta, Dy. CE (Plg.)

SPECIAL INVITES

R K Gupta, CE, DSIDC
 A K Singh, DCP (Traffic)
 M R M Rao, DDMHQ
 H R Khosla, Sr. AO (Project)
 R K Jain, Director (Plg.) Dwarka
 Anil Bani, Director (Plg) Rohini
 Prof. Nijje Tella, SPA
 Rajeev Yadav, Ex Director HPO

S. *majhi*

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

dt. 23.8.06

F.1(15)2006-MP/278

SUB: Minutes of the Technical Committee meeting held on 7.8.2006 at
Vikas Minar, New Delhi.
List of the participants is annexed.

Item No. 46/2006

Sub: Stage II, of Report on Integrated Freight Complex, Dwarka
F1(10)IFC/DWK/Plg./Pt.IV

The Stage II proposal was introduced by Director (Plg.) Dwarka and presented by the Consultants, DSIDC. After detailed discussion the Technical Committee approved the Stage II proposal with the following directions:

- i) The consultant to submit the Project for EIA clearance. Action also be taken to submit the project to the DUAC, DJB, CGWC, and Traffic Police.
- ii) Meetings with the major stakeholders viz., Railways, DMRC, NHAI, AAI etc may be held by the consultant alongwith Sr. Officers of the DDA.
- iii) Meetings with Secy. (Commerce) and Secy. (Agriculture) may be organized where the project presentation may be given by the consultants.

Action: Director (Plg) Dwarka/ DSIDC.

makins

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Item No. 47/2006

Sub: NCTC for proposed Petrol Pump site on private land in Zone 'M' on Bawana - Anchari Marg in sector 26 under notification issued by the Central Govt. for Petrol Pump in Urban area in NCTD
F7(16)2006-MP

The proposal was presented by Director (Plg.) Rohini. After detailed discussion the Technical committee desired that a report may be obtained from Land Management Wing regarding verification of the denotification of land, alongwith the reasons thereof.

Action: Director (Plg) Rohini / Commr. (LM)

Item No. 48/2006

Sub: Stage II Report on preparation of Integrated Development Plan of Village Pochanpur, Dwarka.
F1(1)89-Plg./Dwk/Part IV

The proposal was introduced by Director (Plg.) Dwarka, Thereafter on behalf of the School of Planning & Architecture Prof. Neerja Tikku, presented the Redevelopment Plan of Village Pochanpur. After detailed discussion Technical Committee approved the report of the stage II for proceeding with the work of next stage.

Action : Director (Plg.) Dwarka / SPA.

Item No. 49/2006

Sub: Proposal of change of land use and Re-development Plan of Pragati Maidan.
F3(41)96-MP

The subject was introduced by Jt. Dir. (M) which was followed by a power point presentation made by the Executive Director IIPO and their Consultants. During detailed discussion the following points were raised:

i) As per the IIPO letter dated 15.5.2006 land allotted by L&DO is 120 acres, whereas land allotted by Government of India in 1960 was 136 acres. Total area under IIPO occupation (as jointly verified with L&DO in July 2004) is 157.67 acres. Land area mentioned in optimum development plan of Pragati Maidan (vide letter dated 23.1.2006) is 153.7 acres. This needs to be reconciled. Also the status of the National Science Centre as a part of the total area of IIPO may be clarified.

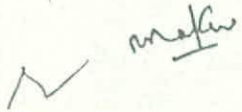
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iii) As per MPD 2001, the land use of area under reference is Recreational (Distt. Park) In MPD 2001, there is no land use category as Trade Fair Complex. As per draft MPD 2021 the land use of the area continues to be Recreational (District Park) and there is a category as "Exhibition - cum- Fair Ground" for which the development controls norms are max. ground coverage 20%, max. FAR 20 and max. height subject to statutory clearance. The activities permitted are "Fair Ground, Residential Flat (for maintenance staff) Exhibition Centre (Temporary in nature) Restaurant, Soft Drink & snack stall, Police Post, Fire Post, bank extension counter facility, Post Office counter facility". However the main emphasis of the ITPO is to develop Business to Business Trade activities which would fall under Commercial use. It was also mentioned that decentralization of Exhibition ground and development of new International Convention Centre in Urban Extension areas (like Dwarka & Narela) has been proposed in Draft Delhi Master Plan 2021, which should be kept in view.

iv) ITPO has proposed built up area of 6.38.950 sq.mtr. (FAR 102.72%) which is about three times the existing built up area. Existing constructions have been put up, for which the approval of building plans from the concerned local body & DUAC, etc. has not been obtained. The site is situated close to Purana Quila, which is a protected monument and any construction requires the approval of Archeological Survey of India / Heritage Conservation Committee. The site is also adjoining the LBZ boundary and the development along the LBZ boundary on Mathura Road should be done keeping in view the character on the other side. This site being at the terminal of Central Vista is visually linked with the President House / Vijay Chowk, and any development in this visual axis should not effect the character of the Central Vista.

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 mak

vi) The ITPO proposal involves the demolition of 'Hall of Industries', which is adjacent to the 'Hall of Nations' Complex. This is an architectural landmark and may be considered carefully.

After detailed discussion the Technical Committee decided the following:

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ii) ITPO should obtain clearance of L&DO / MOUD in respect of land ownership and for change of land use. If necessary a meeting could be organised in the MOUD before the proposal is further considered by the Technical Committee.

Action: OSD (Plg.) / ITPO

Item No. 50

Sub: Proposed utilization of land between Vikas Marg and proposed Geeta Colony bridge in the Eastern Bank of River Yamuna.
F3(28)2005-MP

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Action: Director (Plg.) RYP / Ex. Engineer, I&F Department.

Item No. 51

Sub: NOC for proposed Petrol Pump site on Pvt. Land on rural zone 'N' on Auchandi Marg, (Pooth Khurd to Bawana) under Notification issued by the Central Govt. for Petrol Pump in Urban Extension in NCTD (urbanisable area as per draft MPD-2021).
F.7(5)2006/MP

The proposal was presented by Director (Plg.) Rohini. It was explained that the proposed petrol pump is located along an existing road. The ZDP for this area is yet to be taken up. EM, DDA pointed out that it may be examined whether the existing road and proposed petrol pump would be the constraints in future for the DDA in the preparation of Zonal Development Plan. Technical Committee desired that the query of EM may be first examined by concerned Planning Unit.

Action: Director (Plg.) Rohini.

[Handwritten signature]

The meeting ended with the vote of thanks to the Chair.

B.K. Jain
 (B.K. Jain)
 OSD (Plg.)

Copy to:

Vice Chairman, DDA
 Engineer Member, DDA
 Commissioner (Plg) DDA
 Commissioner (LM) DDA
 Town Planner, MCD
 Chief Town Planner, TCPO
 Chief Architect, NDMC
 Chief Architect, HUPW, DDA
 Chief Engineer / Planning DMRC
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 Secretary, DUAC
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 Sr. Architect, (H&TP) CPWD
 Dy. Commr. of Police (Traffic) Delhi
 Director (Landscape) DDA

Copy also forwarded to:

Executive Director, ITPO
 Prof. Nirja Tikku, SPA
 Director (Plg) Dwarka DDA
 Director (Plg) Rohini, DDA
 Director (Plg.) RYP, DDA

Amal
 Jt. Dir. (MP)

List of participants of 4th meeting for the year 2006 held on 7.3.2006.

DELHI DEVELOPMENT AUTHORITY

S/Shri

Dinesh Rai, Vice Chairman,
A K Suria, IEM
A K Jain, Commissioner (Plg)
Arvind Gupta, AC II
S P Bansal, AC III
Ashok Kumar, AC (MPPR)
V D Dewan, Chief Architect, HUPW
Smt. Savita Bhandari, Director (I S)

DELHI POLICE

A K Singh, DCP (Traffic)

DMRC

S K Gupta, Dy. C E (Plg.)

SPECIAL INVITES

R K Gupta, C E, DSHDC
A K Singh, DCP (Traffic)
M R M Rao, DDMHC
H R Khoul, Sr. AO (Project)
R K Jain, Director (Plg.) Dwarka
Anil Boral, Director (Plg) Rohini
Prof. Nijja Tilku, SPA
Rajeev Yadav, Ex Director HPO

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

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23.8.06

F.1(15)2006-MP/278

SUB: Minutes of the Technical Committee meeting held on 7.8.2006 at
Vikas Minar, New Delhi.
List of the participants is annexed.

Item No. 46/2006

Sub: Stage II, of Report on Integrated Freight Complex, Dwarka
F1(10)IFC/DWK/Plg./Pt.IV

The Stage II proposal was introduced by Director (Plg.) Dwarka and presented by the Consultants, DSIDC. After detailed discussion the Technical Committee approved the Stage II proposal with the following directions:

- i) The consultant to submit the Project for EIA clearance. Action also be taken to submit the project to the DUAC, DJB, CGWC, and Traffic Police.
- ii) Meetings with the major stakeholders viz., Railways, DMRC, NHAI, AAI etc may be held by the consultant alongwith Sr. Officers of the DDA.
- iii) Meetings with Secy. (Commerce) and Secy. (Agriculture) may be organized where the project presentation may be given by the consultants.

Action: Director (Plg) Dwarka/ DSIDC.

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Item No. 47/2006

Sub: NOC for proposed Petrol Pump site on private land in Zone 'M' on Bawana - Auchandi Marg in sector 26 under notification issued by the Central Govt. for Petrol Pump in Urban area in NCTD
F7(16)2006-MP

The proposal was presented by Director (Plg.) Rohini. After detailed discussion the Technical committee desired that a report may be obtained from Land Management Wing regarding verification of the denotification of land, alongwith the reasons thereof.

Action: Director (Plg.) Rohini / Commr. (LM)

Item No. 48/2006

Sub: Stage II Report on preparation of Integrated Development Plan of Village Pochanpur, Dwarka.
F1(1)89-Plg./Dwk/Part IV

The proposal was introduced by Director (Plg.) Dwarka, Thereafter on behalf of the School of Planning & Architecture Prof. Neerja Tikku, presented the Redevelopment Plan of Village Pochanpur. After detailed discussion Technical Committee approved the report of the stage II for proceeding with the work of next stage

Action : Director (Plg.) Dwarka / SPA.

Item No. 49/2006

Sub: Proposal of change of land use and Re development Plan of Pragati Maidan.
F3(11)96-MP

The subject was introduced by Jt. Dir. (M) which was followed by a power point presentation made by the Executive Director IIPO and their Consultants. During detailed discussion the following points were raised:

i) As per the IIPO letter dated 15.5.2006 land allotted by L&DO is 120 acres, whereas land allotted by Government of India in 1960 was 136 acres. Total area under IIPO occupation (as jointly verified with L&DO in July 2004) is 157.67 acres. Land area mentioned in optimum development plan of Pragati Maidan (vide letter dated 23.1.2006) is 153.7 acres. This needs to be reconciled. Also the status of the National Science Centre as a part of the total area of IIPO may be clarified.

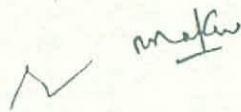
 

ii) As desired by the Technical Committee in its meeting held on 3.5.2006, the clearance of I&DO, MOUD for proposed change of land use may be submitted. It was also mentioned that the approval of EIA, by DPCC / MOEF, ASI/HCC and DUAC will also be required.

iii) As per MPD 2001, the land use of area under reference is Recreational (Distt. Park) In MPD 2001, there is no land use category as Trade Fair Complex. As per draft MPD 2021 the land use of the area continues to be Recreational (District Park) and there is a category as "Exhibition - cum- Fair Ground" for which the development controls norms are max. ground coverage 20%, max. FAR 20 and max. height subject to statutory clearance. The activities permitted are "Fair Ground, Residential Flat (for maintenance staff) Exhibition Centre (Temporary in nature) Restaurant, Soft Drink & snack stall, Police Post, Fire Post, bank extension counter facility, Post Office counter facility". However the main emphasis of the ITPO is to develop Business to Business Trade activities which would fall under Commercial use. It was also mentioned that decentralization of Exhibition ground and development of new International Convention Centre in Urban Extension areas (like Dwarka & Narela) has been proposed in Draft Delhi Master Plan 2021, which should be kept in view.

iv) ITPO has proposed built up area of 6.38.950 sq.mtr. (FAR 102.72%) which is about three times the existing built up area. Existing constructions have been put up, for which the approval of building plans from the concerned local body & DUAC, etc. has not been obtained. The site is situated close to Purana Quila, which is a protected monument and any construction requires the approval of Archeological Survey of India / Heritage Conservation Committee. The site is also adjoining the LBZ boundary and the development along the LBZ boundary on Mathura Road should be done keeping in view the character on the other side. This site being at the terminal of Central Vista is visually linked with the President House / Vijay Chowk, and any development in this visual axis should not effect the character of the Central Vista.

v) It was pointed out that in pursuance to the Supreme Court order, a Committee under AS (UD). MOUD was constituted to prepare a comprehensive plan for Traffic & Transportation and Pragati Maidan, which is surrounded by major arterial roads, railway line / railway station, MRTS corridor / station etc. The PWD. GNCTD is also working out a proposal of extending Bhagwan Dass Road / Mandi House towards Ring Road on the banks of Yamuna. It was also mentioned that the Commonwealth Games Village is also being planned along NH - 24, together with dedicated linkages by road and Metro to other sports venues.

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vi) The ITPO proposal involves the demolition of 'Hall of Industries', which is adjacent to the 'Hall of Nations' Complex. This is an architectural landmark and may be considered carefully.

After detailed discussion the Technical Committee decided the following:

i) ITPO should address to the points raised by the members as mentioned above, with particular emphasis to Traffic / Transportation issues.

ii) ITPO should obtain clearance of L&DO / MOUD in respect of land ownership and for change of land use. If necessary a meeting could be organised in the MOUD before the proposal is further considered by the Technical Committee.

Action: OSI (Plg.) / ITPO

Item No. 50

Sub: Proposed utilization of land between Vikas Marg and proposed Geeta Colony bridge in the Eastern Bank of River Yamuna.
F3(28)2005-MP

The proposal was presented by Director (RYP) and Ex Engineer I&F Deptt. GNDI. It was mentioned that the proposal does not envisage any construction with zero FAR. After detailed discussion the Technical Committee recommended the proposal for approval, subject to clearance from Land owning agency, Yamuna Committee, (CWC). Further I&F Department may also see whether the proposal has any implications with reference to Justice Usha Mehra Committee as the proposal falls within 300 mtr distance from the River.

Action: Director (Plg.) RYP / Ex. Engineer, I&F Department.

Item No. 51

Sub: NCC for proposed Petrol Pump site on Pvt. Land in rural zone 'N' on Auchandi Marg (Pooth Khurd to Bawana) under Notification issued by the Central Govt. for Petrol Pump in Urban Extension in NCTD (urbanisable area as per draft MPD-2021).

F.7(5)2006/MP

The proposal was presented by Director (Plg.) Rohini. It was explained that the proposed petrol pump is located along an existing road. The ZDP for this area is yet to be taken up. EM, DDA pointed out that it may be examined whether the existing road and proposed petrol pump would be the constraints in future for the DDA in the preparation of Zonal Development Plan. Technical Committee desired that the query of EM may be first examined by concerned Planning Unit.

Action: Director (Plg.) Rohini.



The meeting ended with the vote of thanks to the Chair.

B.K. Jain
 (B.K. Jain)
 OSD (Plg.)

Copy to:

Vice Chairman, DDA
 Engineer Member, DDA
 Commissioner (Plg) DDA
 Commissioner (LM) DDA
 Town Planner, MCD
 Chief Town Planner, TCPO
 Chief Architect, NDMC
 Chief Architect, HUPW, DDA
 Chief Engineer / Planning DMRC
 Chief Engineer (elect) DDA
 Additional Commissioner (Plg.) II DDA
 Additional Commissioner (Plg.) III DDA
 Additional Commissioner (MPPR) DDA
 Secretary, DUAC
 Land & Development Officer, (L&DO)
 Sr. Architect, (H&TP) CPWD
 Dy. Commr. of Police (Traffic) Delhi
 Director (Landscape) DDA

Copy also forwarded to:

Executive Director, ITPO
 Prof. Nirja Tikku, SPA
 Director (Plg) Dwarka DDA
 Director (Plg) Rohini, DDA
 Director (Plg.) RYP, DDA

Abhishek
 Jt. Dir. (MP)

List of participants of 4th meeting for the year 2006 held on 7.8.2006.

DELHI DEVELOPMENT AUTHORITY

S/Shri

Dincerh Rai, Vice Chairman,
 A K. Saini, I.M.
 A K Jain, Commissioner (Plg)
 Arvind Gupta, AC II
 S P Bansal, A C III
 Ashok Kumar, AC (MPPR)
 V D Dewan, Chief Architect, HUPW
 Smt. Savita Bhandari, Director (LS)

DELHI POLICE

A K Singh, DCP (Traffic)

DMRC

S K Gupta, Dy. C E (Plg.)

SPECIAL INVITES

R K Gupta, C E, DSHDC
 A K Singh, DCP (Traffic)
 M R M Rao, D.M.HQ
 H R Khosla, Sr AO (Project)
 R K Jain, Director (Plg.) Dwarka
 Anil Bural, Director (Plg) Rohini
 Prof. Nirja Tikku, SPA
 Rajeev Yadav, Ex Director HPO

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