

दिल्ली विकास प्राधिकरण

अनुभाग _____

पिसिल संख्या PA/DD/MP/88/142

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दिपणा

पञ्चम्यवहार

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Draft Minutes of the Tech. Committee
meeting held on 24.3.88

पिछले सदसं

बाद के सदसं

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2/11/88

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft Minutes of the Meeting of Technical Committee held on Thursday dated 24th March, 1988 at 10.00 A.M. in the Conference Room of Delhi Development Authority, 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY:

1. Sh. Om Kumar, Vice-Chairman (Chairman)
2. Sh. V.S. Murti, Engineer Member
3. Sh. G.D. Mathur, Commr, (Plg.)
4. Sh. Ranbir Singh, Addl. Commr. (L)
5. Sh. T.S. Punn, Chief Architect (H)
6. Sh. S.C. Gupta, Director(DC&B)
7. Sh. R.G. Gupta, Director(CP)
8. Sh. P.N. Dongre, Jt. Director(CP)
9. Sh. Parkas Narain Jt. Director(CP)
10. Sh. V.N. Sharma, Jt. Director(PPW)
11. Sh. R.D. Gohar, Jt. Director(TPA)
12. Sh. N.K. Aggarwal, Jt. Director(CP)
13. Sh. Gernail Singh, Architect/Plg. Officer
14. Sh. R.K. Jain, Project Planner (PPK)
15. Sh. D.K. Saluja, Dy. Director(TT)
16. Sh. Chander Ballabh, Dy, Director(ZP)
17. Sh. Anil Brai, Dy. Director(Bldg.)
18. Sh. Harchandi Singh, Asstt. Director(MP)
19. Sh. C.P. Rastogi, Dy. Director(MP) (Convenor)

M. C. D.

20. Sh. D.D. Mathur, Town Planner
21. Sh. Arjun Dev, Chief Architect For Item No.8

Police Department

22. Sh. Kanwaljit Deol, Dy. Commr. Police(H.Q.) For Item No.10
23. Sh. D.S. Norawat, A.C.P. (Traffic)

C. P. W. D.

24. Sh. R.S. Kaushal, Senior Architect For Item No.9

Town & Country Planning Organization

25. Sh. V.K. Verma, Associate Town Country Planner.

Special Invities

26. D. E. S. U.
26. Sh. R.K. Khanna, Exon (Plg.) For Item No.13
27. Sh. A.C. Bhatnagar, For Item No.13

Directorate of Health Services, Delhi Admn.:

28. Dr. R.K. Dey For Item No.1
29. Dr. H.K. Chowdhry For Item No.1

National Bureau of Plant Genetic Resources,
New Delhi:12.

30. Dr. R.K. Arora, Director For Item No.9
31. Dr. M.L. Maheshwari For Item No.9

Department of Biotechnology, Ministry of
Science & Tech.

32. Dr. H.K. Srivastava, Project Co-ordinator For Item No.9
33. Sh. B.N. Gupta. For Item No.9

S.J. Jindal Trust:

34. Sh. A.K. Swami For Item No.1
35. Sh. B.D. Garg For Item No.1

Sir. Chotu Ram Educational Trust Ghevra :

36. Sh. Hoshier Singh, Hony. General Secy. For Item No.7

Intelligence Bureau (MHA):

37. Sh. R.B. Singh, Asstt. Director For Item No.12
38. Sh. G. Chawla, Asstt. Technical Officer For Item No.12

Triloki Colony, Social Welfare Association:

39. Sh. Pyare Lal, General Secy. For Item No.15
40. Sh. Shashi Schjhal, Architect For Item No.15
41. Sh. J.K. Mañmohan For Item No.15.

Item No. 1:

Sub: Proposal for setting up of a Cardiology Centre at 9, Metcalf Road, Delhi-54 F.13(11)85-MP.

The matter was explained by Director (DC&B) wherein it was stated that the Jindal Trust is prepared to hand over this plot to Govt./DDA for construction of a hospital if the permission is not given to the trust. The land use of the plot under reference is residential and the proposal could be considered as a case of special appeal, if approved by the Authority. Technical Committee, after hearing the representative of Health Deptt., Delhi Administration was of the opinion that Delhi Administration may examine whether they can take over this land for using it ^{for} medical facility as also proposed by the trust failing which the trust may be allowed to use this plot for set^{ting} up a ^{Cardiology hospital} subject to that:-

- i. The access to plot should be taken from the main road (towards ring road).
- ii. FAR shall be 75 (maximum)
- iii. Height of the building shall not be more than 35 ft. (maximum applicable).
- iv. Minimum 40% beds shall be reserved for poor people without charges.
- v. Car parking be provided at a rate of 1.66 per 100 sq. mtrs. of floor area.

Item No. 2:

Sub: Under bridge proposal at railway level crossing at Wazirpur on the road connecting road and 30 mt. R/W peripheral road of industrial area. F.5(71)78-MP-Pt.I

The matter was explained by Director (CP) wherein he stated that the proposal is for a under bridge with 3.6 mtrs. clear height for single deck buses with a slope of 1:30. The matter was discussed in detail and the following decisions were taken that:

- i. The clear height should be 4.2 mtr. which is essentially required for a fire tenderer.
- ii. The railways may examine to raise the existing tracks by 1 mtr. which may be assured by the Engineer-in-Chief, MCD.
- iii. The slope shall remain 1:30.

Item No. 3:

Sub: Layout plan of Mangalsuri Industrial Area Ph. I
(Area between Mangalpuri & Railway Line to
Rahtak) FR.2(4)84/Dir.(CP).

Director(CP) explained the proposal and stated that part of the area has already been developed in industrial plots and allotments made. In Draft PDP-2004, partly this area is earmarked for a facility centre.

ii. The matter was discussed and it was decided that since the land has already been developed and allotted, the layout plan of this area as proposed by Director(CP) be approved.

Item No. 4:

Sub: Modification in the approved layout plan of
Shalimar Bagh Peervi and Paschmi for adjustment
of nursery school sites. PS/Dir.(CP)87/450.

Director(CP) explained that 40 nursery school sites are earmarked in the approved layout plan of Shalimar Bagh area. The numbers of nursery school sites as per modified PDP-2001 would be 21. The proposal was examined on the layout plan and 11 sites as earmarked for nursery schools in the approved plan were agreed to ^{and} be retained at their original locations. In addition, three new sites were also agreed upon (as shown on plan). For remaining 7 sites, proposal be examined by Commissioner(Plg.), Director(DC&D), Chief Architect and Director(CP) and be resubmitted.

Item No. 5:

Sub: Layout plan for MOR land, Pkt. 53 in Kalkaji
FR.2(6)87-Dir.(CP).

Director(CP) explained that layout plans of 7 pockets were approved for residential plots etc. in EDDP Complex in the Technical Committee in its meeting on 30-12-87 and ~~and the~~ layout plan of this pocket. He stated that facilities i.e. telephone exchange, bus terminal, DESU grid and sports complex are to be provided to serve this area and this layout plan has been prepared accordingly. The layout plan was discussed and approved.

Item No. 6:

Sub: Rehabilitation of vegetable vendors squatting on public land at Tilak Nagar - Construction of stalls/platforms File No. FAP.321(17)-Pt.I/88

The matter was explained by Director(CP) and Architect Slum & JJ Deptt. that the proposal is for rehabilitation of vegetable vendors squatting on public land at Tilak Nagar and the vacated land is to be used for a proper use.

The proposal was discussed and considered for change of land use from 'residential use' to Commercial use'. The Technical Committee recommended ~~a proposal~~ for processing the change of land. The layout plan was approved subject to change of land use.

Item No. 7:

Sub: Proposal for change of land use of 10 acres plot in village GHEWRA (Kanjhawala) Delhi, for institutional use. F.20(10)87-MP.

Director(DC&B) explained the above proposal. M/s. Chhetu Ram Trust is operating a "Rural Institute of Technology" at Kanjhawla to impart technical education/training to students of rural areas. The Trust is owning about 10 acres of land. At present, there are about 20 rooms in the existing building where the Institute is functioning. Technical Committee discussed the proposal and desired that in the first instance the Trust should approach to the MCD with full details of land, existing and proposed buildings to examine their proposal and ^{thereafter,} the matter be resubmitted to the Technical Committee.

Item No. 8:

Sub: Construction of a public hall-cum-recreational Centre in Kacha Bagh area of Queen's Garden. F.3(54)87-MP.

The matter was explained by Director(DC&B), Engineer-in-Chief. Chief Architect of MCD stated that this is the only site available for the construction of a public hall-cum-recreational

Centre which is essentially required for local population.

Technical Committee noticed that this/matter was earlier examined and was not found feasible, however, on ^{request} ~~instructions~~ of MCD officers, it was decided that the site be inspected by VC, Commissioner (Plg.), Dir. (DC&B), Dir. (PPW) and Chief Architect, ODA.

Item No. 9:

Sub: No objection for construction of building for National Bureau of Plant Genetic Resources in IARI Campus, Pusa, New Delhi. F.20(10)86-MP.

The matter was explained by Director (DC&B) with the help of the layout plan of IARI. Sr. Architect, CPWD and officers from National Bureau of Plant Genetic Resources, also explained the proposal. The same was discussed in the context of the layout plan earlier approved. After considering the need of this institute as well as its location in this/complex, following decisions were taken:

- i. Only essential Research & technical buildings be permitted without any residential component on the plot measuring 10 acres.
- ii. Construction maximum upto 9000 sq. mtrs. for functioning requirement be permitted and the layout plan be revised accordingly.
- iii. The buildings shall be of not more than two stories.
- iv. The institute should submit an undertaking that there would be no additional construction ^{of any type} in this area in future.

Item No. 10:

Sub: Allotment of Gaon Sabha land for police station and staffquarter at Jaffarpur Kalan. F.3(59)87-MP.

The proposal was explained by Director (DC&B) for putting up a police station at Jaffarpur Kalan. DCP(L) stated that this police station is a part of phased construction of police stations in Delhi.

The matter was considered and following decisions were taken:-

- i. DCP(L) shall forward the drawing of proposed constructions/detailed programme of development for this site.
- ii. The area to be served by the station be submitted.
- iii. Views of MCD be invited on the proposals.

Item No. 11:

Sub: Layout plan for Convenient Shopping Centre at Weavers Colony Wazirpur Phase IV. FR2(5)84-Dir.(CP)PT.

The matter was explained by Director(CP) with the help of a layout plan and the same was approved.

Item No. 12:

Sub: Change of land use of an area measuring 8 acres from district Park and open spaces to institutional and housing at Filmistan Mehrauli Road, New Delhi Intelligence Bureau. F.3(1)88-MP.

The matter was explained by Director(DC&E) as well as by the officers from IB. The site under consideration is for "green" as per Master Plan and Technical Committee had a reservation for using this site for construction of residential quarters/institutions.

Technical Committee decided that in the first instance clearance for the location of this unit in Delhi be obtained from the Cabinet Committee on accommodation in Delhi and then the case be resubmitted.

Item No. 13:

Sub: Route alignment of 33KV double circuit overhead line from Burari 220 KV grid s/station to the proposed 33 KV sub/station at Timarpur. F.6(6)86-MP.

The matter was explained by Director(CP) on the Plan and after discussion the route alignment was approved.

Item No. 14:

Sub: Allotment of land to Nursery School - Rates to be charged. F.1(24)87-LSB/Instl. & E.1(7)80-MP.

The matter was explained by Director(DC&E) wherein he stated that the rates for primary/secondary schools sites are charged for the area which is meant for building construction and nominal charge of Re. one per sq. mts. for play field area. For Nursery School sites, the entire plot is allowed for building.

The matter was considered and the Technical Committee was of the opinion that the Administration be informed that rates can not be reduced for nursery school sites.

Item No. 15:

Sub: Issue regarding release of building activity in Triloki Colony at Kotla Mubarakpur South Delhi. F.2525-A/Dir.(CP).

The matter was explained by Director(CP), Director(DC&B) and Sh. D.O. Mathur, Town Planner, MCD giving the brief history of this Colony. The colony was basically developed by a private colonizer and municipal services were provided by the ODA. Most of the facility area is eaten up by encroachers and they have made unauthorised constructions. Representatives from the Welfare Association also explained and brought to the notice earlier decisions taken since 1955 on this subject including the ODA's Resolution of 1978. The request was to release the building activity in this colony.

Technical Committee considered the proposal and took the following decisions that:

- i. Development charges for services ~~and~~/deficiencies and expenditure incurred by ODA be recovered.
- ii. The area be denotified from Development Area of the Authority.
- iii. Development charges from individual member at the time of sanction of building plans be charged.

Item No. 16: (Laid on table)

Sub: Tibetan Refugees camp situated at Majnu-ka-tilla. S&S 33(7)81-ASD-I(Pt.).

Director(CP) brought the above item before the Technical Committee which opined that the same ^{be} brought before the Authority.

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

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