

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft minutes of Technical Committee meeting held on 28th August, 1989 at 3.00 P.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. K.S. Bains, Vice-Chairman (Chairman)
2. Sh. J.C. Ghambir, Commr. (Plg.)
3. Sh. Santosh Auluck, Addl. C.A.(H)
4. Sh. S.C. Gupta, Director(DC&P)
5. Sh. R.G. Gupta, Director(SP&R)
6. Sh. P.N. Dongre, Jt. Director(TYA)
7. Sh. Parkash Narain, Jt. Director(T)
8. Sh. H.S. Sikka, Jt. Director(ZP)
9. Sh. N.K. Aggarwal, Jt. Director(Plg.)II
10. Sh. Chander Ballabh, Jt. Director(Plg.)I
11. Sh. C.P. Rastogi, Jt. Director(WC&SA)
12. Sh. D.K. Saluja, Dy. Director(T)PPW
13. Sh. Anil Barai, Dy. Director(MP) (Convener)

POLICE DEPARTMENT:

14. Sh. Maxwell Pereira, DCP(T)
15. N.D.M.C
15. Sh. R.N. Mathur, Addl. C.E.
16. Sh. V.P. Sharma, XEN(Elect.) For Item No.153
17. Sh. C.L. Mehta, Architect
18. Sh. A.D. Malik, Architect

LAND & DEVELOPMENT OFFICER:

19. Sh. L.D. Ganetra, E.O.
21. Sh. O.P. Bhatia, Dy. L&DO

TOWN & COUNTRY PLANNING ORGANIZATION:

22. Sh. I.S. Maurya,
C.P.W.D.
23. Sh. T.K. Sinha, Architect (H&TP)-I
24. Sh. P.H. Khemia, A.E.
P.W.D.
25. Sh. B.N. Sinha, S.E. For Item No.158
26. Sh. Sunder Lal A.E. - do -
27. Sh. K.K. Singh, A.E.

M.C.D.

28. Sh. D.R. Sharma,
SPECIAL INVITEES

NORTHERN RAILWAY:

29. Sh. I.I.M.S. Rana, C.E.(C) Survey For Item no.166,167
30. Sh. M.M. Mittal, S.E.N.(Survey)

MONITORING ORGANISATION:

31. Sh. R.S. Sahi For Item No.160

SARJINI MARKET ASSOCIATION:

32. Sh. B.K. Arora, General Secretary For Item No.156

DEVELOPMENT DEPARTMENT:

33. Dr. Surinder Singh, Dy. Director For Item No.159

FIRE DEPARTMENT:

34. Sh. G. Jaggi, D.O. For Item No.153
35. Sh. S.K. Sikka, S.E.(Plg.)-II.

Item No.153

Sub:- Electric sub station for the new buildings.
F.6(4)/89-MP.

This case was discussed in detail and Chief Engineer NDMC insisted that the electric sub-station should be located on the ground floor. He also referred the electricity act and pointed out that it is mandatory to have the electric sub-station on the ground floor. He further referred National Building Code saying that ESS area should not be counted towards ground coverage and FAR. The representative of Delhi Fire Services also insisted that Electric sub station should be located on the ground floor for better fire safety reasons. The representative of the DESU was also of the same opinion. After detail discussion it was pointed that the matter be referred back to DU&C with the views expressed and the provisions quoted. After the views from the DUA-C are received the case be again put up to the Technical Committee.

Item No.154

Sub:- Resitment for objectionable petrol pump, National Service Station H-Block, C.Place, New Delhi.

~~F.7(29)/86-MP.~~ F7(29)/66-MP.

Technical Committee discussed the general issues, whether sites be provided as filling-cum-service stations or only filling points. It was generally opined that as far as possible sites be provided as filling cum service station. It was also desired to examine the possibility of having the service stations in the basement where sufficient land is not available. Desirability of reducing the size of filling cum service station and providing such facility on smaller sites may also be examined. The standard layout plan and building plan will also required to be re-examination in light of above. It was decided to consult the oil companies in such matters before arriving to a decision. Sh. N.K. Aggarwal, Jt. Director(Plg.) will initiate action and submit report after arranging discussion with various oil companies. The case be put up to TC again with a report. It was also desired that DDA should take up an exercise to identify more petrol pump and gas godown sites for this financial year.

Item No.155

Sub:- Allotment of LPG Gas Godown sites in Najafgarh area request from BPCL. F.13(38)/88/CRC/DDA.

The proposed sites was approved. TC also desired that the planning work ~~was~~ for Najafgarh town be taken up on

priority basis for utilisation of acquired lands and further proposal to ^{for} identify additional lands to be acquired ~~be worked out~~.

Item No.156

Sub:-Standard plans in respect of building at Sarojini Nagar, New Delhi.
F.16(49)/83-MP.

This item was discussed in detail. Representative of NDMC, L&DO and Sarojini Nagar Market Association were also present. They impressed ^{upon} that due to additional construction there would be no further congestion in this market as the back lanes are having a R/W of 50' and can be used for parking also. They stated that earlier ^{The} NDMC had approved the standard plan and the owners were intimated to deposit the requisite fees for getting the standards plans approved. Accordingly, the shop owners have submitted their plans for approval and sixty plans have been approved and accordingly the construction is being done. After discussion VC, desired to have a site inspection and than to discuss the matter in the meeting.

Item No.157

Sub:-Comprehensive redevelopment scheme at Janpath lane
F.16(89)/81-MP.

This scheme was discussed in details. (DCP(T) raised certain objections on the circulation pattern and pointed out that Janpath, Tolstoy Marg and the Parliament street are already congested and by the implementation of this scheme, the traffic would further increase and may become, \$ unmanageable. He was of the view that such scheme should be based on an overall comprehensive study of traffic and transportation of the zone. After discussion it was decided that the matter be resubmitted to TC with details of IOC building, floor-space, parking space and other details.

Item No.158

Sub:-Planning & Development of a complex of 658 hect. south of Hinden cut in Trans Yamuna Area.
FR.1(3)/84-Dir.(CP)

The composite scheme as prepared (laid on table) was discussed in detail. TC approved the change of land use of the following pockets from the uses shown in draft PDP-2001(modified).

- i. Pocket no.2 and 8 from 'Residential' to Recreational
- ii. Pocket no.4 from Sewage Treatment plant to Residential
- iii. Pocket no.3 from Dairy farm to Residential
- iv. Pocket no.7 and 10 from residential to college and hospital respectively.

Item No.159

Sub:-Change of land use of an area measuring about 0.872 acres from 'Agricultural Green Belt to Public and Semi Public facilities(Hospital) vaternity hospital at Kanjhawala, Delhi. F.20(9)/89-MP.

The location of a vaternity hospital at Kanjhawala was agreed upon by the Technical Committee,subject to the feasibility of this site to be examined by PPW.

Item No.160

Sub:- Layout plan of inter-national monitoring station at Ghatorni village New Delhi (Extension to the offi ce building) F.3(42)/72-MP.

The proposed residential use as incidental to the main use was agreed ^{and approved} by the Technical Committee.

Item No.161

Sub:- Provision for the site office building for Chief Engineer(EZ) in Institutional area Karkarduma in Trans Yamuna Area.

F.3(3)/88/TYA

The proposed was approved by the Technical Committee as such activities are allowed as per PDP-2001. (modified).

Item No.162

Sub:- Provision of residential area in Institutional i.e. Schools Colleges etc. F.1'2)/75-MP.

Postponed.

Item No.163

Sub:- Approach road to the christian Cemetery at Masigarh PA/Arch/52/89/3048

It was decided that in the first instance it may be confirmed from MCD whether this is a notified cemetery and the item may be brought again after getting the required information.

Item No.164

Sub:- Alignment plan of Netaji Subhash Marg from Darya Ganj footover bridge to Luthian Marg/SP Mukherji Marg crossing. F.5(47)/87-MP.

Postponed.

Item No.165

Sub:- Alignment plan of Luthian Marg from S.P. Mukherjee Marg crossing to ISBT crossing. F.5(34)/87-MP.

This case was discussed in detail and it was

noted that the Chief Secretary has constituted a design group about a year back. Therefore, the Technical Committee desired that the recommendations of the design group may be obtained and the item be put up again.

Item No.166

Sub:-Provision of floors platforms and tracks at New Delhi, Railway Station.
PA/JD/(PPW)/88-224.

Chief Engineer(Railways) submitted that the studies are being conducted for utilisation. Therefore, Technical Committee desired that the item be put up after the full information is available.

Item No.167

Sub:-Review of Railway proposals in Delhi area relating to operational and non operational works.

The item was postponed.

Item No.168

Sub:-Composite alignment plan of a part of road no.48 along the left bank of Najafgarh drain from Vijay Nagar road to G.T. Karnal Road near Gurmandi.
F.5(55)/66-MP.

Item was postponed.

Item no.169

Sub:-Rehabilitation of displaced persons occupying tenements at Kolia Ferozeshah, New Delhi.
F.16(6)/78-MP.

Postponed.

Item No.170

Sub:-Scrutiny of CGHS and other projects during the interim period till the guidelines issued by the Ministry of Urban Development area legally translated into the Master Plan for Delhi/Building bye-laws.
PA/JD(B)/Blég.88

Postponed.

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

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Item No. 153:

Sub: Electric sub station for the new buildings F6(4)89-MP

This case was discussed in detail and Chief Engg. NDMC insisted that the electric sub station should be located on the ground floor. He ~~has~~ also referred the electricity act and pointed out that it is mandatory to have the electric sub-stn. on the ground floor. He further referred National Building Code saying that ESS area should not be counted towards ground coverage and FAR. The representative of Delhi Fire Services also insisted that Electric sub station should be located on the ground floor for better fire safety reasons. The representative of the DESU was also of the same opinion. After detail discussion it was opined that the matter be referred back to DUAC with the views expressed and the provisions quoted. After the views from the DUAC are received the case be again put up ^{to} the TC.

Item no. 154:

Sub: Resitement for objectionable petrol pump, National Service station H Block, C. Place, New Delhi. F7(29)86-MP

TC discussed the general issues, whether sites be provided as filling-cum-service stations or only filling points. It was generally opined that as far as possible sites be provided as filling cum service ^{status} ~~stn.~~ It was also desired to examine the possibility of having the service stations in the basement where sufficient land is not available. ^{Desireability} of reducing the size of filling cum service ~~stn.~~ and providing such facility on smaller sites may also be examined. The ^{job} standard layout plan and building plan will also require re-examination in light of above. It was decided to consult the oil companies in such matters before arriving to a decision. ~~Therefore~~ Sh. NK Aggarwal, Jt. Dir. (Plg.) will initiate action and submit report after arranging discussion with various oil companies, ~~within two weeks.~~ The case be put up to TC again ^{with a} ~~with such~~ report. It was also desired that DDA should take up an exercise to identify ^{more} ~~fifty~~ ^{petrol} ~~petrol~~ pump sites and ~~hundred~~ gas godown sites ^{for} ~~within~~ this financial year.

Item no. 155:

Sub: Allotment of LPG Gas Godowns sites in Najafgarh area request from BPCL. F13(38)88/CRC/DDA.

The proposed sites was approved. TC also desired that the planning work for Najafgarh town be taken up on priority basis for utilisation of acquired lands and further proposal ^{identifying} ~~for~~ additional land, to be acquired, should also be submitted.

Item No. 156:

Sub: Standard plans in respect of building at Sarojini Nagar New Delhi. F16(49)83-MP

This item was discussed in detail. Representative of NDMC L&DO and Sarojini Nagar Market Association ^{also} who were present. ^{They} in the meeting impressed that due to additional construction there would be no further congestion in this market. ^{as the} Further the representative of the Association stated that the back lanes are having a R/W of 55' and can be used for parking also. They further stated that earlier NDMC had approved the standard plan and the owners were intimated to deposit the requisite fees for getting the standards plans approved. Accordingly, the shop owners have submitted ^{the} ~~their~~ standard plans for approval and sixty standard plans ^{have been} ~~were~~ approved and accordingly the construction is being carried out. ^{discussed} VC, desired to have a site inspection and then to discuss the matter in the meeting.

Item no. 157:

Sub: Comprehensive redevelopment scheme at Janpath lane F16(89)81-MP

This scheme was discussed in details. DCP(T) raised certain objections on the circulation pattern and pointed out that Janpath, Tolstoy Marg and the Parliament street are already congested and by the implementation of this scheme the traffic would further increase and may become, unmanageable. He was also of the view that such scheme should be based on an overall comprehensive study of traffic and transportation of the zone. After discussion it was decided that the matter be resubmitted to TC ^{with details of Joe building parking} ^{road space, parking space and other details.}

Item no. 158:

Sub: Planning & Development of a complex of 658 hect. south of Hindon cut in Trans Yamuna area. FR.1(3)84-Dir.(CP)

The composite scheme ^{as proposed} (laid on the table) was discussed in detail. TC approved the change of use ^{land} of following pockets ^{as} shown in draft PDP-2001 (modified) ^{to} following uses:

- i. Pocket no. 2 and 8 from Residential to Recreational
- ii. Pocket no. 4 from Sewage Treatment plant to Residential
- iii. Pocket no. 3 from ~~Charoli~~ Dairy farm to Residential
- iv. Pocket no. 7 and 10 from residential to college and hospital respectively.

Item no. 159:

Sub: Change of land use of an area measuring about 0.872 acres from Agricultural Green Belt to Public and Semi public facilities (Hospital) maternity hospital at Kanjhawala Delhi. F20(9)89-MP

The location of ^a maternity hospital at Kanjhawala was ^{reel upon by P.T.} ~~reel upon~~ subject to the feasibility of the site ^{to be chosen} by PPW.

Item no. 160:

Sub: Layout plan of inter-national monitoring stn. at Ghatorni village New Delhi (Extension to the office building) F3(42)72-MP

proposed incidental use
The item was approved as incidental to the main use *way*

Item no. 161:

Sub: provision for the site office building for Chief Engg. (EZ) in Institutional area Karkarduma in Trans Yamuna area F3(3)88/TYA

due proposal was by the Technical Committee
This item was approved as a utility building as *such* indicated in draft PDP-2001. *activities are allowed as per the unmodified*

Item no. 162:

Sub: Provision of residential area in Institutional i.e. schools colleges etc. F1(2)75-MP

Postponed.

Item no. 163:

Sub: Approach road to the christian demetry at Masigarh PA/Arch/52/89/3048

It was decided that in the first instance it may be confirmed from MCD whether this is a notified demetry. *and* ~~It~~ was therefore ~~desired that the~~ item may be brought again before the TC after getting the required information from MCD.

Item no. 164:

Sub: Alignment plan of Netaji Subhash marg from Darya Ganj footover bridge to Luthian Marg / SP Mukherji marg crossing. F5(47)87-MP

Postponed.

Item no. 165:

Sub: Alignment plan of Luthian Marg from S.P. Mukherjee Marg crossing to ISBT crossing. F5(34)87-MP

This case was discussed in detail and it was *noted* ~~opined~~ that the Chief Secy. has constituted a design group about a year back. Therefore, Chief Secy. *to Technical Committee* may be requested to let us know the recommendations of design group and the *may be obtained* item may be brought again before the TC.

Item no. 166:

Sub: Provision of floors platforms and tracks at N. Delhi Railway stn. PA/JD(PPW)88-224.

Submitted
It was intimated by the Chief Engg. (Railways) that the studies *for the provision of floors for utilization* are being conducted. Therefore, it was decided that *as and when studies are conducted by the railways, same will be placed before the TC for approval.* *design that the item be put up after the full info for analysis is available -*

Item no. 167:

Sub: Review of Railway proposals in Delhi area relating to operational and non operational works.

The item was postponed.

Item no. 168:

Sub: Composite alignment plan of a part of road no. 48 along the left bank of Najafgarh drain from Vijay Nagar road to GT Karnal Road near Gurmandi. F5(55)66-MP

Item was postponed.

Item no. 169:

Sub: Rehabilitation of displaced persons occupying tenaments at Kotla Ferozeshah, N. Delhi F16(6)78-MP

Postponed.

Item no. 170:

Sub: Scrutiny of CGHS and other projects during the interim period till the guide lines issued by the Min. of Urban Dev. area legally translated into the Master Plan for Delhi/ Building bye laws. PA/JD(B) Bldg. 88

Postponed.

*meeting all ended with a
vote of thanks. Done at 11:30*