

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Draft Minutes of the meeting of the Technical Committee  
held on 19.3.87 at 10.00A.M. in the Conference Room, 5th floor,  
Vikas Minar, New Delhi.

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The following were present:

Delhi Development Authority.

1. Shri Om Kumar, Vice Chairman (Chairman)
2. Shri V.S.Murthy, Engineer Member
3. Shri T.S.Punn, Chief Architect(H),
4. Shri R.G. Gupta, Director(CP)
5. Shri S.C. Gupta, Director(DC&B)
6. Shri S.K. Chawla, C.E.(W.Z.) for item No.5.
7. Shri S.C. Kaushal, S.E.IV for item No.5.
8. Shri J.S. Bansal, E.E.DD-IV for item No.5.
9. Shri Jarnail Singh, Architect Planner(Slum)
10. Shri R.D. Gohar, Jt.Dir.(UVC)
11. Shri P.N. Dongre, Jt.Dir.(CP)
12. Shri V.N. Sharma, Jt.Dir.(ZP)
13. Shri A.K. Gupta, Dy.Dir.(PPW)
14. Shri D.K. Saluja, Dy.Dir.(CP)
15. Shri Chander Ballabh, Dy.Dir.(ZP)-I
16. Shri Pradip Behari, Dy.Dir.(ZP)-II
17. Shri Sabharwal, Dy.Director(ZP)-III
18. Shri C.P. Rastogi, Dy.Dir.(M.P.) (Convenor)
19. Shri Harchandi Singh, Asstt.Dir.(M.P.)

Town & Country Planning Organisation.

20. Shri B.K. Arara, Asstt. T.C.P.

Municipal Corporation of Delhi.

21. Shri D.D. Mathur, Town Planner
22. Shri D.R. Sharma, C.E.II for item No.7
23. Shri J.K. Mantavi, E.E.(B.D.)I

New Delhi Municipal Committee.

24. Shri A.D. Malik, Architect

Special Invitees;

D.E.S.U.

25. Shri P.D. Sharma, C.E.(Plg.)
26. Shri B. Lal, Addl.C.E.
27. Shri S.C. Jain, S.E. for item No. 5 & 6
28. Shri D.K. Suri X.E.N.
29. Shri R.K. Batra, X.E.N.

Indian Railways.

30. Shri R.Krishwaswamy, Chief Project Administrator(COIS)
31. Shri K. Das Munshi, C.E.(Genl.) D.Rly.
32. Shri V.S. Singhal, Chief Manager Rlys.
33. Shri R.S. Verma, LCI, N.Rly, New Delhi. for item No.
34. Shri S. Kumar, Architect Rlys. 2.
35. Shri M.K. Batra, Dy.Chief Engineer, Rly.

Irrigation & Floor Deptt. Delhi Admn.

36. Shri S.N. Murthy, CE(I&F)

For item No.9 & 10,14

Delhi Water Supply.

37. Shri M.D. Kohli, Ex.Engineer(W)

H.P.C.L., New Delhi.

-38. Shri P. Dhir, Chief Regional Manager.

39. Shri P.P. Tawakley, Regional Manager,

40. Shri C.P. Singh, Air Port Officer, Authority

41. Shri J.N. Wahal.

for item No.1.

Directorate of Health Service, Delhi Admn.

42. Shri S.S. Sarkar, Addl. D H S

43. Dr. R.K. Dey, Sr. M.O.

44. Shri A. Mannon, Plg. & State Officer.

Item No.1

Sub: Resitment of Anand Service Station Mahipalpur  
F.7(16)/72-MP/Pt.I

DECISION

This matter was discussed and state coordinator explained the case wherein stating that he has already received clearances from DCP(Traffic), ACP(South) from law and order point of view and from IAAI authority. The proposed location is about 800 ft away from the junction whereas as per norms distance of 300 ft is only required. It was decided that only a 'filling station' of standard size be permitted and the rest of the available area be used for plantation, after leaving land for road widening of NH-8 by-pass (90mts) as per approved plan.

2. It was also desired that IAAI should take ~~prompt~~ <sup>prompt</sup> action to remove encroachment from their area and similar action may be taken by MCD in their area. The area belonging to IAAI near the proposed site be ~~planned~~ <sup>properly planted</sup>.

Item No.2

Sub: Plans for freight operation computer complex (IRFDC) on Railway Land at Moti Bagh, New Delhi for Indian Railways  
F.16(13)/86-MP

DECISION

Officers from Railways who were present stated that their proposal <sup>is</sup> for two phases for using 25% ground coverage of the total plot of about 10 acres in ultimate phase and for about 30,000 sq. mts construction.

The Chairman pointed out that this is a very important area and should be kept green to the maximum extent possible and the 'running Ridge' in the area be not disturbed. Also ~~no~~ <sup>no</sup> house ~~is~~ <sup>is</sup> to be constructed in the area, and ~~rocks~~ <sup>rocks</sup> ~~to be cut~~ <sup>should be</sup> to the minimum extent possible. Possibility of constructing basement for resudicing the ground coverage is to be explored.

2. The proposal was discussed in great detail and Chairman decided that desired computer complex could be permitted on this site with maximum 10% ground coverage as a final phase and other controls for the buildings to be proposed, be worked out in

consultation of the Chief Architect, Planners and DUAC.

Item No.3

Sub: Transit accomodation for Railway Coach Factory at Sarojini Nagar New Delhi.  
File No.F.16(11)/86-MP.

DECISION

The matter was discussed after the proposal was explained by the officers of Railway Coach Factory wherein they have emphasised the need of locati-ng a office-cum-residence in Delhi to work as liason office for expeditious completion of the National Coach Factory at Kapurthala.

2. It was felt that the operational land (railways) is meant only for the operational use of local railways and in addition to this, there is a proposal of LRT, Ring Railways and spurs etc., which also may have to be located in the operational area.

3. It was decided that the site inspection by Director (DC&B), Director (PPW) and Coach Factory officers may be done with regard to the construction already made <sup>as per</sup> ~~because this has~~ become the case of fair accompy in view of the comments made by DUAC. The matter shall be brought again to the consideration of Technical Committee after site inspection.

Item No.4

Sub: Change of land use of Higher Secondary School site No.3&4 in Zone G-10 to residential use for I.Y.S.H National site and shelter - Demonstration Project.  
File No.FAP/3111(41)/Pt.I/Housing/86.

DECISION

The proposal was discussed and it was explained that 4 acres of site from Institutional use (Higher Secondary School) is being readjusted with the residential site of the same magnitude in the same layout plan. Hence, this is a case of adjustment of the layout plan and the same was approved.

Item No.5

Sub: Erection of 66 KV DC Tower Line between 220 KV Najafgarh sub-station problems of infringement of 6 pylons in the road r/w abutting Bodella Ph. I&II Group Housing Societies layout (~~File~~ file No.F.6(15)/82/MP)

DECISION

The matter was explained and ~~six~~<sup>six</sup> pylons can be taken in the central verge of the road and r/w could be increased in this stretch. However, some existing trees shall be affected. Adl. land of about 15 mts. may have to be taken from the edge of the pylons towards the green area along the kachha track to accommodate the same in the central verge. Shri Murthi, CE(I&F) was hesitatnt to accept the proposal and he wanted to see the same on the site.

2. The proposal was approved subject to the condition of clearance from I & F Deptt. for which Chief Engineer, DDA, DESU officers alongwith Mr. Murthi shall inspect the site within next two or three days.

Item No.6

Sub: 33 KV electric sub-station in Jamia Millia Complex at Okhla Road ( File No.2926-A + 2943-A/Dir.(CP)

DECISION

The proposal was discussed and it was desired that the area indicated green in the proposal be adjusted towards the front of the site facing the ring road. The permission for cutting the trees, if any, be obtained from Competent Authority within this adjustment and the site was approved.

Item No.7

Sub: Alignment plan of Mehrauli Road from its junction with Road No.15 upto its meeting point with Mehrauli Badarpur Road (File No.F.5(38)/67-MP)

DECISION

The proposal was explained by Director (CP) wherein he stated that the alignment plan of this road was earlier approved and the same needs to be readjusted in view of the existing mosque and mazhar. The revised alignment marked in ~~XXXXX~~ Red dotted line was approved.

SUB: Change of land use for land measuring 6 hecets. located in South of Mehrauli-Mahipalpur Road from "Agricultural Green Belt" to "Instl." File No.F.11(20)84/Institutional.F.20(2)87-MP

DECISION

The proposal was explained and it was stated that the land measuring 6.07 hect. is in the Agricultural Green Belt as per Delhi Master Plan. In PDP-2001, the site is adjustment to the <sup>residential</sup> ~~industrial~~ area <sup>and shown as</sup> 'rural use', therefore, the proposal for locating a Spinal injuries centres on land measuring 6.07 hecets. South of Mehrauli-Mahipalpur from 'Agriculture green' to 'Institutional' is required to be changed. The Technical Committee recommended the proposal .

ITEM No.9

SUB: Construction of Jharoda Kalan Link Drain from Village Jharoda to its outfall into Mungashpur Drain.

File No.F.3(66)/86-MP

DECISION

The proposal was explained by C.E.(I&F) and the same was approved for acquiring about one acre of land.

ITEM No.10

SUB: Permanent acquisition of land in revenue estate of Jhingola and Tigipur in Alipur Block under the scheme of const. of 2 nos. approach road to R.M.B. at 5 & 6 K.M.

F.PPW/Infra/87/19.

DECISION

The proposal was explained by C.E.(I&F) and the same was approved to acquire about 3.76 acres land in village Jhingola and 0.57 acres in village Tigipur.

ITEM No.11

SUB: Change of land use of an area measuring about 14 acres from Agricultural 'Green Belt' to 'Residential' (Group Housing) in village Saidulzzeb, South of Mehrauli Badarpur Road, New Delhi.(File No.F.20(3)/87-MP).

~~XXXXXXXXXX~~

DECISION

It was stated by Chief Architect that the land use of village Saidulzzab was earlier approved for the change in land use by DDA and hence it appears that there is some confusion about this case. It was decided that the matter may once again be re-examined by the Chief Architect, DDA.

ItemNo.12

Sub: Transfer of 2 pockets of land to Hindu Rao Hospital for its expansion programme . F.1(7)/86-ZP.

DECISION

Item was postponed as Chief Architect MCD who prepared the plan for expansion of Hindu Rao Hospital was not present.

Item No.13

Sub: Land handed over for the construction of 2 over head tanks in Jyoti Nagar, Shahdara-permission to MCD for construction of staff quarters in place of over head tanks. F.15(54)/75-Instt.

DECISION

The proposal was discussed and it was explained that earlier the land was allotted and handed over by DDA for the construction of two over head tanks and now MCD desired to construct 64 flats for their essential staff. It was pointed out that a road of 24 mts r/w was to pass as per the layout plan of Loni Road Pkt. C. Therefore, it was decided that the proposal ~~to~~ be seen in the light of the proposed 24 mts. wide road.

2. In principle, it may not be appropriate to change a land use of the site as the land was handed over for a specific purpose and if it is not required for that purpose, the land be transferred back to DDA. Proposal may be resubmitted to the Technical Committee after due examination.

Item No.14

Sub: Acquisition of land for waste water drainage problem of village Ketewara in Kanjhawala Block. F.3(25)87-MP.

Decision

The proposal was explained by C.E. (I&F) to acquire 0.75 acres in width of 15 ft. along the Kaccha path and the same was approved.

Item No.15

Sub: Allotment of land to Ishwar Eye Hospital at Sarita Vihar. F.11(31)83-Intl.

Decision

The proposal was discussed and explained that the development of Sarita Vihar including the change of land use was approved vide DDA Resolution No.124 dt. 30.7.83 and the same has been incorporated in the draft PDP-2001. It was decided that the proposal may be disposed of as per the draft PDP-2001.

Item No.16

Sub: Development of Non Conventional Energy Park in Delhi at Bakoli Village by Delhi Energy Development Agency, Delhi Admn. (File No.F.3(29)/86/MP.

Decision

The proposal was discussed in great detail and it was explained that the total construction required for this project would be about 3612 Sq.mt. with less than 5% of ground coverage of the site. Officers of DEDA stated that this is a project which will be used for training the people wherein all non-conventional sources of energy in rural areas shall be displayed. The proposal contains 3 blocks (i) Institutional complex (single storey) (ii) hostel block (two storey) (iii) staff quarters (two storey).

2. The proposal was agreed under 'Special Appeal' subject to that the conditions of height restriction of 20 ft. and coverage not beyond 5% of the site, the site be properly landscaped.

Meeting ended with vote of thanks to the Chair.

*[Handwritten signature]*



DELHI DEVELOPMENT AUTHORITY  
VIKAS MINAR  
INDRAPRASTHA ESTATE  
NEW DELHI.

उपाध्यक्ष कार्यालय  
V.C'S OFFICE 2118-D  
क्र. सं. ....  
Sl. No. ....  
दिनांक 18/3/87  
Date 18-3-87

No. F.1(7)/85-MP

Dated the 18-3-87

From:

Asstt. Dir.  
Superintendent (MP),  
Delhi Development Authority

To

O.S.D to Vice-chairman,  
DDA, for information of the latter.

Sir,

I am directed to inform that the next meeting of the Technical Committee of the Authority will be held on Thursday the 19.3.87 at 10.00 A.M./P.M. in the Conference Room of Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi.

2. You are requested to make it convenient to attend the meeting.
3. The Agenda is being sent.

Yours faithfully,

*[Signature]*  
Asstt. Dir.  
Superintendent (MP)

Encl: As above.

10 Dir(1)  
2.  
3.

11 B  
 DELHI DEVELOPMENT AUTHORITY.  
 ( MASTER PLAN SECTION )

Agenda for the meeting of Technical Committee to be held on Thursday, the 19th March, 1987 at 10.00A.M. in the Conference Room of Delhi Development Authority, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

| S.No. | Subject.  | Page No. |
|-------|---|----------|
| 1.    | Resitment of Anand Service Station, Mahipalpur. F.7(16)/72-MP/Pt.I.   | 1        |
| 2.    | Plans for freight operation computer complex (IRFDC) on Railway Land at Moti Bagh, New Delhi for Indian Railways. F.16(13)/86-MP.   | 2        |
| 3.    | Transit accommodation for Railway Coach Factory at Sarojini Nagar, New Delhi. F.16(11)/86-MP.   | 3 to 4   |
| 4.    | Change of land use of Higher Secondary site No. 3 and 4 in zone G-10 to residential use for I.Y.S.H. National site & shelter Demonstration project. FAP/3111(41)/Pt.I/Housing/86.   | 5        |
| 5.    | Erection of 66 KV D.C. Tower Line between 220 KV Najafgarh sub-station and 66 KV Bodella sub-station - Problems of infringement of pylons in the road R/W abutting Bodella ph-I & II Group Housing Societies layout. F.6(15)/82-MP. | 6 to 7   |
| 6.    | Regarding 33 KV electric sub-station in Jamia-Millia Complex at Okhla Road. File No.2926-A+29+3-A/Dir.(CP).   | 8        |
| 7.    | Alignment plan of Mehrauli Road from its junction with Road No.15 upto its meeting point with Mehrauli Badarpur Road. F.5(38)/67-MP   | 9 to 10  |
| 8.    | Change of land use for land measuring 6 hacts. located in south of Mehrauli Mahipalpur Road from "Agricultural Green Belt" to "Institutional". F.11(20)/84/Instt. F.20(2)/87-MP..   | 11 to 12 |
| 9.    | Construction of Jharoda Kalan Link drain from village Jharoda to its out fall into Mungeshpur drain. F.3(66)/86-MP.   | 13       |
| 10.   | Permanent acquisition of land in revenue estate of Jhingola and Tigripur in Alipur Block under the scheme of Construction of 2 Nos. approach road to R.M.B. at 5 & 6 K.M. F.PPW/Infra/87/19.  | 14       |

1. 2. 3.

*Postponed*

11. Change of land use of an area measuring about 14 acres from Agricultural 'green belt' to 'Residential' (Group Housing) in village Saidul-zzeb, south of Mehrauli Badarpur Road, New Delhi. 15  
F.20(3)/87-MP.

*Postponed*

12. Transfer of 2 pockets of land to Hindu Rao Hospital for its expansion programme. 16 to 17  
F.1(7)/86-ZP.

*Rejected*

13. Land handed over for the construction of 2 overhead tanks in Jyoti Nagar, Shahdara-Permission to MCD for construction of staff quarters in place of overhead tanks. 18  
F.15(54)/75-Instt.

*Appd.*

14. Acquisition of land for waste water drainage problem of village Ketewara in Kanjhawala block. 19  
F.3(25)/87-MP. (Postponed).

*Appd.*

15. Allotment of land to Ishwar Eye-Hospital at Sarita Vihar. 20  
F.11(31)/83-Instt.

*Appd.* 16

*DEADA (Laid on table)*

45 mts

Item No.1.

Sub: Resitment of Anand Service Station Mahipalpur  
(File No. F.7(16)/72/M.P. Pt. I)

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This matter was discussed in the Technical Committee meeting vide item no. 9 held on 11.12.86 wherein it was discussed at length the feasibility, desirability and the workability of the site proposed and keeping in view that the proposed site's nearness to the turning point to the approach to Airport could not be allowed because of the security hazards and its nearness to the approach. However, on the National Highway Bye-pass in the town south in the area owned by IAAI, there could be a possibility to locate a site and for that purpose, V.C. agreed that he would have a meeting with the representative of IAAI, State Co-ordinator and the Traffic Police for which Director (CP) will co-ordinate and should sort out the matter within a fortnight.

2. Shri J.N. Wahal, Manager Sales, HPC Ltd vide his letter dated 12.1.87 addressed to V.C., DDA has stated that they have surveyed the entire area of IAAI along this road and there is no other site suitable for re-siting this petrol pump and suggested to allow only a filling station at this site instead of a service cum filling station. Thereby trucks/vehicles at this retail outlet shall be avoided and security hazard, if any, shall be reduced to the minimum and traffic police will block the movement of vehicles whenever the VIP will pass on this road. He has already obtained the clearances from DCP (Traffic), Addl. Comr. of Police (South district) etc. He further stated that this case is pending since more than 11 years and desired permission may be accorded.

3. The matter has been examined in the City Plg. Wing and they have prepared a scheme for locating a large number of petrol pumps in this area which shall subsequently be placed before the Tech. Committee for its consideration after the same is also examined keeping the recommendation PDP-2001. However, City Plg. has no specific objection for permitting the petrol pump at this location. It is pointed out that IAAI has only left 60.96 mt. of road r/w for NH-8 bypass whereas the same is to be increased to 90 mt. as per the decision of the Tech. Committee held on 4.11.86 and part of the site will be affected.

4. Matter is placed before the Technical Committee for its consideration.

1. Land use op  
2. Total Area 10A40  
3. Break Down: 8980 Sqm.  
20000  
3000

Item No.2.

-: 2 :-

Sub: Plans for freight operation computer complex(IRFDC) on Railway Land at Moti Bagh, New Delhi for Indian Railways.  
File No.F.16(13)86-MP.

A request has been received from the Chief Architect, NDMC on the above mentioned subject for indicating land use, Height, coverage/FAR etc. for the proposed use on the railway land.

2. This matter was earlier considered in the Technical-Committee meeting held on 22.8.86 under item No.28 but the site in question was different for which change of land use from "District Park" to "Office" was considered and rejected. The earlier site was to be given to railways in exchange for locating a Simiriti Vatika. None the Lt.Governor vide his letter No.488/3992/LG/86 dt.22.12.86 informed the Chairman,Railway Board that it had not been possible to complete the proposed exchange of land with the Railways for the Smiriti Vatika project.

3. In view of above, the Chairman, Railway Board has revised the proposal for locating the proposed Computer Centre for Freight Operation System in their own land, located on the Ring Road opposite Gurdwara, Nanakpura.

4. It is stated that the land belonging to the railways is earmarked as part of the "Circulation land use" (railways and railway station) in Delhi Master Plan-1962 and also in the Zonal Development for zone D-21(Sarojini Nagar area) wherein proposed Computer Complex(office use) is not permitted.

5. Hence, the change in land use from "Circulation " to "Office use"(computer complex) is involved. This is located on the ring road and construction permitted in this land use category be only allowed.

6. Matter is placed for the consideration of Technical-Committee.

Sub: Transit accommodation for Railway Coach Factory at Sarojini Nagar, New Delhi.  
File No. F.16(11)/86-M.P.

Chief Architect, NDMC has forwarded the case regarding Transit accommodation for Railways Coach Factory at Sarojini Nagar which consist of accommodation for offices and residences. Railways have stated that above proposal is very important for setting up a Rail Coach factory at Kapurthala(Punjab).

2. The site falls in zone D-14 as per the Zonal Development Plan of D-13, 14 & 21. The land use of the site is operational use for railways. The case is examined in PPW as per draft Master Plan for Delhi-Perspective 2001 and the recommodations are as follow:

- i) It is envisaged that a single mode of transport i.e. bus would not effectively serve the transportation needs of the city, as such, a multi modal system consisting of electric ring rail and spurs, but transport and light rail transit(LRT) would be necessary. Accordingly, various routes along east-west and north-south corridor for LRT routes, a stretch of route is passing along the said nallah intersecting the ring railway track near Sarojini Nagar.
- ii) To achieve the integrity amongst these three modes a proper co-ordination by means of interchange points at the intersections of (a) Ring Railways and Spurs - Roads(b) Ring rail and spurs - LRT and (c) LRT - roads are envisaged. Hence, with these basic concepts, interchange points at the various intersection of ring railway and spurs with LRT routes have been identified, out of which the above said location at Sarojini Nagar is one.
- iii) Since an interchange point inter-connects ring railway and spurs, LRT and roads, space for railway trakcs(for both Ring Railway and LRT), parking areas, terminal building, grade separators etc. should be available .

3. The matter was discussed in the Technical Committee meeting held on 23.12.86 and the Technical Committee observed that this matter was earlier examined by Delhi Art Commission and therefore, desired that their comments be obtained in the first instance and the case be resubmitted tothe Technical Committee.

*Handwritten notes:*  
Sarojini Nagar  
1000 Sq. m.  
Proposed

Item No.4.

5 :-

Sub: Change of land use of Higher Secondary School site. No. 3 & 4 in Zone G-10 to residential use for I.Y.S.H. National Site & Shelter - Demonstration Project.  
File No. FAP/3111(41)/Pt.I/Housing/36.

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A request has been received from Slum & JJ Deptt. on the above mentioned subject. In pursuance of 1987 year being observed as international year of shelter for homeless and therestructured 20 point programme, Ministry of Urban Development initiated a proposal for National Site & Shelter Demonstration Project in the national capital. In the meeting held on 2nd December, 1986 under the the Chairmanship of Sh. D.M. Sukhtankar, Special Secretary, Ministry of Urban Development, it was decided that Slum Department, DDA, would make available the site of about 4 to 5 acres on which the demonstration project would be promoted with the technical guidance of N.B.O. and loan assistance from HUDCO. It was also decided that special attention would be given to household in which a woman is the head and that non-government organisations would be associated in the development of these communities.

2. They have proposed to utilise 2 acres (1.6 Hec.) of land out of proposed Higher Secondary School (site No. 3&4) in the approved Zonal Development Plan of Zone G-10 as the national site and shelter demonstration project (plan laid on table).

3. It is also stated that the foundation stone on the project was laid by the Hon. Minister of Urban Development on 29-1-87 and as such the project is at an advance stage of planning.

4. The request has been examined and there are nine total number of Higher Secondary School sites in zone G-10 out of site No. 3&4 earmarked for Higher Secondary School site four acres (1.6 hec.) has been proposed for the change of land from Higher Secondary School site (Institutional) to residential use.

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

-: 6 :-

Item No.5.

Sub: Erection of 66 KV D.C. Tower Line between 220 KV Najafgarh Sub/station and 66 kv Bodella sub/station- problems of infringing ment of 6 pylons in the road r/w abutting Bodella Ph. I & II Group Housing Societas layout. (File No. F.6(15)/82/M.P.)

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The 66 kv Tower Line route alignment from 220 kv sub station at Najafgarh to 66 kv sub/station at Bodella was recommended for approval in the Co-ordinator Committee meeting held on 6.12.83 under the chairmanship of M. DDA and was approved by V.C. DDA vide his orders dated 13.1.84. The proposed route had been indicated on the plan of Bodella residential scheme. The approval was communicated to DESU vide letter no. F.6(15)/82-M.P.- 2590 dt. 19.3.84. Accordingly, DESU took up the erection work of the route. Conflict between DESU & DDA arose when it was observed that a part of the route involving 6 no. of towers had infringed upon the 100 ft. r/w road along Najafgarh drain.

The case was discussed in the Technical Committee held on 23.12.86 under item no. 11. Technical Committee decided that without reducing the r/w a scheme be worked out by E.M., DDA, Mr. Chawla, Chief Engineer, DDA and DESU officials indicating the details of carriageway, services, and the 66 KV line. A meeting in this regard was held on 31.12.86 under the chairmanship of EM, DDA when other officials of DDA and DESU was also present.

Following suggestions were made in the meeting to arrive at a mutually agreeable solution to the problem :

1. No service lane can pass through the land allotted to the Housing Societas. DDA, therefore, cannot provide any services within their land. All the services have to be, therefore, located within the 100 ft. right of way of the road .
2. The storm water drain has already been constructed except in some portions by the DDA at a cost of Rs. 23.04 lacs. (The base width of drain at foundation level is 5.53 mt. (18.14 ft.) The shifting of the central line of the road towards the boundary of the societas land will mean that even the main carriageway will come partially on top of the foundations of the drain. This will also mean that the service road will come right on top of the drain for which/is not designed. Lateral shifting of the road, therefore, does not afford a solution. This alternative, therefore, can be ruled out.
3. In case, the centre line of the proposed road is retained as at present, the service road will again partially come on top of the foundations of the drain. Under this situation, the foundations can get damaged whenever there is a road roller movement. One possible solution to avoid the service road coming on top of the foundations of the drain is to reduce the carriageway width to 20'-0" keeping the central line as per our original proposal. This would, however require the concurrence of



Delhi Administration as well as the DDA Authorities in view of the fact that this is a major highway. This however, does not afford a solution to the problem of the foundations of the pylons which are located in the carriageway as per drawings enclosed. The only possible solution appears to be that the service road should not be constructed towards the Housing Societies land and the width of carriageway reduced to 18'-0". This would, however, be a major deviation from the standard cross section of a major road by Delhi Administration and would acquire their concurrence.

4. Further, it is observed that top of the foundations executed by DESU are about 5 to 6 ft. below the top level of the drain or the proposed road when the road is constructed after filling is done to the proposed level. This involves safety angle and will have to be examined by DESU whether after filling of 6 ft. above the foundations not clearance to the H.T. lines is within the safety range or not. Under the circumstances, it would appear that in case alternative given in para 3 is not agreed by Delhi Admn. and safety aspects are not covered properly as mentioned in para 4 above, there is no alternative but to shift the foundations of the tower into the bays towards the Najafgarh Drain side.

5. Relevant drawings indicating the position of the tower lines vis-a-vis the society area and the right of way are enclosed.

6. The case has been examined in the City Planning Wing with respect to the layout plans of Group Housing Societies at Bodella, Ph. I & II. The 30 mt. r/w road runs along Najafgarh Drain on the periphery of Bodella Ph. I & II including some facilities like schools, local shopping, community centre and the 66 KV sub/station are abutting this road and are having direct access from the same. Six roads of 18 mt. r/w from the Ph. I & II residential scheme are also meeting this road, as such the r/w and the width of the carriageway should not be reduced. It may be clarified that while conveying the approval of this route alignment to DESU the plan covering the portion of the route abutting the group housing societies area, ph. I & II was sent to them but the tower line has not been erected as per the approved plan.

7. Apart from the alternative suggested in the meeting held under EM, DDA, the following alternative could also be considered.

8. In this stretch where the problem of adjusting six pylons is coming, the same can be taken in the central verge of the road and the r/w could be increased in this stretch. The increase in r/w of the road will affect some existing trees along the kucha track as shown in the plan flagged 'X'. The exact no. of trees cut would be known only after detailed survey has been done. An additional strip of about 15 mt. may have to be taken from the edge of the pylon towards the green area along the kucha track to accommodate the same in the central verge. With this, the foundation of the pylon will not require any shifting as also the construction of storm water drain and cycle track/service road could be taken up as per the approved plan.

9. The alternatives suggested above are placed before the Technical Committee for consideration.

Item No.6.

Sub: 33 KV electric sub-station in Jamia Millia Complex at Okhla Road.

File No: 2926-A+2943-A/Div. (eP)  
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1. Delhi Electric Supply Undertaking have requested for allotment of one plot for construction of 33 KV Electric sub-station measuring 75 mts. X 45 mts. to meet the power requirements of Jamia Millia Institutional area on Okhla Road and its adjoining areas.
2. The case was considered in the Technical Committee meeting held on 27-11-86 wherein the following decision was taken:  
"The Technical Committee examined the proposal and desired that the same be discussed in detail with the representative of DESU who are present in the meeting. Also, it was felt that an alternative site be looked into as the present location is just at the intersection of the two major roads."
3. Keeping in view the decision taken in the Technical Committee the electric sub-station site is readjusted so as to keep it away from the major road crossings as shown on the copy of the plan laid on the table (Flag 'C').
3. The locating is also shown on the composite plan of Jamia Institutional Area (Plan laid on the table Flag 'Y'). A detailed survey of the site reveals that the proposal would affect about 35 Gueva Trees. Delhi Electric Supply Undertaking vide its letter dtc. 24-2-87 has also given its acceptance for the proposal.
5. No other site is available in the area for setting up Electric Sub-station the proposed site falls in the residential planning area, as per the zonal development controls such facilities are permitted.
6. The case is placed before the Technical Committee for its consideration.

Sub: Alignment plan of Mehrauli Road from its junction with Road No. 15 upto its meeting point with Mehrauli Badarpur Road.  
File No. F.5(33)/67-MP

The alignment plan of Mehrauli Road from its intersection with Master Plan Road No. 15 upto its intersection with Mehrauli-Badarpur Road was approved by VC, DDA on 14-12-78 which was prepared on the basis of the survey plan available at that time. On 10th July, 1980 the Hon'ble Minister of Works & Housing, LG. Delhi along with the officers of the MCD, DDA Delhi Admn., and local representatives inspected the entire stretch falling in the proposed alignment plan. It was decided that alternate plans be prepared keeping in view the existing structures and as far as possible such structures be saved. Accordingly, two alternate alignments were prepared and alternative No.II in which minimum No. of structures were affected was approved by the Authority in its meeting held on 29-4-81 vide item No. 30.

2. Ex. Engineer, MCD vide letter dated 20-3-86 informed that the execution of the work may take considerable time to implement the alignment as approved by DDA (alternative 2) since a Masjid, Kabristan and some properties were affected in the R/W. A plan suggesting the modifications in the alignment was also sent along with this letter (P.256)Cor.). The case was discussed in the meeting held on 1st July, 86 under Director(CP) DDA in which Engineer-in-Chief, MCD, Senior Officers of PWD, DDA and traffic Police were present. Engineer-in-Chief MCD explained the problems being faced in implementing the above said stretch as approved by DDA due to the existence of a Masque, Kabristan and some other properties. During the meeting, it was informed that while getting the actual feasibility from MCD prior to the

Item No. 18.

Sub: Change of land use for land measuring 6 hec. located in South of Mehrauli-Mahipalpur Road from "Agricultural Green Belt" to "Instl."  
File No. F.11(20)34/Institutional. E. 20(2)87-MP.

INTRODUCTION:

- i) The Indian Spinal Injuries registered under societies Registration Act-XXI of 1850 had applied for allotment of land for the purpose of setting up a medical care-cum-r. search centre to cater the Spinal injuries cases. The request has been recommended by Department of Health, Delhi Adm. vide their letter No.F. 6/40/82-M&PH dated.22-11-84.
- ii) As submitted by the Centre this would be the only centre of its kind to be located in India and is proposed to have linkages not only with various parts of Delhi, but also with the other parts of the Country, and as such, preferred a location near the Air Terminal.
- iii) The Centre had requested for allotment of land of about 14 hec. so as to meet their requirements like para-plegic hospital, training & research centre, and housing complex accommodating about 500 dwelling units. It is also proposed to provide facilities of wheeled vehicle training sports, outdoor therapy etc. in the Centre.
- iv) Keeping in view the special nature of the hospital, ratio of staff to patient, mobility of patients, need for horizontal planning viz-a-viz verticle planning and other requirements, allotment of land measuring 6.07 hec. has been made in favour of the Centre in the area South of Mehrauli Mahipalpur Road. The possession of the land as shown on the copy of the plan laid on the table has also been handed over subject to the condition that the construction will not be undertaken unless the change in land use is approved by the Competent Authority.

Item No.9.

Sub: Construction of Jharoda Kalan Link Drain from village Jharoda to its outfall into Mungashpur Drain.  
File No. F.37(66)/36-MP

A request has been received from Chief Engineer(I&F) vide his letter No. CEF/SW/T-7/FCD-I/35-86 dt. 30-10-36 for land use clearance for permanent acquisition of land required for construction of Jharoda Kalan Link drain in the revenue estate of village Jharoda. The width of the land required is one gatta adjacent to the katcha rasta. He has also certified that the land required is the minimum and absolutely necessary for the execution of the work.

2. The matter was examined in the PPW and they have stated that the scheme is about the construction of Jharoda Kalan link drain from village Jharoda to its outfall into Mungashpur drain (plan laid on table).

3. The scheme area falls in rural use zone and they have recommended that the desired permission for construction of link drain may be given.

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

Item No.10.

Sub: Permanent acquisition of land in revenue state of Jhingaola and Tipipur in Aligarh Block under the scheme of const. of 2 Nos. approach roads to R.M.B. at 5 & 6 Km. File No. P. IPW/Infra/37/19.

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A request has been received from Chief Engineer (I&F) vide his letter No. CEF/SWT-7/FOD-VI/36 dt. 6-1-37 for land use clearance with regard to acquisition of land for alignment of 2 Nos. approach roads to R.M.B. at 5 & 6 km.. The area of land to be acquired works out to 3.76 acres in village Jhingaola and 0.57 acres in village Tipipur. He has also certified that land proposed to be acquired is the minimum and absolutely necessary for the execution of this scheme.

2. The proposal has been examined in IPW and it is stated that the scheme area falls in rural use zone and desired permission may be granted from land use point of view for the execution of this scheme. (plan laid on table).

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

Item No.11.-

Sub: Change of land use of an area measuring about 14 acres from 'Agricultural green belt to 'Residential' (Group Housing) in village Saidulzeeb south of Mehrauli Badarpur Road, New Delhi. F.20(3)/87-MP.

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The matter regarding construction of flats at Saidulla-zeb and Kalkaji for the registrants of S.F.S. came up before the meeting of Screening Committee held on 3.11.86. The Committee felt that keeping in view the large number of cat-III registrants who were made allocation at Vasant Vihar(JNU) where adequate no. of flats are not coming up, the scheme for construction of flats should be adopted for these two areas to enable the Housing Department to allot these flats to the Vasant Vihar(JNU) allottees. Present proposal is w.r.t. Saidulzeeb village area(measuring about 14 acres) and charge plan is laid on table.

2. The land use of the said area as per Master-Plan 1962 is agricultural green belt and PDP-2001 is agricultural green and water body. Since the change of land use is involved in this case from "Agricultural green belt to " Residential" the matter is placed before the Technical-Committee for consideration.

Item No. 12.

Sub: Transfer of 2 pockets of land to Hindu Rao Hospital for its expansion programme.  
File No. F. 1(7)36-ZP.

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Deputy Commissioner (E), MCD vide their letter dated 30-3-84 addressed to Secretary, LSG mentioned that the Hon'ble Lt. Governor of Delhi during his inspection of Hindu Rao Hospital has agreed that the some land adjoining Hindu Rao Hospital be transferred to MCD for expansion programme of the hospital. Copy of this letter was forwarded to V.C., DDA to transfer the land to MCD on usual terms and conditions. On our request dated 6th May, 1985 and 19-3-85, MCD has forwarded a copy of the plan showing the area under the existing hospital and the additional land which they have requested for transfer to MCD. As per this plan area for hospitals are as under:-

|    |  |                    |              |
|----|--|--------------------|--------------|
| a) | Existing land with the hospital.                         | 22.50 acres.       |              |
| b) | Additional pocket 'A' towards north of the hospital.     | 4.34 acres         | } 6.33 acres |
|    | Additional pocket 'B' towards South of existing hospital | 1.49 acres         |              |
|    | Total  | <u>28.33 acres</u> |              |

2. Hindu Rao hospital falls in zone C-11 and is located on the Northern Ridge. The Zonal Plan of the area is approved by the Govt. of India. As per the approved zonal plan the size of the hospital has been fixed to 16 acres and it has further been mentioned that the hospital should not be encouraged to grow beyond this limit that the staff quarters be provided in the nearby residential area and the site be used strictly for hospital use only. The zonal plan also recommends multi-floor development for better utilization of land and to discourage the Northern Ridge being spoiled further.



3. The then Vice-Chairman, DDA had agreed for allotment of additional land as requested by MCD for the expansion of Hindu Rao Hospital subject to the change of land use and the clearance from Delhi Urban Arts Commission before the formal allotment is made.

4. The matter is put up to the Technical Committee for consideration.

Item No:13.

Sub: Land handed-over for the construction of 2 over head tanks in Jyoti Nagar, Shahdara.- permission to MCD for construction of staff quarters in place of over head tanks.

F. 15(54)/75-Inst1. ....

The MCD was allotted and handed-over possession of land measuring 3716.1 sq. mts on 5-7-84 for the construction of over head tank in the area of East of Loni Road as per the plan placed on table. The MCD did not want to construct the over head tank and instead they wanted to construct staff quarters on this plot.

2. The matter was referred to the Planning Cell/Architectural Cell who reported that the site which was handed over was demarcated at a place where a road with a 24 mt. r/w was to pass as per the layout plan of Loni Road Pkt. 'C'. Accordingly, the additional Chief Architect has earmarked the alternative plot of land as shown 'red' in the plan at flag 'C', keeping the area intact as already handed over earlier. As regards, construction of staff quarters by the MCD on this plot, the Additional Chief Architect has remarked that the basis for the allotment to the MCD was for the purpose of construction of overhead tank and not for the housing specially when the I.A. plotted almost 64 flats out of our layout plan. It has also been mentioned that partly the land has been earmarked out of the green area and as such the question of allowing to MCD to use this land for the construction of houses does not arise. The Addl. Chief Architect has also opined if the MCD wishes to construct the staff quarters instead of over head tank, they should have a separate case in this regard and their request would be considered depending upon the availability of land.

3. The matter is placed before the Technical Committee for its consideration as to whether the MCD may be permitted to use the land for construction of staff quarters in place of the land handed over for construction of over head tanks.

Item No. 14.

Sub: Acquisition of land for waste water drainage problem, of village Katewara in Kanjhawala Block.

File No. 3(25)87-MP

A request has been received from Chief Engineer (I&F) for acquisition of land for waste water drainage problem of village Katewara in Kanjhawala Block.

2. The land is required to be acquired in the length of 1980 ft. and width of 15 ft. The total area works out to 0.75 acres.

The matter has been examined in the PFW and the land use area comes under rural zone as shown in the plan of U.T. of Delhi. (plan laid on table) Desired land use certificate may be issued.

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

Item No.15.

Sub: Allotment of land to Ishwar Eye Hospital at Sarita Vihar.

File No. F. 11(31)/83-Insts.

An area of 1695 sq. mtr. at Vishwas Nagar Institutional Area was recommended for allotment to Ishwar Eye Hospital for the construction of an Eye Hospital with <sup>the</sup> due approval of the Competent Authority. Dr. Sushil Chaudhary represented that the area of 1695 sq. mts. is inadequate for his purpose and he wanted an area of 2 acres either in Trans Yamuna area or about 1 acre in South Delhi. The matter was examined with the help of Architectural Wing in the colony of Sarita Vihar (South Delhi). A plot measuring 35 mtr. x 57.3 mtr. = 2023 sq. mtr. <sup>is</sup> area/identified out of the plot shown as Nursery School. (plan laid on table). (unapproved)

2. The site in question at Sarita Vihar has already been allotted to the Ishwar Eye Hospital in Sarita Vihar and they have also made the payment to LDA. Now, they are requesting for handing over the site to them.

3. The matter was examined with respect to the land use of the Sarita Vihar Colony and it is observed that the land use of his area is green belt on which Institutional use (Health) is neither permitted nor permissible. However, the development of Sarita Vihar including the change of land use was approved vide DBA Res. No. 124 dt. 30-7-83 and the same has been incorporated in the Draft PDP-2001.

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

Item placed on the table

Item No.16

Sub: Development of Non Conventional Energy Park in Delhi at Bakoli Village by Delhi Energy Development Agency, Delhi Admn. (File No. F 3(29)/86/M.P.)

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A request has been received from Delhi Energy Development Agency vide their letter no. E E(C)/T-1/87/633 dt. 9.2.87 for starting development of Non Conventional Energy Park in Delhi at Bakoli Village. They have stated that the Integrated Rural Energy Programme was started in Delhi in March, 1983 in the form of pilot programme to create an awareness of Non-Conventional devices in rural area. The population of the UT, Delhi is increasing so rapidly that the demand from conventional sources of energy alone will be difficult to meet during the next 20 years and hence, conventional & non-conventional approaches may have to be explored.

2. Delhi has about 200 rural villages and the Planning Commission has approved the creation of 10 energy complexes in two villages of each block during the 7th Plan period. Energy devices like a biogas plant to supply gas to the house-holds in the villages and other non-conventional energy devices like wind mill, solar water heating systems both domestic and institutional, photo voltaic systems for the generation of electricity, etc., are proposed to be established. At present nine energy complexes are under development in all the five blocks of U.T. of Delhi. Bakoli Energy Complex is one of them, which is situated in Alipur Block on G.T. Karnal Road, at a distance of 15 km. from Delhi. (Plan laid on the table)

3. DEDA is already in possession of about 20 acres of land obtained from the village Panchayat for the development of non-conventional energy park: (Khasra no. 790, 791, 792, 793, 794, 799, 798, 797, 796, 795, 818, 819, 820, 821, 822, 823, 827, 826, 850, 851) at Bakoli whose khasra plan is laid on the table. The IREP Training Centre proposed to be set up in 5 acres area of the 20 acres plot of land.



4. The proposal has been examined in PPW and as per draft PDP 2001, the use of the area is under rural use zone where local Govt. offices are allowed if they come along with rural centres. Therefore, basic permission may be considered subject to the condition that minimum amount of building/structures are constructed.

5. DEDA have further clarified that their proposal is to set up Energy Complex in the rural area to exhibit and demonstrate of innovative projects in non-conventional source of Energy Items

e.g. Wind Mill, A.P. generator, Solar Water Heating System, Solar Cooker, Photovoltaic pump & street lights, and Biogas Plant, etc. and they have further stated that their all devices are non-polluting and thus helping in upgrading the environment.

6. The matter is placed for the consideration of Tech. Committee.