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दिल्ली विकास प्राधिकरण

अनुभाग Master Plan.

मिसिल संख्या Fi (6) 86-MP.

टिप्पणी

पत्रव्यवहार

विषय

Draft Minutes of the meeting of Technical-
Committ. held on 19.3.86.

विद्यमान सवध

बाद से सवध

20/598
11/4/86

32768
27/3/86

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Sub: Draft Minutes of the Technical Committee Meeting held on 19.3.86 - For Approval

Draft minutes of the Technical Committee meeting held on 19.3.86 have been prepared and placed below for your kind perusal and approval please. Out of 16 items put up in this meeting only 7 could be discussed due to shortage of time. The rest of the items shall be taken up in the next meeting.

327 EP
27/3/86

may kindly be approved
27/3

Pradip Behari
(PRADIP BEHARI)
DY. DIRECTOR (MP)
21.3.86

Director (DC&B)

E.M.

Vice Chairman.

14440 DCWB
21/3/86
14405 DC&B
21/4/86

J
27/3

Pradip Behari
28/3/86

J
28/3

Suresh (DC & B)
by Mr. C.M.P.
28/3/86

28/3/86

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

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~~Dr.~~ Minutes of the meeting of Technical Committee held on 19.3.86 at 11.30 A.M. in the Conference Room of Delhi Development Authority, Vikas Minar, New Delhi.

The following were present:

Delhi Development Authority

1. Sh. J.K.Varshniya,
Engineer Member.
2. Sh. R.G.Gupta,
Director(CP)
3. Sh.J.C.Gambhir,
Director(PPW).
4. Sh.S.C.Gupta,
Director(DC&B).
5. Sh.G.Srivastava,
Director(L.M).
6. Sh. Rattan Singh,
Chief Architect(H).
7. Sh. V.N.Sharma,
Jeint Director(M.P).
8. Sh. Pardeep Bihari,
Dy.Director(ZP)-II.
9. Sh. D.K.Saluja,
Dy.Director(CP).
10. Sh.M.N.Khuller,
Architect.

New Delhi Municipal Committee.

11. Sh.V.K.Bansal,
Dy. Chief Architect.

Municipal Corporation of Delhi.

12. Sh.B.B.Nanda,
Chief Engineer.
13. Sh.D.C.Mittal,
E.E.(IX).
14. C.P.W.D.
14. Sh.I.D.Rustegi,
Sr. Architect.

P.W.D.

15. Sh.J.L.Mengia,
Asstt.Engr., P.W.D.XX,DA,M.S.O.Bldg.
New Delhi.

Town & Country Planning Orgn.

16. Sh. K.T.Gurumukhi,
Town & Country Planner.

(Convener)

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VIKAS MINAR, I.P. ESTATE,
NEW DELHI

Agenda for the meeting of the Technical
Committee to be held Wednesday, the
19th March, 1986 at 11.30 A.M. in the
Conference Room of Delhi Development
Authority, Vikas Minar, I.P. Estate,
New Delhi.

<u>S.No.</u>	<u>SUBJECT</u>	<u>Page No.</u>
1.	Gas Turbine Power Project by DESU F.6(1)/86-M.P.	1
✓ 2.	Proposal to change the land use of 10 acres of land belonging to Irrigation Deptt. Govt. of Uttar Pradesh at Okhla from recreational to public & semi public use (institutional) F.3(88)/83 -M.P.	2 to 3
✓ 3.	Regarding permission for functioning of computers in residential premises as a house hold industry. F. 1 (39)/76-M.P.	4
✓ 4.	Allocation/regularisation of land in un- authorised occupation of religious Shrines in various sectors of R.K. Puram. F.3(5)/82-M.P.	5 to 7
✓ 5.	Proposed construction of sweepers qrs. near Nigam Bodh Store and Nigam Workshop in zone C-1 F.20(36)/80 M.P. (Postponed)	
✓ 6.	Regularisation of Madina Masjid at Mayapuri Indl. Area. F.6(1)/79 SB (instl.) (Postponed)	10
✓ 7.	Extension of National Museum at Janpath. F.3(8)/79-M.P.	11 to 12
8.	Development of cremation ground at village Lado Sarai (F.3(100)/85-M.P.)	13
9.	Proposal for setting up a Medical Centre for the Medical Television Project. F.13(7)/84 -M.P.	14

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10. Permanent acquisition of land for constn. of Ramp from Sharda Marginal Bund to village Garhi Mandi. F.3(6)/86 M.P. 15 to 16
11. Development Plan of Degamber Jain Mandir F 3 (12)/64-M.P. (Pt) 17 to 18
12. Alignment plan of Road No. 4, connecting Ring Road and outer Ring Road near ROB-22 F.5(39)/84 M.P. 19 to 20
13. Broad alignment plan of Link Road connecting Chattarpur to Qutab Monuments F.5(1)/85 M.P. (Postponed) 21 to 22
14. Proposed Transit Camps near Tuglakabad regarding F R 11(2)/85 Dir (GP) 23 to 24
15. Filling Pump at Manavsthali School, Rajinder Nagar, New Delhi. F.7(12)/85 M.P. 25 to 26
16. Change of land use from 33 KV S/stn. to 66 kv /stn. at 13, Moti Lal Nehru Marg, new Delhi. (F 20(14)/85 M.P. 27

ITEM NO. 1

19-3-86

1.

Sub: Gas Turbine-Power-Project by D.E.S.U.
File No. F.6(1)/36-M.P.

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A reference has been received from General Manager (DESU) regarding the establishment of 6x30 MW gas turbine opposite I.P. Estate DTC Depot New Delhi as shown in the plan laid on the table. He has brought out that to meet the power requirement and to make regular supply of power in case of emergency, Govt. of India took a decision to have gas turbines installed in Delhi and consultancy work was assigned to JEA. GM(DESU) has informed that project has been cleared by Planning Commission and public investment Board. It was subsequently cleared by the cabinet.

2. The salient feature as mentioned by him is as follows :

- (i) There would not be any water pollution hazard as Turbines are to run on petroleum liquid fuel.
- (ii) Air pollution would be within the limits prescribed by Central Pollution Control Board.
- (iii) The noise level with all six numbers of machine running would be of the order of 73 db(a).
- (iv) There would only one small single storey building housing all control and switch gear equipment.
- (v) No addl. land is required for the project beyond what is already under the possession of DESU.

3. The proposal has been examined in the PPW and it has been observed that as per the Master Plan for Delhi Perspective-2001, the area has been earmarked for recreational use. It has been said that there would be no water pollution hazard and also the air pollution will be within the limits prescribed by Central Pollution Control Board. But as already there is a lot of air pollution because of 'C' Thermal Power Station located adjacent to it even the limited pollution by the Gas Turbines combined with the Thermal Power Station may not be desirable as shown in the plan laid on the table (P 4-5/CR)

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

DECISION

✓ Item No.1: Postponed

2

ITEM NO. 2

19.2K

Sub: Proposal to change the land use of 10 acres of land belonging to Irrigation Department, Govt. of Uttar Pradesh, at Okhla, from 'recreational' to 'public & semi-public use (Institutional)'.
(F.3(88)/73-M.P.)

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The Water and Land Management Institute, Irrigation Deptt. Govt. of U.P., formulated a scheme for the construction of a 'WALMI' Institute alongwith the ancillary facilities such as residential accommodation on a piece of land measuring about 39 acres at Okhla New Delhi. The land belongs to Irrigation Deptt., Govt. of U.P.

2. The proposal was examined and the Secretary to the Govt. of U.P., Deptt. of Irrigation, was informed that the proposal involves change of land use from 'recreational' to 'institutional' since the land use according to the Delhi Master Plan/Zonal Development Plan is 'district park, play grounds and open spaces'. It was also informed that a comprehensive plan for the surrounding area has been prepared by the Jamia Milia University, which has also been approved by the Delhi Urban Arts Commission in Principle. The proposal for the Institute Complex, as envisaged by 'WALMI' may invite objections from the DUAC.

3. Subsequently, Shri S.R. Sangal, OSD, WALMI Institute Govt. of U.P., discussed the proposal with V.C., DDA, and requested that they should be allowed to use about 10 acres of land out of 39 acres for institutional use for this institute. The plan indicating the land for the proposed institutional use is laid-down on the table.

4. The Secretary to the Govt. of U.P., Irrigation Deptt., also informed that 10 acres of land out of 39 acres is urgently required for this purpose. The Govt. of India has contracted with International Development Association, for a Development Credit Agreement for Upper Ganga Irrigation Modernisation Project of U.P. The WALMI is an integral part of this project. The Development Credit Agreement itself stipulates that the said institute will be established at Okhla, New Delhi. Also the Ministry of Finance, Department of Economic Affairs and the Ministry of Irrigation, Govt. of India, are signatories to that Credit Agreement and the Govt. of India, is thus, committed to the World Bank about establishing the Institute at Okhla. The Govt. of U.P. have no land other than this 39 acres and therefore, the Institute has to set up on this plot.

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5.-

5. The proposal was considered by the Technical Committee in its meeting held on 15.3.85 and it desired that in the first instance, the Irrigation Deptt. should obtain the clearance for the location of WALMI Institute in Delhi and only thereafter the matter be examined. Accordingly, the Govt. of India, Ministry of Urban Development, was requested and now the Ministry has informed vide their letter no. K-13011/1/83 DDII dated 9.12.85 that according to existing orders no such clearance is necessary for setting up of water & Land Management Institute by the Govt. at Okhla in Delhi.

6. The matter is again placed before the Technical Committee for favour of consideration.

DECISION

~~Director (DG&B)~~

The Technical Committee recommended that the land use of 10 acres of land out of 39 acres, owned and possessed by U.P. Government may be agreed upon from recreational ^{use} area to institutional use, however, subject to that:

- a) the development charges and any other charges required for providing the services will have to be met by the UP Government and;
- b) that the remaining 29 acres of land earmarked for recreational use will be handed over to the Authority for development as a green/recreational area.

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Signature

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ITEM NO.3

18286

SUB:- Regarding permission for functioning of Computers in residential premises as a house-hold Industry.
F1(39)/76-MP

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A reference is received from the secretary and Director of Industries Delhi Admn. where in he has brought out that with a view to achieve optimum utilisation of the available infrastructural facilities like land, electric, power etc in the UT of Delhi, it had been felt that only sophisticated type of industries and industries involving high Technology should be encouraged and keeping this in view, the industries department had reviewed and liberalised its policy for grant of registration of small scale units. Further, Administration had also advised licencing deptt. MCD to adopt a liberal policy in the matter of licening such sophisticated industries including computers. He has also pointed out that computer installation and its consultancy and training is an item which also require encouragement & since this matter was also put up before Lt.Governor Delhi. Who, had desired that the proposal be sent to DDA for consideration. He has, therefore, requested to consider the computer installation and its consultancy and training item as an house-hold industry on the analogy of other approved house-hold industries which are permitted by the DDA as house-hold industries in the light of Authority's resolution No.97 dated 31.7.81.

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

DECISION

The Technical Committee was of the opinion that the proposal is not covered under the house hold industry category and is in the nature of a professional category as consultancy/training/education and to that extent this could be added to the list of the activities covered under the professional category and may be regulated based on the norms applicable to such consultancy/professional categories.

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B

Item No. ~~26~~ ¹⁴

19.3.86

Sub: Allotment/regularisation of land in un-
authorised occupation of religious shrines
in various Sectors of R.K. Puram.
(F.3(5)/82-M.P.)

The Ministry of Works and Housing and L&DO
have written for the adjustment of religious ins-
titutional sites in R.K.Puram area. It was inti-
mated Settlement Commissioner, L&DO vide letter no.
LV.3(234)/70/74 dated 12.1.82 that certain religious
institutions had encroached upon the government land
in sector 6, R.K. Puram and these may be regularised
on merits after taking clearances from the Chief Ar-
chitects, CPWD. Latter on, layout plans prepared by
C.P.W.D. be forwarded to D.D.A. for its consideration.

The details of these sites are as under :

Sub: Allotment/regularisation of land in un-
authorised occupation of religious shrines
in various Sectors of R.K. Puram.
Site No. 1 : F.3(5)/82-M.P.

In the layout plan of sector 6, R.K. Puram, 5 plots
have been suggested for various religious institutions
by the side of existing nallah besides adjusting the exist-
ing religious shrines as regular sites. The
land between nallah and service road at the rear of exist-
ing quarters had been encroached upon by several religious
institutions (10 nos.) In the detailed layout plan of
sector 6, this land was shown as open space along nallah and
it was adjusted as such in the draft zonal plan. It is
observed that this open space behind the existing quarters
has been proposed as open space and it does not make part
of any integrated open space of the area and therefore,

Site No. 1 : F.3(5)/82-M.P.

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1
The first part of the report is devoted to a description of the work done during the year.

The second part is devoted to a description of the work done during the year.

The third part is devoted to a description of the work done during the year.

The fourth part is devoted to a description of the work done during the year.

The fifth part is devoted to a description of the work done during the year.

The sixth part is devoted to a description of the work done during the year.

The seventh part is devoted to a description of the work done during the year.

The eighth part is devoted to a description of the work done during the year.

The ninth part is devoted to a description of the work done during the year.

The tenth part is devoted to a description of the work done during the year.

The eleventh part is devoted to a description of the work done during the year.

The twelfth part is devoted to a description of the work done during the year.

The thirteenth part is devoted to a description of the work done during the year.

The fourteenth part is devoted to a description of the work done during the year.

The fifteenth part is devoted to a description of the work done during the year.

The sixteenth part is devoted to a description of the work done during the year.

The seventeenth part is devoted to a description of the work done during the year.

The eighteenth part is devoted to a description of the work done during the year.

The nineteenth part is devoted to a description of the work done during the year.

The twentieth part is devoted to a description of the work done during the year.

The twenty-first part is devoted to a description of the work done during the year.

The twenty-second part is devoted to a description of the work done during the year.

The twenty-third part is devoted to a description of the work done during the year.

The twenty-fourth part is devoted to a description of the work done during the year.

The twenty-fifth part is devoted to a description of the work done during the year.

The twenty-sixth part is devoted to a description of the work done during the year.

The twenty-seventh part is devoted to a description of the work done during the year.

The twenty-eighth part is devoted to a description of the work done during the year.

The twenty-ninth part is devoted to a description of the work done during the year.

The thirtieth part is devoted to a description of the work done during the year.

D.

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there seems to be 'no objection' for the utilisation of this piece of land for religious institutions by providing access roads as proposed in the layout plan prepared by the Chief Architect (CPWD drawing no. TP 2904/1). However, restriction of height of these religious buildings may have to be imposed as these are in the close proximity of existing residential complex.

This will, however, wider change of land use of about 0.46 hect. from 'recreational' use to 'religious institutions'.

2. Site No. 11:-

The Desk Officer, Ministry of Works & Housing vide letter no. K-13011/13/84-DDOOA dated 25.6.84 had informed that 'Sh Guru Ravi Dass Dharam Sthan' has unauthorisedly occupied land measuring about 744.09 sq.mts. in sector III, K.K. Puram. L&DO is considering for regularisation of this area. This may require change of land use from recreational to institutional. The use of this land, as per the detailed scheme of the K.K. Puram as well as the draft zonal plan is 'green' along the nallah. Considering the location of the site, about 400 sq.mt. piece of land, between the nallah and the existing road towards

contd...p41/....

east side of the plot occupied by Guru Ravi Dass Temple may be considered for utilisation for religious institutions. However it concerns envelope change of land use from recreational to institutional.

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

DECISION

The Technical Committee examined proposals pertaining to site 1 and site 2 and recommended that in case of Section VI, the land use of only four plots be changed from 'recreational' to 'religious' so that the religious institutions which are unauthorisedly functioning in this area could be allotted these plots and the remaining area be developed into proper recreational/green area. In the second item, the Technical Committee recommended that only 400 sq.mts. of land may be allowed to be changed from 'recreational' to 'religious institutions' and the remaining be developed as a recreational/green.



By
[Signature]

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10.8

Item No. 19.5
19.5.86

Subject:- Proposed construction of sweepers quarters near Nigam Bodh Store and Nigam Workshop in zone C-1. (F.20(36)/80-M.P.)

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The Additional Town Planner, M.C.D. vide his letter No. TP/G.3949 dated 4.11.80 had forwarded a scheme for construction of sweepers quarters near Nigam Bodh Store and Nigam Workshop in zone C-1. The scheme was approved by the Standing Committee of the M.C.D. vide their Resolution No. 424 dated 4.10.79 was examined and it was observed that the total area of the scheme is 5.70 acres and is earmarked for 'Public and semi-public facilities' (P&T). The composite zonal development plan for zone C-1, 2, 3, 11 and 12 stands approved by the Government and the proposal will require change in land use from 'public and semi-public facilities' (P&T) to 'residential' use. The matter was also considered by the Technical Com. in its meeting held on 30.4.81 and the Technical Committee observed that:-

"the proposal of MCD falls in the area earmarked for the use of P&T Deptt. and so the P&T Deptt. may be consulted in the first instance and the ownership of the land may also be ascertained."

2. The P&T Deptt. was consulted in the matter and their views were sought on the above decision of the Technical Committee. The Dy.General Manager, P&T Deptt. vide his letter dated 14.4.83 has intimated that a total of 13.7 acres of land has been earmarked as P&T use out of which 5 acres is already under occupation of P&T Deptt. and the balance area may be restored to them. The details showing the area requirement has also been supplied by him as follows:-

Name of item	Open area in sq.ft.	Covered area in sq.ft.
1. Telephone Exchange (20,000 lines)	nil	87,120
2. Circle Store Depot	57,000	1,17,500
3. A/MS office	Nil	60,000
4. Automobile Workshop	50,000	36,500
	<u>1,07,000</u>	<u>3,01,620</u>

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3. The Dy. Commr. (E), M.C.D. vide his letter dated 2.1.84 has again pursued the matter stating that since a suitable piece of land is not available in the area for the construction of residential accommodation to the maintenance staff as such the matter may be re-considered for change in land use of the area to residential.

4. The proposal has been examined by P.P.W. in the light of draft Development Plan for Delhi-2001 and following suggestions are made:-

- i) 2.38 acres out of the total land may be reserved for construction of a new Telephone Exchange for 40,000 lines.
- ii) 0.65 acres may be reserved for the expansion of the G.P.O.
- iii) remaining 2.68 acres could be used by the M.C.D. for construction of their housing. A plan showing the above proposal is laid on the table.
- iv) P.P.W. has also stated that the area in question is part of "special area plan" (as part proposed Extensive Modifications - 2001) for which no land uses have been indicated on the plan for walled city.

5. The matter is now placed before the Technical Committee for consideration.

DECISION

The item was postponed as the Town Planner, MCD and the representative of P&T were not present. The Tech. Com., however, desired that meanwhile the ownership of this land may also be confirmed.

Signature

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Signature

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Shimla B.:-
19.2.86

Regularisation of Madina Masjid at Mayapuri
Industrial Area (File No. F.6(1)/79-LSB(Instl.))
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A request was received from the President of Madina Masjid, Mayapuri, Rawari Line Block D-1, New Delhi to regularise the existing mosque.

2. The matter was examined in the Institutional Branch of DDA and allotment letter was issued by the Institutional Branch (F.2(4)/79-LSB(Instl.) wherein asking the Society to deposit a sum of Rs.27,893.00 and accordingly, this Society had deposited the same vide challan no. 48149 dated 8.6.81. It is reported that the Madina Masjid was constructed in the Industrial Area of Mayapuri in the year 1977.

3. It is stated that the religious use in a park of an industrial area is neither permitted nor permissible under special appeal as per the Master Plan of 1962/Zonal Plan. The same is also not permissible under Draft PDP-2001. It may now be considered as a case of change in land use from 'Industrial Use' to Institutional(Religious).

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

DECISION

The Technical Committee recommended that the land use be changed from industrial to institutional (religious) as the D.D.A. has already ^{allowed} allowed this land for this purpose.

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ITEM NO. 7
DATED 19-3-86

SUB.- Construction of National Museum Phase-III,
at Janpath, New Delhi.
(File No. F3(8)/79-MP).
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The proposal for construction of the National Museum Phase-III and the proposal to increase the ground coverage from 25% to 30.42% was earlier discussed in the Technical Committee meeting on 18.8.84. The Technical Committee decided that as the National Museum is located on Janpath, it should be examined by the Central Vista Committee and the DUAC in the first instance, keeping in view that the scheme was formulated prior to Delhi Master Plan and is implemented in different phases.

2. Accordingly, the Sr. Architect, CPWD, alongwith a letter dated 28.11.85 has forwarded the copy of the minutes of the Special Advisory Group on Central Vista Complex held at Janpath, New Delhi, on 22nd and 28th of Dec., 1984. For National Museum, the Committee has desired that the third phase should be provided to complete the octagon form. The Committee also desired that the final approval from the DUAC be also be obtained. Regarding DUAC comments, the Sr. Architect has drawn attention to the letter dated 11.10.83 where in the DUAC had desired that the overall form of the building as originally conceived by Lutyen's and Baker should be followed.

3. The Sr. Architect, CPWD has submitted a report on the project wherein he has mentioned that "The building for the National Museum was designed in 1951 and the construction was started before the enforcement of the Delhi Master Plan. In the present form, the National Museum Building looks

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Appendix 'A' to Item No.

A-1

NATIONAL MUSEUM

NETT PLOT AREA (AFTER DEDUCTION OF AREA DUE TO ROAD WIDENING) 3,63,486.13 sqmt.
 or 33,769.00 sqms.

Phase	Basement (in Sqft)	Ground floor	Mezzanine	First floor	Second floor	TOTAL AREA	
						Inc. Basement	Excluding Basement.
I	41,671.00	48,721.00 (13.4038%)		46,829.00	48,329.00	1,85,550 (51.04%)	1,43,879 (39.583%)
II	22,637.925	33,671.825 (9.2635%)		32,637.925	32,572.625	1,31,520.30 (36.183%)	98,881.875 (27.204%)
Total achieved		22.667%				87.223%	66.787%
.....							
III	17,722.00	35,248.48		30,979.28	28,308.28	1,24,587.02	1,06,865.02
Pump Room		1,050.00				1,050.00	1,050.00
Covering of central court with Fibre Glass		6,084.57				6,084.57	6,084.57
Phase III Proposed.		42,383.55 (11.6602%)				1,31,721.59 (36.23%)	1,13,999.59 (31.36%)
Overall Total		34.327%				123.45%	103.017%

Note : Covered parking area has been included in Basement of Phase III.

12.

incomplete. The Museum is visited by all dignitaries attending the conferences in Vigyan Bhawan. Therefore, it is essential that the National Museum should have a building, which looks complete in itself and the structure located indiscriminately are removed. Further, the Central Court Yard of the National Museum is also proposed to be covered by lightweight fibre glass roofing so that the space can be utilised for display of large museum objects within the building."

4. The Sr.Architect, CPWD in his letter dated 28.11.85 has, therefore, pointed out that by retaining the form as originally conceived, a proposal has been framed suiting to the technical requirement of the air-conditioning plant room and the electrical sub-station for exhibition galleries, and the fiber glass covered area of central court yard. The ground coverage works out to 35% against 25% permissible. The details of the ground coverage and the floor area achieved in the phase-I and Phase-II construction and now proposed in the Phase-III construction have been given by the Sr.Architect in the chart which is appended at Annexure-(A). The Sr.Architect, CPWD has, therefore, requested for the relaxation in the ground coverage to 35% in this particular case, so that the project could be submitted to DUAC and the NDMC for their approval.

5. The proposal is resubmitted to Technical committee for its consideration.

DECISION

The Technical Committee recommended that the proposal of the expansion of National Museum for phase III Scheme at Janpath ~~lane~~ may be agreed as this Scheme is located ⁱⁿ the central vista area and partly already implemented and there is no possibility for changing the design within the overall frame-work of the development.

[Signature]

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ITEM NO: 8
DATED 19.3.86

SUB: Development of Cremation Ground at
Village Lado Sarai.
File No.F3(100)/85-MP.

Arch./Planning of the Slum Wing has informed that Addl.Commr.Co-ordn.(DDA) and Sh.Prem Singh, Executive Councillor(Dev.) inspected the area around Village Lado Sarai in Feb., 1985 for development of a regular cremation ground site in the area. During the inspection they agreed that the make shift open cremation ground which is existing in the south of Village Lado Sarai near the Old monument be converted into a regular 'cremation ground'. Accordingly, the Arch./Planning Office Slum Wing prepared the Detailed Proposal for the development of this cremation ground on the said existing site, which have been agreed to by the City Planning Wing. The site is marked on the copy of the Survey Plan of the area, which is laid on the table. According to the Master Plan/Zonal Plan and also as per the P.D.P.--2001, the site falls in the area proposed for "District Park/Play Ground/Open Spaces." The proposal has been examined in this office and the conversion of the existing temporary cremation ground **into** a regular site is agreed upon.

2. The proposal is put-up for consideration of Technical Committee.

DECISION

Postponed.

B

ITEM NO: 9
DATED 19-3-86

14

SUB: Proposal for setting-up a Medical Centre
for the Medical Television Project.

(File No.F13(7)/84-MP).

A proposal has been received from Dr.(Mrs.)Ragini Jain of Jain Medical Centre, NDSE Part-II, for setting-up a Medical Centre for the Medical Television Project, within the premises known as 'Scindia Potteries Complex' on Ring Road, Sarojini Nagar, New Delhi. The objective of the Project is to make the television and video technology for dissemination of information for the promotion of health, prevention of diseases and popularization of family planning practices despite providing of quality medical care services to various hospitals and institutions. Dr.(Mrs.)Jain has informed that $\frac{1}{4}$ acre of land has been allotted to them by the Haryana Government in Udyog Vihar, Gurgaon, located at Delhi Haryana Border about 7 kms. from Palam. It will take about 2 years to complete the building and to shift to that premises. And therefore, requested that 'temporary permission' for a period of 2 years be granted to use the part premises (existing buildings area) in the above premises. It has also been consented that the requisite charges, if any, levied by DDA will be paid.

2. The site proposed for this project is about 1.79 acres having built-up area of about 4550 sq.ft. and is located in zone D-21 of Delhi Master Plan. The land use of the premises in question, in Master Plan/Zonal Development Plan, after widening of Ring Road to 210 ft., is shown for 'Public & Semi-Public Facilities' for education and research institutions. The Zonal Plan of this area is yet to be approved and notified by the Central Government. The land in question stands notified under section (6) of the Land Acquisition Act and is a sub-judice matter, pending in the Hon'ble Supreme Court in respect of Scindia Potteries Complex, mainly on the issue of Section 53 of Delhi Development Act, 1957.

3. The proposal is placed before the Technical Committee for its consideration.

DECISION

Postponed.

ITEM NO. 10
DATED 19.3.86

Sub: Regarding permanent acquisition of land for construction of ramp from Shahdara Marginal Band to Village Old Garhi Mandu

File No. F.3(6)/86-M.P.

A reference has been received from the Executive Engineer IV, Flood Control & Drainage Division, Delhi Admn., Shahdara, about the permanent acquisition of land for construction of ramp from Shahdara Marginal Bund to Village old garhi Mandu. It has been brought out that construction of ramp is proposed to provide an approach to the village of old garhi Mandu on river side to Bhajanpura, garhi Mandu Village on City side etc. as shown in the plan. (laid on the table).

2. The proposal has been examined in the Perspective Planning Wing of the Authority and their observations are as follows :

i) This village has access from Wazirabad Road and any permanent construction of a Ramp may provide incentives for premature development of the area within village garhi Mandu.

ii) Number of families from old garhi in Mandu village have, in fact, been shifted to Bhajan Pura Colony and ^a few families are now staying in old garhi Mandu Village;

iii) Only 3 meter width ramp can very well cater the need of villages for connection to their fields near the village while coming from Bhajanpura.

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- iv) It would have to be adjusted in the River channelisation scheme and;
- v) The utility of the ramp in relation to its cost would have to be seen by the Implementing Agency.
3. The matter is placed before the Technical Committee for consideration.

& DECISION

Postponed.

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ITEM NO 11
DATED 19.3.88

Subject: Development Plan of land (Rehabilitation) belonging to Aggarwal Jain Temple Society - Zone D-5".

F1A No. F3(12)/64-MP(Pt.)

The Ministry of Urban Development are considering a proposal for rehabilitation of the 75-DUs. within the Jain Temple Complex which have come up unauthorisedly and creating unhygienic conditions. The Ministry considered to convert an area of plot measuring 1300-sq.yds. out of the Temple Complex for this purpose. By a letter on 21st September, 1966 the Land & Development Office had asked for the advise of the Authority on this issue. The case was examined and a development plan for identification of area of rehabilitation was prepared by the then Architect Town Planner in 1967 which was recommended by the Technical Committee for approval on 25.8.67 (plan laid on table). The Screening Board subsequently examined this proposal for further processing. After deliberations through various meetings, it resolved by resolution no.616 in their continued meetings of 30.7.68, 3.8.68 and 6.8.68 that the President, NDMC should examine the feasibility of rehabilitation of the families who are occupying the land around Aggarwal Jain Temple. The NDMC submitted their scheme on 9.3.71 which was examined by the then Architect Town Planner DDA who observed that the residential component as provided should be restricted to the extent required for rehabilitation of families.

2. In September, 1971 the Ministry of Works & Housing created an Advisory Committee as 'New Delhi Redevelopment Advisory Committee'. This Committee was to prepare the redevelopment proposals for various zones of New Delhi area, including the Zone D-5 wherein the Jain Temple falls. Therefore, proposals pertaining to the New Delhi areas were held up till finalisation of the redevelopment schemes by the NDRAC.

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3. The Land & Development Office has now again referred the case as the redevelopment proposals were finalized by the New Delhi Redevelopment Advisory Committee. A tentative scheme has been prepared as per details given below:

(a) The residential development has been prepared in the area already earmarked for this purpose in the development plan prepared in 1967. In addition to this some more area has been taken on the other side of the access way of Khandelwal Jain Temple.

(b) The development has been proposed in the area along 11.5-mts.(38') R/W road. It envisages a height of three storey completely towards the 11.5-mts.(38') R/W road facing the private residential plotted development. The plinth area of each D.U. has been proposed to be about 25-sq.mts. with the average area including circulation and staircase etc. of about 32.5-sq.mts. This gives a total ground coverage of about 560-sq.mts. with 22-DUs. on ground floor, and the total floor area of about 2439.5-sq.mts. The area of land requirement has been worked out to about 1539-sq.mts. (1830-sq.yds.) instead of 1087.4-mts. (1300-sq.yds.) proposed earlier. The land area has been increased as the height of development has been restricted to be in harmony within the surrounding development. The existing access to the Khandelwal Jain Temple through the proposed development has been retained.

4. In the approved plan of this area prepared by NDRAC, existing road has been retained except for a portion towards Shaheed Bhagat Singh Marg. In the proposal now formulated, it has been followed. The construction of the proposed flats may be phased out in a manner so that the rehabilitation of the families could be possible.

5. The matter is placed before the Technical Committee for its consideration on the following two issues:-

1. Manner of development as proposed.
2. The change of land use for an area of 1530-sq.mts. from 'Institutional' (religious) to 'Residential' for rehabilitation.

DECISION ✓

Postponed.

32

19.2.86

Subject:- Alignment plan of Road No. 4 connecting Ring Road and Outer Ring Road near ROB 22. (file No. F.5(39)/84-MP).

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Road No. 4 starts from its junction with Ring Road near Lajpat Nagar (by the side of Cambridge School) upto its junction with Outer Ring Road near the starting point of the ROB-22 (under construction). This is an important link between Ring Road and Outer Ring Road. This road is abutting the existing residential area of East of Kailash, Okhla DTC Depot, New Fruit & Vegetable Market Indl. Complex. The R/W of this road as per Master Plan proposal is 30 mt. At present, two lanes of about 7.40 mt. width are existing on either side of the Central verge (1.20 mt. wide).

2. As the traffic on the above said road is increasing very rapidly and would further increase after the junctioning of the new Fruit & Vegetable Market and its connection with ROB 22, it is therefore, necessary to increase the R/W of this road to the extent available at site. The eastern side of the road is partially abutting the green belt, three gravity ducts of Delhi Water Supply and sewerage Disposal undertaking, semi pucca type with fish/vegetable market etc. As such there is a scope to widen this road on the eastern side.

3. The alignment plan of this road has been prepared based on the survey supplied by PWD(DA). The total length of the road is nearly 2.20 Km. Following are the salient features of the alignment plan.

a) Three lanes of 11 mt. width are proposed on either side of the central verge of 1 mt. width. A 1.5 mt. wide inner footpath with 6.5 mt. service wide service road on the western side, 9 mt. wide service road on the eastern side and 1.5 mt. wide outer foot paths are proposed in the R/W of the road.

b) Wider cross section of service road has been taken on the eastern side in order to allot the trucks going to the Fruit & Vegetable Market to travel on this road, keeping the main carriage ways free for other traffic.

c) There is an existing tubewell, pump house, Hanuman Temple which has been retained in the form of an island and the service road has been taken in a smooth curve as indicated in the plan. In doing so a portion of the service road may have to be laid over the gravity ducts of DWSSDU for which the RCC slab should be laid with 'A' Class loading.

(d) In front of the Fruit & Vegetable Market, the cross section adopted is 3 lanes carriageway of 11 mt. width, 1.5 mt. wide inner footpath, 11.0 mt./9.0 mt. wide service road and 3 mt. wide footpath on either side of the central verge of 1 mt. width. This gives scope of parking space on the service road, so that the main carriageways are not affected.

(e) One entry and one exit is proposed for the Fruit & Vegetable Market along the road. The entry/exit of DTC buses from Okhla Depot will be common with the exit of the Subzi Mandi but a central verge will be provided between the entry/exit routes.

(f) Four gaps in verge have been provided in the road. One at the junction of 24 mt. R/w road leading to Sapna Cinema, second in front of the road leading to Garhi Village/Chander Vidya Mandir and the rest two are in front of the Fruit & Vegetable Market.

(g) It is proposed that the final phase cross section may now be directly implemented since the central verge, services etc. will be shifted and due to the increased load of Fruit & Vegetable Market.

(h) After the functioning of the ROB 22 which is under construction, the load on this road will be further multiplied.

(i) One Petrol Pump cum service station site of 45 mt. x 36 mt. is also proposed opposite to Fruit & Vegetable Market as there is no petrol pump located in this area.

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(j) The details of the affected structures/services are given on the print. Mainly, three temples a semi-pucca type vegetable/fish market, tea shops and about 120 trees will be affected apart from the shifting of the services.

(k) The r/w proposed is vary between 44 mt. to 52 mt.

5. The case is placed before the Technical Committee for its consideration.

DECISION

Postponed.

32

ITEM NO. 813

SUB:- Broad alignment plan of Link Road connecting Chhattarpur to Qutab monumnets (bye passing the Temple Complex).
(File No. F.5(1)/85-MP).

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In the first and in the draft modified Master Plan of Delhi, the R/W of Mehrauli Road from its junction with Lado Sarai upto Delhi Harayan Border has been taken as 60 mtr. The r/w of the connecting roads i.e. Mehrauli-Badarpur Road, Mehrauli-Mahipalpur Road and Chhattarpur Road are 75 mtr. and 24 mtr. respectively.

2. Commissioner, MCD in November, 1984, requested and emphasized the need to the Link Road connecting Mehrauli Gurgaon Road to Village Chhattarpur to bye-pass the temple complex, so that the trucks coming and going to Bhati Town do not disturb Chhattarpur Village as well as the Temple Complex and Andheria More i.e. a junction of Mehrauli-Mahipalpur Road, Chhattarpur Road, road to village Mehrauli and the main Mehrauli- Gurgaon Road.
3. Based on the request of MCD, alternative alignments were studied at site with Chief Engineer-I, MCD, and other officers. It was observed that the terrain is undulating and it would need a detailed study for proposing an economical alignment. A draft proposal was prepared and sent to MCD which agreed with the proposal except for the r/w of the road in front of Temple Complex which was taken as 18 mt. and suggested by MCD as 30 mt.

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4. The case was discussed in a committee consisting of official from MCD, DDA etc., in which it was suggested to improve the junction of the proposed Link Road with Mehrauli Gurgaon Road and to keep a r/w of 24 mtr. road in front of Temple Complex. The proposal was modified accordingly.

PROPOSAL:

5. Right-of-way of the proposed Link Road connecting Mehrauli Road and Chattarpur has been taken as 30 mtrs. The r/w of the road in front of Temple Complex connecting Chattarpur and Delhi-Gurgaon Road has been taken as 24 mtr. The r/w of Mehrauli Road has been taken as 60 mtr. While preparing the alignment, it has been tried to use the maximum available infrastructure. The existing carriageways of Mehrauli Road have been utilised to the maximum extent, except in a small portion near Adheria More and a little before it, in order to avoid kinks on this major road. The proposed Link Road will connect Mehrauli Road in a right angle junction with proper traffic. This junction will be a two phase signalised junction. The 24 mtrs. r/w road in front of temple complex has been joined with a proposed Link Road in right angle instead of 'Y' junction, in order to discourage the movement of heavy traffic on this road. Movement to trucks coming from Bhatti Mines side will take the proposed Link Road to go to Mehrauli-Mahipalpur Road and Mehrauli-Gurgaon Road.

6. The above said proposal as in para 5 is put up before the Technical Committee for its consideration.

DECISION

The Technical Committee recommended that the alignment plan connecting Chattarpur to Qutab monument area in the form of a bye-pass as proposed may be approved subject to a maximum right-of-way as 30 mtr and the existing road pattern may continue.

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ITEM NO 14
19.3.86

6.23

SUB:- Proposed Transit Camps near Tughlakabad-Regarding
File No. FR 11(2)/85 Dir.(CP)

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This case is regarding proposed Transit Camps near Tughlakabad for rehabilitation of people whose structures were demolished in Lalji Nagar. On the instructions from E.M./V.C. It was decided that the plot size shall be 2.5 mtr. x 4mtr. after leaving green buffer with 45 mtr and 30 mtr wide roads meeting at the round-about.

2. The layout plan was initially prepared for 376 plots by City Planning Wing and the same was subsequently revised to 686 plots(laid on the table) with 2 gas godowns on the feasibility report from Chief Engineer(SEZ). The proposal has been formulated assuming that the transit camp will continue only for a year or so and it will not be a permanent settlement. In the MPD-62, the land use has been shown as district park, playground and open space and the site in question is very nearer to a important historical monument at Tughlakabad. 1 Nagar. On the

3. The proposal has been also examined in PPW in the light of PDP-2001 and they have stated that the proposed land use of the area is shown as Recreational(District Park). They have further stated that no gas godowns are not permitted in residential areas and they are to be located lots only in Service Centres as mentioned on page 127 of revised Gazette notification.

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4. The matter was also examined in DC&B Wing and it is stated that these temporary permissions generally become permanent and it may not be possible to get the land back from these occupants of transit camps.

However, it is to be decided whether the change of land use is to be processed.

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

DECISION

Postponed.

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ITEM NO 15
DATED 19.3.86

SUB:- Request from Manavsthali School for installation of H.S.D. pump in school premission for their buses.
F.7(12)/85-HP

This is a case of issue of No Objection Certificate under land use point of view as desired by the DCP(Licence) for the installation of H.S.D. pump vide his letter No. 1705560/DCP/Lic., dated 23.6.85. The Management of the Manavsthali School, 'R' Block, New Rajinder Nagar, New Delhi, vide their letter dated 5.12.85 have requested for permission of 15,000 liters storage of petroleum 'B' class in the Manavsthali School Premises for opening a consumers' pump. In their request they have stated that they have got a fleet of 10 deluxe luxury private buses of their own and they will use this pump for catering the transport need of their own students on non-commercial/non-profitable basis. They have also mentioned that their requirement to consume the diesel is ranging between 30,000 -40,000 litres per month approximately and that the IOC has agreed to incur the expenditure on installation of this pump. But no letter from IOC (is sent) to us in this regard. of H.S.D. pump vide his letter No. 2705560. In the letter the school authority has also stated that DCP(Licence) has further obtained views from other concerned departments for the installation of this pump at the school premises i.e. i) Zonal Asstt. Commr. (MCD), Chief Fire Officer, Cannaught Place, DCP(Traffic), DCP(Central Police), Tehsildar notification, Ministry of Petroleum and Chemicals etc. The Land owing Authority (L&DO) has allotted the land vide letter No. L/11/3-44(118)/67, dated 23.8.68 at page 10/C specifically for institutional purposes i.e. for constructing the higher secondary school only. their requirement to consume the diesel is ranging between 30,000 -40,000 litres per month approximately and that the IOC has agreed to incur the expenditure on installation of this pump. But no letter from IOC (is sent)

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3. The proposed location of the storage pump in the school campus is marked red on the plan which is laid on the table. It is notice that no pump has been allotted for the school.

4. The matter is placed before the Technical Committee.

DECISION

Postponed.

B2 ✓

ITEM NO 16
 DATED 19.3.86

SUB:- Expansion/upgradation of 33KV Electric Sub-Station at 13 Moti Lal Nehru Marg-regarding allotment of addl. addl. land. (F20(14)/85-MP.

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Executive Engineer (EP), NDMC has made a reference to this office in which he has brought out that to meet the growing load demand augmentation is required to be made both in feeder capacity and transformation capacity and therefore, it is necessary to up grade. The existing 33 KV Sub-Station at 13 Moti Lal Nehru Marg to "66 KV sub-station" by getting addl. land i.e removing portion of Bunglow no.13 Moti Lal Nehru Marg, New Delhi.

2. During Asiad, a piece of land measuring 199'x145' at the rear portion of plot No.13 Moti Lal Nehru Marg, was allotted to NDMC for setting up a 33 KV ESS. Which is now proposed to be upgraded. (as shown in the plan laid on the table) Further it is noted that in New Delhi Area, sub-stations sites are hardly main roads.

3. The land use of plot as per the NDRAC proposals are however, Public & Semi-Public (NS & PS)

4. The matter is placed before the Technical Committee for favour of consideration.

DECISION

Postponed.

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