

योजना
Planning

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

दस्तावेज संख्या F. (34) 191-MP

दिनांक

पत्र-संख्या

विषय

Draft Minutes of Technical Committee Meeting held on 7.6.91.

आवक सं०	दिनांक	किस को भेजी	हस्ताक्षर	आवक सं०	दिनांक	किस को भेजी	हस्ताक्षर
कार्यालय	जाने को यदि नहीं			कार्यालय	जाने को यदि नहीं		

F-924
20-6

VC
2/6

Fv-139
24/6
J.D.(ZP)
25/6

3/5
2/6/91

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft Minutes of the Technical Committee Meeting
held on 17-6-91 at 9:30 A.M. in the Conference Room of
Vikas Minar, 5th Floor, I, P. Estate New Delhi.

The following were presents:-

DELHI DEVELOPMENT AUTHORITY:

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|-----|---|----------------|
| 1. | Mr. C. Narenha, Vice-Chairman | (In the Chair) |
| 2. | Mr. W. D. Dandage, E.M. | |
| 3. | Mr. J. C. Ghambir, Commr. (plg.) | |
| 4. | Mr. Santosh Auluck, C. A. | |
| 5. | Mr. B. L. Khurana, C. E. (Elect) | |
| 6. | Mr. S. P. Banwant, C. E. (S), Slumwing | |
| 7. | Mr. M. N. Khullar, Adml, C. A. | |
| 8. | Mr. R. G. Gupta, Director (TYA) | |
| 9. | Mr. P. C. Jain, Director (AP&B) | |
| 10. | Mr. U. S. Jelly, Director (LM) | |
| 11. | Mr. K. K. Banupadhyay, PP (Rehini) | |
| 12. | Mr. P. W. Degree, Jt. Director (TYA) | |
| 13. | Mr. Prakash Narain, Jt. Director (T) | |
| 14. | Mr. A. K. Jain, Jt. Director (ZP) | |
| 15. | Mr. A. K. Gupta, Jt. Director (B) | |
| 16. | Mr. Chander Ballab, Jt. Director (AP) | |
| 17. | Mr. C. P. Restogi, Jt. Director (C. C. G) | |
| 18. | Mr. R. C. Aggarwal, Sr. Architect (R) | |
| 19. | Mr. Pradip Behari, Sr. Arch. (EZ) | |
| 20. | Mr. D. K. Saluja, Dy. Director (T) | |
| 21. | Mr. S. P. Mansal, Dy. Director (M) | |
| 22. | Mr. S. P. Pathak, Dy. Dir. (M) | |
| 23. | Mr. S. Sriwastva, Dy. Director (ZP) | |
| 24. | Mr. Vined Sekli Dy. Director (Narela) | |
| 25. | Mr. S. P. Kaura, Dy. Dir. (Instl.) | |
| 26. | Mr. H. P. Saxena, Asstt. Dir. (MP) | |
| 27. | Mr. ANIL Barai, Dy. Dir. (MP) | (Convener) |

TOWN & COUNTRY PLG. ORGANISATION

- | | | |
|-----|--|--|
| 28. | Mr. B. K. Arora, A. P. | |
| | <u>P. W. D., Delhi Admp.</u> | |
| 29. | Mr. M. S. Bhati, S. E. Circle-II | |
| | <u>N. D. M. C.</u> | |
| 30. | Mr. A. K. Pathak, Chief Architect | |
| | <u>M. C. D.</u> | |
| 31. | Mr. A. P. Sehbi, Adml. Town Planner | |
| 32. | Mr. B. D. Mathur, Consultant, B. S. U. | |
| | <u>D. E. S. U.</u> | |
| 33. | Mr. K. C. Gupta | |

Special Invities:

"RITES"

- | | | |
|-----|-------------------------------------|---------------------|
| 34. | Mr. B. I. Singal, G.M. | For Item No. 191/91 |
| | <u>POLICE DEPARTMENT</u> | |
| 35. | Mr. Jain-Chand D. C. P., Secy. | For Item No. 91/91 |
| | <u>C. R. I. S.</u> | |
| 36. | Mr. V. A. Chopra, Registrar | For Item No. 91/91 |
| | <u>Asian Institute of Transport</u> | |
| 37. | Mr. Ranjit Mathur, Secy. | For Item No. 91/91 |
| | <u>I. M. C. L.</u> | |
| 38. | Mr. Vijay S. Madan, Project Dir. | For Item No. 101/91 |
| | <u>GAS AUTHORITY OF INDIA LTD.</u> | |
| 39. | Mr. S. S. Patel | For Item No. 102/91 |

ITEM NO.1:

Sub: Construction of additional slum tenements in the JJ/Resettlement Colonies.
F.20(6)91-MP.

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The proposal for intensive utilization of vacant pockets/community facilities sites in JJ/Resettlement Colonies for residential use was discussed in detail. It was decided that a survey of all such sites be conducted within three months. *to be required to be determined the extent of which they would be required to* After ascertaining the possibility, the case be put *to* meeting the deficiency in facilities *of these colonies,* up. *changes* per the provisions of UPD 2001X

⊕ The prescribed land use of these vacant lands, the actual no. of encroachments at site +

ITEM NO.2:

Sub: Development control norms for plot size ranging between 76.92 to 83.61 sq.m. in Mayapuri Industrial Area, Phase II.
F.20(7)78/LSB(I) Pt.

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The development controls for plots of 76.92 to 83.61 sq.m. in Mayapuri Industrial Area, Phase II were discussed and it was decided that the following norms *+ guidelines be adopted:* be followed:

- i) Ground Coverage 60%
- ii) FAR 120
- iii) Max. Height 6 mt.
- iv) Front Set, back 3 mtrs.
- v) Canopy ~~will~~ not to be allowed.
- vi) Basement and other *pro features* ~~visions~~ as per the *provisions of UPD-2001*

ITEM NO.3:

Sub: Approval of layout plan *for* of small facility centre near Jail (North of Wazirabad Road) and its *of* declaration as development area.
PA/JD/TYA/90.

⊕ notification

.....

The *proposed* layout plan covering 6.2 Ha of DDA land including some land under encroachments *is* approved

Subject to the following:-

- (i) The land proposed for the police lines may include ^{a piece of} the DDA land towards the North, which ^{has} is under encroachments. [As explained by Director(TYA), the police authorities ^{were willing to} would take over the land as it is and ~~shall themselves~~ get the encroachments removed ~~themselves~~.]
- (ii) The ~~change of~~ ^{prescribed} land use from rural to public and semi public facilities ^{be changed} ~~be processed further.~~ ^{in accordance with law}

ITEM NO.4:

Sub: Layout plan of Education cum facility complex (2.92 hect) ^{to} the North of GT Shahdara Road. PA/AD/TYA/91-92.

The ^{proposed} layout plan of education cum facility complex ^{was} is approved. The Lands ^{Dept} Branch shall work out the modalities of ^{allocating the} allotting common playground area ^{among the} various institutions ^{to be accommodated} within the layout.

ITEM NO.5:

Sub: Building Plans of DAP lines in West Distt. at Vikas Puri(Bodella) Delhi. F.13(73)89-Bldg.

The Technical Committee approved the ^{proposed to change} processing of ^{the} land use of site allotted to DAP from recreational to ^{in accordance with law} public and semi-public facilities. It was further decided that while processing the ^{change of} change of land use, ^{clearance of the} the building plans can be simultaneously ^{processed for} processed for approval.

ITEM NO.6:

Sub: Electrification of Rohini Phase III regarding tower route and grid sub-stn. PP/R/2006/Services/90.

The Technical Committee approved the proposed location of 3 Nos, 66KV grid sub-stn. for Rohini Phase III and the proposed high-tension tower route, subject to ^{the} condition, that ^{an} it should be underground ^{line} in the

should be laid ~~at~~ ⁱⁿ the section which runs alongside portion fronting the District Centre, Work Centre, ~~portion of~~ express high-way and the 40 mt. R/W Master Plan road (Kanjawala Road) and the reservation of land for tower route and underground cables be made as per the prescribed norms.

ITEM NO.7:

Sub: Allotment of land to NBCC for residential cum Guest House complex in Golf Links.
F.3(12)91-MP.

Deferred.

ITEM NO.8:

Sub: Route alignment for laying one No.3x300 sq.m. XLPE/U/G cable between Kamala Market and Motia Khan 33 KV S/Stn. alongwith 6x2.5 sqm pilot wire cable.
F.6(10)90-MP.

The ~~cable~~ route alignment ^{of the cable line} which ~~is~~ ^{is} proposed to be ^{laid} underground ^{was} is approved.

ITEM NO.9:

Sub: Alignment plan of Road No.37 extension in continuation of Road No.37 from Ring Road to Outer Ring Road along Southern side of Western Yamuna Canal.
F.5(12)89-MP.

The ~~portion~~ alignment ^{that portion of} of Road No.37 ^{falling} between Ring Road and Outer Ring Road along the Southern side of Western Yamuna Canal ^{was} is approved, subject to the following modifications:

- (i) In the first phase, ^a 4 lane divided carriageway be developed.
- (ii) The green strip be shifted towards the canal side so that the max. number of trees can be saved.
- (iii) The concurrence of the Delhi Water Supply and sewerage Undertaking be obtained with respect to ^{for the proposed} land adjustment ^{with respect to} proposed through Hyderabad Treatment Plant.

ITEM NO.10:

Sub: Change of land use from Recreational to Public & semi public PS 4(Police Head Quarters and Police Line) II. Allotment of land to CRPF on perpetual lease hold basis.

F.25(19)85/Instt.

It was decided that the ^{prescribed} land use be retained as recreational and ^{that} no construction be allowed. The site can be ^{utilised} ^{as a} allowed only for camping/parade grounds.

ITEM NO.11:

Sub: Request for permission for construction of a Chancery Building (Iran Embassy) at Barakhamba Road.

F.16(4)90-MP.

The case was discussed and the following observations were made:-

(i) ~~The reference from the NIMG pertains to granting of a special permission under Sub-Clause 8(2)A for a foreign mission permissible under Residential use~~ ^{call for} ^{of MPD-2001} ^{can be located in a} ^{building plan} ^{subject to}

(ii) ~~The proposal does not involve conversion of the residential bungalow into group housing but envisages a lower FAR of 75 as compared to Residential plot(83) and group housing(133). The maximum height shall also to be restricted to 14 m against 26 m for group housing.~~ ^{which is permissible}

~~which would not affect the bungalow character of the area.~~ (iii) ~~Both M EA and the Iranian Embassy were pressing for expeditious clearance~~ ^{that prescribed in a} ^{scheme} ^{within} ⁱⁿ

~~Keeping in view the above and also the importance of bilateral relations at national level, the proposal was agreed as a case of special permission from the Authority.~~ ^{make the} ^{to be permitted} ^{from the} ^{Authority} ^{for grant of} ^{special} ^{permission} ^{under the}

ITEM NO.12: ^{special appeal} ^{provisions of MPD-2001}

Sub: Conversion of Nursery School site for CGHS Dispensary in the layout plan of Planning Commission Co-operative House Building Society.

FR1(27)91-Dir.(TYA).

The Technical Committee approved the proposal of for

(4) specific permission of the Authority

(4) case the building plan which had been kept pending earlier due to other, bilateral concerns

converting one of the nursery school sites (^{ie that} preferably adjacent to C.S.C.) in the lay-out plan for a CGHS Dispensary, ^{use as} subject to the condition that the development controls for ^{continue to} Nursery Schools shall be applicable. As this area no more forms part of the notified development area of the Authority, actual modification of the lay-out plan would be done by the M.C.D.

ITEM NO.13:

Sub: Layout Plan of Institutional complex and development of urban spaces for Jhuggi clusters at Vishwas Nagar, Trans Yamuna Area. Change of land use of 7.5 hect from Residential to Public and semi public (Socio Cultural Institutions).

FR1(26)91-Dir.(TYA)

Deferred.

ITEM NO.14:

Sub: Allotment of land to Delhi Admn. for joint Sector hospital project., change of land use of about 15 acres of land at Sarita Vihar from utility facilities (Sewerage Treatment Plant) to public and semi public facilities (Hospital)

F11(17)89-Instt.

^{proposed revised} The layout indicating the ^{various} adjustments of land ^{to be made} was approved. The Lands Branch of DDA would take necessary action for vacation of the stay orders from the court and for removal of the encroachments from the area covered by the ^{the} scheme including Jasola.

ITEM NO.15:

Sub: Issue of the NOC for laying Gas Pipe Line from IP Estate to Bahadurgah and Sonipat.

F7(20)88-MP.

After detailed discussion the Technical Committee suggested that the alignment of gas pipeline from IP Estate to Bahadurgah and Sonipat ^{along the supplementary drain and Nanjot drain and then further} may run along the railway line/along Rohtak Road. The concurrence of the Flood Department be obtained and a detailed alignment plan be brought before the Technical Committee for approval.

Handwritten notes:
 This would be incorporated in the final development plan after the approval of the proposed plan.
 between the commercial centre, the centre, the facilities centre on the one hand and the hospital on the other was approved.
 It was decided that this plan would be incorporated in the Zonal Development Plan to be prepared in due course.

Item No.16:

Sub: Resitement of objectionale petrol pump located at Kashmere Gate.

F.13(14)88/CRC.

Deferred.

Item No.17:

Sub: Land use and Development Controls for the proposed Asian Institute of Transport Deve-
lopment and CRIS Complex adjacent to Chanaka-
yapuri Railway Station.

F3(39)89-MP.

The representative of the RITES explained that this land ^{was} ~~is~~ neither required for the MRTS Station/ corridor nor ^{was it} ~~is~~ feasible to shift the Chanakayapuri Railway Station ^{to} ~~at~~ this location. ^{Instead a} ~~The~~ ^{alternate/new} site for Metro Station ^{is} ~~is~~ being proposed ^{by RITES in the} ~~between~~ ^{between} Chanakayapuri Railway Station and the Railway Museum. ^{After due consideration, it was felt that there} ~~After detailed discussion, it was decided that the~~ ^{would be no objection for same to the proposal from the} ~~proposal in the first instance be got cleared from~~ ^{land use angle provided the Railway Ministry (a)} ~~the Railway Board. Also, the RITES would discuss the~~ MRTS proposals vis-a-vis MPD-2001 with the TT unit, DDA, and thereafter the proposal be brought again before Technical Committee ^{as soon as possible}

(a) was agreeable to the plan for a second metro station in the neighbourhood

[Handwritten signature]

20/8/51 JD(2P)

As a firm decision of the Board, it was decided that the ^{formal acceptance} ~~approval~~ of the Railways to the RITES plan be obtained at the ~~earliest~~ ^{earliest} was found to be crucial

Item No. 1:

Sub: Construction of ^{additional} One Room slum tenements in JJ/
Resettlement colonies. F20(6)91-MP

*Sites in
35 plots
colonies
for residential
use*

The proposal for extensive utilization of vacant plots / corners / facilities
This was discussed in detail and it was decided
that in the first instance ^{the} survey ^{shall first be} be conducted for
the facilities available, which may be got done within three
months ^{after ascertaining the possibilities} and then case be again put up before the TC.

Item No. 2:

Sub: Development control norms for plot size ranging
between 76.92 to 83.61 sq.m. in Mayapuri Industrial
area, Ph. II. F20(7)78/LSB(1)Pt.

The Development control norms for plots ^{of} sizes between
76.92 to 83.61 sq.m. in Mayapuri Industrial area, ph. II
were discussed in detail and it was decided that the
following development control norms may be followed:

- (i) Ground coverage 60% ^{cm² 0}
- (ii) FAR 120
- (iii) Max. Height 6 mt. ~~max.~~
- (iv) Front set back 3 mtrs.
- (v) Canopy ~~will not~~ be allowed
- Basement ~~shall be~~ as per the MP Provisions ²⁰⁰¹

Item No. 3:

Sub: Approval of layout plan of small facility centre near
Jail (North of Wazirabad road) as well as declaration
of the Development Area. PA/JD/TYA/90

The layout plan This was discussed in detail and it was decided
that the total land available including the land on which
there is an encroachment comes out to 6.2 hect. Therefore
(i) it was decided that 4.8 hect land earmarked for police lines
and remaining area for the facilities as indicated in the
layout plan laid on table. With this modifications the lay-
out plan was approved and the change of land use from rural
area to public and semi public facilities was recommended
for approval. ^{As explained by DIT (YA), the} It was further decided that police
authorities themselves will get the encroachment removed on
1.2 hect of land without any liability of the DDA.

Item No. 4

Sub: Layout plan of Education cum facility complex in a
total area of (2.92 hect) in the North of GT Shahdara
Road. PA/AD/TYA/91-92

The layout plan of education cum facility complex is
in the North of GT Shahdara Road was discussed in detail
and approved, subject to sorting out of land ownership
problem by Lands Section of DDA. *The lab branch shall
work out the modality of allotting
common playground area.*

Item no. 5

Sub: Building plans of DAP lines in West Distt. at Vikas Puri (Bodella) Delhi. F13(73)89-Bldg.

The Technical Committee approves the processing of
7 site allotted to DAP ~~This was discussed in detail and the change of land use from recreational to public and semi-public was recommended and it was further decided that while processing the change of land use, building ^{plans} ~~section~~ can simultaneously process ^{be} ~~the plan~~ for approval.~~

Item No. 6

Sub: Electrification of Rohini Ph. III regarding tower route and grid sub-stn. PP/R/2006/Services/90

The ~~After detailed discussion~~ Technical committee, ~~DDA~~ approved the ^{proposed} location of 3 nos. 66KV grid sub-stn. for Rohini Phase III as well as ^{and the} proposed high-tension tower route with the observations that such tower routes should be made underground while taking by the side of District Centre, Work Centre, ^{subject to condition} proposed express ^{is the portion fronting the} high-way, ^{at} falling within the scheme area and the proposed 40 mt. ^{master plan} R/W road along the existing (Kanjawala road) and rest of the tower route could be made above ground. Also reservation of 7 mt. wide land on either side of tower route going ^{above} ~~about~~ ground to be ensured as well as reservation of land on ^{The} both sides of the route taken underground ^{cables} to be made as per the prescribed norms.

Tower route and

Item No. 7:

Sub: Allotment of land to NBES for residential cum Guest House complex in Golf links. F3(12)91-MP

Deferred.

Item No. 8:

Sub: Route alignment for laying one no. 3x300 sq.m XLPE U/G cable between Kamla Market and Motia Khan 33 KV S/Stn. alongwith 6x2.5 sqm pilot wire cable. F6(10)90-MP

It was ^{noted} observed that the route ~~is~~ alignment as proposed ~~has~~ been cleared by RITES and the whole route alignment is ^{which} proposed to be ^{cable} underground. ^{is} This was discussed in detail and approved.

Item no. 9:

Sub: Alignment plan of road no. 37 extension in continuation of road no. 37 from Ring road to Outer Ring road along the Southern side of Western Yamuna canal. F5(12)89-MP

The ^{portion} road alignment of route no. 37 extension in ^{road} continuation of road no. 37 from Ring Road to ^{between} Outer Ring Road along the southern side of western ^{canal} side of Yamuna ^{was} discussed and it was decided that in the first phase, 4 lane ^{is} divided carriageway ~~should~~ be developed. It was further decided that the green strip as proposed should be shifted towards the canal side, so that the max. ^{number of} trees can be saved. Further PWD ^{should} start planting the trees. It was further decided that concurrence from the Delhi Water ^{supply} and Sewerage Undertaking ^{with respect to land adjustment} may be obtained. ^{proposed through Hyderabad treatment plant.}

Item no. 10:

Sub: Change of land use from Recreational (Green) to public and semi public PS 4 (Police Head quarters and Police line) **ii**. Allotment of land to CRPF on perpetual lease hold basis. F25(19)85/Instt.

This was discussed in detail and it was decided that ^{use be retained as Recreational as no construction} change of land use ^{allows only for camping, private ground} should not be done, however the pocket of ^{be done?} land can be used for camp, keeping the land use as green.

Item no. 11:

Sub: Request for permission for construction of a chancery building (Iran Embassy) at Barakhamba Road. F16(4)90-MP

^{The case was discussed in detail and the following were the observations} This was discussed in detail and it was observed that the IRAN Embassy plot falls outside the bungalow zone area as per the Govt. of India notification 1988. It was therefore decided that the case may be recommended to the Authority under special appeal to use ^{permit of} ~~the~~ plot for the Chancery Building (IRAN Embassy).

^{Keeping in view bilateral relations} The ~~reference~~ ^{reference} from the NDMC ^{is} ~~pertains~~ ^{is} ~~to~~ ^{granting} special ^{permission} ~~under~~ ^{under} sub-clause 8 (c) A for a foreign mission, ^{permissible} ~~with~~ ^{for} Residential use. The proposal does not involve conversion of residential bungalow into group housing, but ^{even} ~~even~~ ^{lower} FAR of 75 ^{is} ~~is~~ ^{comparable} ~~to~~ ^{to} the existing FAR.

Resd. No (83) ^{or} gp. no (133). The max. ht shall also be restricted to 14m, against 26m for gp. hvy which would not keep in view the above, and also the importance of bilateral relations with a country, the proposal was agreed as a case of special permission from the Authority.

Item no. 12:

Sub: Conversion of Nursery school site for CGHS Dispensary purposes in the layout plan of planning Commission Co-operative house Building Society. FR1(27)91-Dir. (TYA)

This was discussed in detail and it was decided that the proposal of converting one of the nursery school sites, out of 5 sites, available in the societies lay-out may be used for CGHS Dispensary, subject to condition that the development control as indicated in MPD-2004 for Nursery schools shall be applicable. Since the decision is referred to the J.C. in MPD, the decision of TC may be referred to the J.C. for approval of modification to the MPD.

Item no. 13

Sub: Layout plan of Institutional complex cum in / Around a development and construction of urban spaces for Jhuggi cluster at Vishwas Nagar, Trans Yamuna Area. Change of land use of 7.5 hect from residential to public and semi public (Socio cultural Institutions) FR1(26)91-Dir. (TYA)

Deferred.

Item no. 14

Sub: Allotment of land to Delhi Admn. for Joint sector hospital project, change of land use of about 15 acres of land at Sarita Vihar from utility facilities (Sewerage Treatment Plant) to public and semi public facilities (Hospital) F11(17)89-Instt.

The land adjustment plan as laid on table was approved. DLM was directed to take necessary action for vacating the site as the layout plan has been approved by the TC. No change of land use is required. Further the encroachments on the Jasola land scheme are also to be got vacated at the earliest.

Item no. 15

Sub: Request for seeking NOC for laying Gas pipe line from IP Estate to Bahadurgarh and Sonipat. F7(20)88-MP

This was discussed in detail and the alignment of gas pipe line from IP Estate to Bahadurgarh and Sonipat was to be taken along the Supplementary drain, Nangloi drain and then going along Railway line to Rohtak.

This is subject to the concurrence of the Flood Department. The proposal be again submitted Before the TC for approval.

Item No. 16

Sub: Resitement of objectionable petrol pump located at Kashmir Gate. F13(14)88/CRC

Deferred.

As this area is more forms per 2 the developed area of the authority, actual modification of the layout plan would be done by the MCD.

The land for DDA would be taken necessary action for removal of the

After detailed sun further obtained as

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Item No. 17

Sub: Land use and Development controls for the proposed Asian Institute of Transport Development and CRIS Complex Adjacent to Chankyapuri Railway Station. F3(39)89-MP

The representative of the RITES ^{explained} stated that they does not ~~know~~ need this land for the metro system. The change of land use is recommended from Transportation to Public and semi public (Institutional) with 100 FAR and 25% ground coverage. This decision is subject to Railway Board certifying that they agree with the RITES proposal.

Site for Metro ~~station~~ ^{is neither required} ~~nor~~ ^{for} MRTS station/corridor. ~~it is feasible to shift the Chankyapuri railway station at this location. An alternate/new between Chankyapuri is being proposed museum. After detailed discussion it was decided that the proposal in the first instance should be got cleared from the Railway Board. Further the RITES ^{vis-a-vis} ~~proposals~~ ^{discuss} ~~for MRTS station~~ ^{with the TT unit, BDA, and museum} ~~proposals~~ ^{the proposal be brought again before the TC.}~~

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on 17.6.91 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority, IP Estate, New Delhi.

<u>Sl.No.</u>	<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	81/91	Construction of One Room slumtenements in JJ Resettlement Colonies. F. 20(6)/91-MP	1-2
		To be presented by Dir.	
2.	86/91	Development control norms for plot size ranging between 76.92 to 83.61 Sq.m. in Mayapuri Industrial area, Ph-II. F. 20(7) 78/LSB(1) pt.	3-4
		(Deferred) to be presented by DD(ZP) II	
3.	88/91	Approval of layout plan of small facility centre near Jail(North of Wazirabad road) as well as declaration of the Development Area. F.PA/JD/TYA/90	5-6
		(deferred) To be presented by JD(TYA)	
4.	89/91	Layout plan of Education cum facility Complex in a total area of 2.92 hect. in the North of G.T. Shahdara Road. F.PA/AD/TYA/91-12	7-9
		(Deferred) To be presented by JD(TYA).	
5.	92/92	Building Plans of DAP lines in West Distt. at Vikas Puri (Bodella) Delhi. F. 13(73)/89-Bldg.	10
		(Deferred) To be presented by JD(B).	
6.	93/91	Electrification of Rohini Ph-III regarding tower route and grid sub-stn. PP/R/2006/Services/90	11
		To be presented by PP(Rohini)	
7.	94/91	Allotment of land to N.B.E.C. for residential cum Guest House Complex in Golf links. F. 3(12)/91-MP	12
		To be presented by JD(ZP)	
8.	95/91	Route alignment for laying one No. 3x300 sq. mm XLPE U/G cable between Kamla Market and Motia Khan 33 KV S/Stn. alongwith 6x2.5 Sq.mm pilot wire cable. F. 6(10)/90-MP	13
		To be presented by JD(T)	

9. 96/91 Alignment plan of road No.37 extension in continuation of road No.37 from ring road to outer ring road along the Southern side of western Yamuna canal. 14-15
F. 5(12)/89-MP
To be presented by JD(T)
10. 97/91 i) Change of land use from Recreational (Green) to public and Semi-public (Police Head Quarters and police line). 16-17
ii) Allotment of land to CRPF on perpetual lease hold basis.
F. 25(19)85/Instt.
To be presented by JD(TYA)
11. 98/91 Request for permission for construction of a chancery Building (Iran Embassy) at Barakhamba Road. 18
F. 16(4)90/MP
To be presented by JD(~~MP~~) (C-64).
12. 99/91 Conversion of Nursery School site for CGHS Dispensary purposes in the layout plan of planning Commission Co-Operative House Building Society. 19-20
FR. 1(27)/91-Dir. (TYA)
To be presented by JD(TYA).
13. 100/91 i) Layout plan of Institutional Complex cum in /Around development and construction of urban spaces for Jhuggi cluster at Vishwas Nagar, Trans Yamuna Area. 21-28
ii) Change of land use of 7.5 hect. from residential to public and semi-public (Socio cultural Institutions).
FR. 1(26)91-Dir. (TYA)
To be presented by Dir. (TYA)
14. 101/91 Allotment of land to Delhi Admn. for joint Sector Hospital project, change of land use of about 15 acres of land at Sarita Vihar from utility facilities (Sewerage Treatment plant) to public and semi public facilities (Hospital) 29-30
F, 11(17)89-Instt.
To be presented by JD(AP)
15. 102/91 Request for seeking NOC for laying Gaspipeline from I.P. Estate to Bahadurgarh and Sonipat. 31-32
F. 7(20)/88-MP
To be presented by DD(NCRUE)

26.11.81/91.

F20(6)/91-7P.

BACKGROUND

In 1975-76, Delhi Development Authority planned and developed 1,43,263 plots each of 21 Sqm. in 16 large resettlement colonies. This is the largest resettlement programme of the world not only in terms of quantity but quality too. All these colonies were planned with a provision of full social infrastructure as per norms of MP-62 and physical infrastructure but on community basis. Now, physical infrastructure on community basis is being replaced by physical infrastructure (water lines, sewer lines and electric lines) on individual basis. Recently, I have compared planning of these colonies with colonies of sites & services in different states of the country and with most of the developing countries and found these are much better than those.

In these colonies, a provision of 90 plots for senior secondary schools, 136 plots for primary schools, 140 plots for nursery schools, 9860 plots for shops, 3 plots for colleges, 5 plots for general hospital, 3 plots for fire station, 5 plots for police station, 30 plots for dispensaries, 55 plots for community hall/barat ghar, 286 plots for library and some other plots for cremation and burial ground. In these colonies, at that time 500 parks with 60 tubewells and 15 lakh trees were developed. 250 KM of road, 600 KM of SW drain, 80 KM of water lines, 14000 lavatory seats and several buildings of social infrastructure were constructed.

2. Proposal of Slum Wing II

A proposal has been sent by Slum Wing II to use these parks, open spaces and sites of social infrastructure for the

construction of residential urban spaces for 27000 persons got themselves registered under a scheme sometimes in 1985.

3. Views from Planning Point of View.

The proposal would not only be against the planning norms and provisions of MP-2001 but also degrade the quality of life. So, it would be better if following action is taken;

- i) All unused sites of parks/open spaces and of social infrastructure should be fenced and properly protected.
 - ii) Sites of social infrastructure should be allotted to concerned Departments of MCD, Delhi Admn, may be at nominal cost, so that buildings pukka or semi-pukka or tents are put up and used for the basic purposes of education, health, security, get together etc.
 - iii) For the construction of 27000 flats by Slum Wing, DDA for the registrants of 1985, possibility of land may be explored in the area in the north of Road No.50 bounded by Yamuna Bund in the East, Delhi Haryana Border in the North and G.T. Karnal road in the West. Extent of this total area is about 8000 hect. and is being planned by Director (APB).
4. Item is placed before the Technical Committee to consider the same.

Item No.86/91

Sub: Development Control norms for plot size ranging between 76.92 to 83.61 sqm. in Mayapuri Industrial area, Phase-II.

F. 20(7)/78-LSB(1)/pt.

BACK GROUND:

The plots in Mayapuri Industrial area, ph-II were allotted to various units of old Motor parts functioning at Motia Khan (Paharganj) in the year 1976. The plots were of the following sizes:-

a.	15' x 55'	* 92 Sq. yds.
b.	15' x 60'	=100 Sq. Yds.
c.	20' x 60'	=134 Sq. Yds.
d.	20' x 75'	=166 Sq. Yds.

The development control norms were to be followed as given in MPD-62 for light and service industry for ground coverage, FAR etc. However, the minimum size of the Industrial plots in this category was prescribed as 400 Sq. yds. in the Master Plan.

SUBJECT MATTER:

A representation from the association of the plot owners was discussed by Technical Committee on 11-12-86 and the following norms were recommended to be adopted:

- i) Plot size 45 sq. yds. 100% ground coverage with maximum 120 FAR with the condition that the space be provided for manhole within the plot.
- ii) Plot size 92 Sq. yds and 100 yds. ground coverage max. 75% ensuring the minimum 15=0" front setback and FAR 120 maximum.
- iii) Plot size-134, 165 and 200 Sq. yds. front setback minimum 15' max. 60% FAR-Maximum 120.
- iv) No basement or mezzanine floor in any of the category and if part of the basement is to be constructed, be counted as part of the maximum permissible FAR.

The association again represented specifically with regards to plot size of 92 to 100 Sq. yds., 134 to 165 sq. yds. and requested for 100% ground coverage. The case was reexamined in the plg. Deptt. and was considered by Technical Committee in its meeting held on 27.11.89 and the following recommendations was made.

DECISION:

"This case was discussed in detail. The Technical Committee decided that in case of the plots measuring 135 sq. yds. and 165 sq. yds. the front setback to the extent of 15 ft. should be maintained. Rest of the plot area may be covered on the ground floor with a maximum FAR of 120. In case of plot size 92 and 100 sq. yds., a sub-committee consisting of Director(DC&P) DDA, Sh. Nanda Chief Engineer, MCD and Sh. Chima, ACP Delhi Police, may visit the site and give their recommendation for the medium setback, if any, to be adhered to".

In March 1990, the association again submitted a representation for relaxation of coverage etc. specially in case of plot size ranging from 92 to 100 Sq. Yds. (76.92 to 83.61 Sq. m) The case has been examined in relation to MPD-2001 and the following observations have been made.

The MPD-2001 provides development control norms for industry workshop with a size of 30 to 50 sq. m. and development control norms for light & service industry for plots above 100 sq. m. and upto 400 sq. m. The industrial plots under reference in Mayapuri, Ph-II are of the size ranging between 76.92 to 83.61 Sq. m. This category of plots is in between the two categories referred above for which development control norms are given in the Master Plan. It would be advisable to average out the ground coverage and FAR of the two categories mentioned earlier for determining norms for plots under reference. The average of the ground coverage and FAR works out to 80% ground coverage and 162.50 FAR.

POINTS FOR CONSIDERATION:

The case is to be put up to Technical Committee for consideration of allowing 80% ground coverage with 160 FAR of plot size measuring between 76-92 to 83-61 sqm. with rest of the controls as given in MPD-2001 for light and service industry.

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Item No-88/91

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Approval of layout plan of small facility centre near Jail (North of Wazirabad Road) as well as declaration of the Development Area.

Change of landuse from 'Rural' to Urban (facility centre).

PA/TO.(TYA)190.

Location & Background

There is a piece of vacant land of about 5.0 hect. bounded by Mandoli Village in the North; Jail in the East; Wazirabad Road in the South and unauthorised construction in the West. The pocket is already acquired and which, if not used for some purposes, would be encroached upon. The entire peripheral area on the west of this pocket has been encroached by unauthorised colonies. As per MPD-2001, this pocket is beyond urban limits with landuse as 'Rural'.

2. Proposal

2.1 It is proposed to change the landuse of this particular 5.0 hect. of land from 'Rural' to 'Facility Centre' due to following reasons:-

- i) The area is in between built up unauthorised colonies and if not used for some purposes, likely to be encroached upon by unauthorised construction as reported by site engineers.
- ii) This is an acquired pocket. There is a need of social infrastructure for the population of nearby areas because no facilities exist in the area.
- iii) Part of the encroached land (Jhuggies) has been proposed for police batallion/post/line as agreed by the police to take over the land with encroachment.

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- iv) Request for provision of land for these facilities by the various Govt. Organisations like DTC and Telephone Deptt. are pending since long.

2.2 Salient features

- The plan has been prepared on the basis of physical survey report and the latest feasibility report by Ex. Engineer, E.D.3.
- The irregular size of the plot is due to existing jail boundary in its eastern side. It has been checked from the concerned file of jail (F2(70)/71 Inst.) that the land was handed over as per the Shajra Plan,
- One 24 mtr. road has been proposed to provide access to this centre by widening the existing 9 mtr. road. This will provide the existing access to the village and surrounding settlements apart from the access to DTC terminal and other facilities proposed in the plan.

2.3 Area Statement

- Total area of the site	5.00 hect.
- Police Batallion/line/post	2.76 hect.
- Telephone Exchange	0.80 hect.
- DTC Terminal	0.27 hect.
- Dispensary	0.17 hect.
- Road (24 mtr. R/W)	1.00 hect.

2.4 A copy of the layout plan is placed below.

3. The proposal is placed before the Technical Committee for
- i) Approval of the layout plan.
 - ii) Approval of the change of landuse from 'Rural' to urban (Facility Centre)
 - iii) Declaration of Development Area.

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(4)

Plan No. 88181

AGENDA FOR THE TECHNICAL COMMITTEE

LAY-OUT PLAN OF EDUCATIONAL COM FACILITY COMPLEX IN A
TOTAL AREA OF 2.92 HECT. IN THE NORTH OF G.T. SILANDRA, ROAD.

File No. PA/AD(TTA)91-12

Connected file No. L1(16)39/Land Section - Request of
conversion of short lease into perpetual lease of land
measuring 22 bigha in Chirag Samali leased out to Shri
Chintamani Sharma.

There are two vacant pockets of land with a total area of 2.92 hect,
one of the 2.5 hect. near petrol Pump and the second of .42 hect. near
Shanlal College. Land use of pocket 'A' is partly residential and partly
recreational. Land use of pocket 'B' is public and semi public buildings .

(2) Ownership of land: out of 2.92 hect. of land, the entire land
belongs to Government of which 22 bigha was leased to Shri Chintamani
Sharma on temporary lease for cultivation and the balance is with the
DDA or MCD. Lands Deptt., DDA vide his note dated 13.12.90 has given the
position is under:-

These pieces of land were under occupation of Sh. Chintamani Sharma,
who was granted a temporary lease for 10 years under an agreement mutually
settled between DDA and Chintamani Sharma following a litigation. This
land was given on temporary lease. Term of this temporary lease was
expired in Jan., 1990 and on the request of Sh. Chintamani Sharma, this
lease was further extended upto Jan., 1995 with the approval of the
Commr.(Lands). However, the finance department has objected that the
approval of the Competent Authority has not been objected and the same
may be put up before the Authority for approval. In the meantime,
Shri Chintamani Sharma has requested for grant of perpetual lease as
to the DLF Universal Ltd. It has been pointed out by them that the
Authority had converted the temporary lease to perpetual lease hold.

Area which at present is with Shri Chintamani Sharma is for
residential use and in the approved lay-out plan of Seelam Fur JJ Colony
has been shown for a Senior Secondary School. Land use of balance land
in pocket 'A' is recreational and as such, has been proposed to be used for
the purpose of play-grounds. The pocket is situated in Zone E-3 where area
is 362 hect. and proposed population as per zonal plan is 83,100. Population
has been increased much more than this due to thousands of Juggies near
Zafraabad and another unauthorised constructions in the zone. So, total
population of the zone would be much more than predicted in zonal plan
of the area. Taking this situation in view, the lay-out plan of 2.92 hect.
has been prepared proposing following educational and other facilities:-

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- 3 Primary schools;
- 1 Senior Secondary school;
- One Community Hall/ Library;
- One Dispensary;
- One electric sub-station;
- One pocket for other community facilities;
- A large common playground of about 1.5 hect. for 3 primary schools and one senior secondary school.

3 - Salient features of the Scheme:-

(a) In view of shortage of schools in this area, pocket 'A' has been utilised for school complex comprising of one Hr. Secondary school and three primary schools. For optimum utilisation of land, building areas for the schools have been reduced but coverage has been increased to 40%. However, details of building form, open court yard, pathway system and parking provisions have been worked out in a compact manner to have an integrated School Complex of 4 schools of MCD & D. Admn.

(b) The rest of the area is proposed to be utilised for active sports and play like football, hockey, badminton, lawn tennis, basket ball, volley-ball and Annual Sports meet. This play area will serve the need of all these schools in a staggering time schedule.

(c) A strip of adjoining land is proposed to be included in the play area which is presently being used as part of a park. As these school plots will be allotted to Directorate of Education, MCD, there will not be any problem of taking this land for utilisation as an active recreation for the children of the surrounding localities.

(d) Considering that the strip of pocket 'B' is too narrow in width, it is proposed to include a strip of adjoining land and for better utilisation of this land for facility like community hall, dispensary, electric-sub-station etc. which will serve the surrounding locality. A 30 mt. proposed road as per MPD-2001 has also been shown on the plan (additional land shown in hatch line on the plan). Status of land and these two strips in pkt. 'A' and pkt. 'B' is to be given by the Lands Deptt.

4 - Area break-up of the Scheme:-

a)	Area of pocket 'A'	2.50 hect.
a-1)	Area under PS(3 N...)	0.4850 Hact.
	Area under 1 Ps	0.1620 "

	Built Area	0.662 hact.
	Open Space	0.958 "
	(Parkdding path) open court	
a-2)	Area under HS(1 Nos)	0.3240 hact.
	Built up area	0.1324 "
	Open Space	0.1016 "
	(Parking park open court etc.)	
a-3)	Area under play field	1.6767 "
	Foot Ball & Hockey filed	0.7350 "
	Low Tennis (1) court	0.0648 "
	Volley ball (1)	0.0648 "
	Basket ball (1)	0.0540 "
	Viewing galary etc.	0.7581 "
	Pathway, green	
a-4)	Area under Road (18 mt. road)	0.0133 "
(b)	Area of Pocket 'B'	0.42 "
	Area under CH/L	0.20 "
	Area under Dispensary	0.10 "
	Area under ESS	0.055 "
	Area under O.C.F.	0.065 "

5. The item is placed before the Technical Committee of the IDA for the approval of the Lay-out Plan of educational com facilitis complex.

IG No. 92/91

10

Sub: Building plans of DAP lines in West District at Vikaspuri (Bodella) Delhi F.13(73)/89/Bldg.

St. Architect, CPWD has submitted the building plans in DDA for construction of DAP lines at Vikaspuri. An area of 20 acres located between Nangloi drain and Bodella Residential Scheme was allotted by the DDA to Dy. Commr. of Police, New Delhi in Sept. 82 for construction of Police Line and the NOC for the same was issued by LAB (Insttl.) DDA on 22.9.89.

2. The norms prescribed for the police lines in Vikaspuri were discussed in the Tech. Committee meeting held on 2nd March, 1990 and the same were approved for adoption. In the Tech. Committee meeting a reference was also made regarding the land use of the pocket under reference which is given below:-

1. As per Master Plan, Delhi 1962 - Residential
2. As per Zonal Development Plan (Zone G-16) Recreational
3. As per MPD-2001 - Recreational

Since at the time of Tech. Committee meeting held on 2.3.90 the MPD-2001 had not been approved and also the Zonal Development Plan for Zone G-16 was not notified by the Central Govt. the land use of the pocket under reference was stated as Residential and the norms were approved by the Tech. Committee. Based on these norms the proposal was forwarded DUAC and has also been cleared by the DUAC vide its letter dated 5.2.91 subject to Master Plan, Zonal Plan, Building bye-laws regulations etc.

Since in this case the allotment was made by DDA for the police lines and the norms prescribed by the Tech. Committee have also been followed, it may not be justified at this point to continue with the 'recreational' land use as specified in MPD-2001 for this area. Accordingly, it is proposed that the proposal as already approved by the DUAC may be approved and thereafter a reference be made to Dev. Control and Plg. Wing for taking an appropriate action for making modifications in the MPD-2001.

The case is placed before the Tech. Committee for its consideration.

Item No. 93/91

Sub: Electrification of Rohini Phase III, regarding tower route and grid sub-stn.
PP/R/2006/Services/90

A proposal has been made in consultation with the Electrical Circle II of LDA for allotment of 3 nos. 66 KV grid sub-stn. sites for the entire Rohini Phase III area comprising of six sectors along with tower route linking these sub-stn. and finally connecting with the 220 KV sub-stn. already existing in Rohini phase II.

The 66 KV ESS sites have been proposed in Sector 20-23 and adjacent to Sector-24. The tower route originating from existing 220 KV ESS has been proposed in such a manner so that the same does not clash with the development schemes and other aesthetically considered urban form aspects of the scheme. The portion of the tower line along the 80 M R/W Master Plan road falling between Sector 21 and 22 as well as the portion of the tower line along the 40 M R/W Master Plan road (Kanjawala road) have been proposed to be taken underground considering that the same may effect the visual aspects of the proposed 80 R/W road and the development on both sides of the same road as well as the portion of the Kanjawala road being very narrow at present near the village Poothkalan upto the existing 66 KV sub-stn. site falling in Rohini Phase I. This proposal is shown on the plan as laid on the table.

3. This proposal has already been discussed with DESU officials by the Electrical Circle II, DDA and the observations and comments of DESU was further considered in consultation with the SE and EE of Elect. Circle II, DDA and it was decided to adhere to the proposal made by this project office and place the same before the Technical committee.

4. The matter is placed before the Technical committee for consideration and approval of the proposal at para 2 above.

Sub:- Allotment of land to NBCC for residential cum Guest House complex in Golf Links.

F.No. 3(12)/91-MP*

NBCC has submitted a proposal of guest house on plot No.68-69 Golf Links, New Delhi. The proposal has also been received from the Chief Architect, NDMC. The site under reference is in the Zone D-11 & 12 and as per Zonal development plan and MPD-2001. The land use is residential. The site falls in the Bungalow area. The NBCC has requested for the permission for construction of guest house for bonafied use of NBCC employees. The area of the plot is 887.58 sq.mtr., which has been allotted by L & DO for residential cum guesthouse. As per MPD-2001 (page 151-152 of the gazette) a guest house for govt. and semi.Govt. department/public and private company for transit accommodation of their employees is permitted in residential land use either as part of approval of layout plan or a case of special permission from the Authority. The norms coverage FAR will be same as applicable to any individual plot.

2. The case is submitted for consideration to the Technical Committee to allow construction of guest house for their employees under special appeal.

Sub: Alignment Plan of road No.37 extension in continuation of road No.37 from Ring Road to Outer Ring Road along the Southern side of Western Yamuna Canal.

File No.F5(12)89-MP

1. Location: This is a new road in the extension of road No.37 from ring road to outer ring road (near Varun Niketa) along the southern side of Western Yamuna Canal. Location plan is placed as Annexure-I.
2. Back-ground: This road is proposed in the Master Plan of Delhi-2001 with a R/W of 45mts. A cross section of this road was earlier approved by V.C. DDA on 15.9.89 in file No.F6(2)85MP for deciding the location of High Tension Lines. E.E.P.W.D.(DA) Division, submitted a P.T.Survey for this road vide letter No.23(120)PWX/WA/205 dt.29.8.89. The land is presently having a thick plantation of different variety of trees and is under the possession of Haryana Govt.
3. Salient features of the alignment proposal:
 - a) This road shall be an important arterial link for the through traffic to Rohini connecting ring road and outer ring road in the alignment of road No.37.
 - b) The available R/W of this road between the southern bank of Western Yamuna Canal and the scheme boundary of Pitampura is about 40.40mts. which has been taken as the R/W of this road as against the 45 mts. R/W proposed in Master Plan.
 - c) The road alignment has been prepared taking into consideration the proposal of H.T.Lines as approved in the cross-section with a R/W of 40.40mt.
 - d) Main carriageway: A six lane divided C/W (11mts. on either sides) has been proposed from Ring Road to Outer Ring Road with a central verge of 1.0mts.
 - e) Service Roads: A 7.0mts.wide service road has been proposed wherever required along Pitampura side for the movement of local traffic. No service road is proposed along Western Yamuna Canal.
 - f) Footpath: A 4mt. wide footpath is proposed along Western Yamuna Canal to accommodate H.T. lines Pylons. A long Pitampura side 2.5/3.5mt. wide inner and 2.5mts. wide outer footpaths have been proposed.
 - g) An exercise has been done to join this road with the 45mt.R/W road from Sector XV, Rohini in a cross junction by suitably modifying its alignment. Feasibility with regard to this has been received from Ex.Engineer PWD(DA), vide letter dt.9.4.91 placed at Annexure-II. This has been conveyed to PP(Rohini) for readjustment of land proposed for expansion of Haiderpur Treatment Plan to integrate the realignment of the road.

h) Intersection: Three major intersections/junctions on this road have been designed with proper road geometrics, signalisation so as to enhance the smooth & safe traffic movement. The Intersections Junctions are:

- (i) Intersection with road No.37 and ring road.
- (ii) Intersection with outer ring road & the realigned 45mtr. R/W Road from Sector XV, Rohini.
- (iii) Junction with the proposed road leading to Shalimar Bagh C&D Scheme.

Besides the above three major Junctions/Intersections, the junction designs of 18mt. & above roads have been incorporated in the alignment plan.

- (iv) Wherever extra land between the property line & outer footpath is available, same have been included in road R/W & proposal for plantation. Efforts have been made to save as much trees as possible in the proposal.

4. PWD(DA) in their letter dtd.9.4.91 (Annexure-II) have informed that they have taken up the matter with Irrigation Deptt., Haryana Govt. for release of land for construction of this road. A communication has been received from SDO, WYC Divn. Haryana saying that there is no surplus land for construction of the road. As stated in the said letter, the matter has since been taken up by PWD(DA) at the higher level with Haryana Irrigation Deptt. on the plea that road No.37 is already constructed by the side of the same canal on the land obtained from Haryana Govt. & this road is only an extension of road No.37, there should not be any objection technically for extension of road No.37 in the same way.

5. Feasibility Study:

Vide letter No.23(120)PWD/WA/1403 dt.5.7.90 Executive Engineer PWD(DA)Divn.X has submitted the feasibility study of the alignment which is placed as Annexure III. As per the said letters, the draft alignment plan prepared vide drg.No.CA-015/015/PPW-89 has been found feasible. In the alignment plan nearly 126 Shesham trees, 487 Safeda, 35 Sagoon, 63 Gulmohar, 578 Kikar, 32 Jamun, 3 Neem, 8 Khajoor and a few other miscellaneous variety of trees are affected. Besides this a mosque, Haryana Govt. Forest Guest House Buildings and other misc. lands and buildings as stated in Annexure-III are also affected.

The case is placed before the T.C. for consideration of:

- (i) Proposed alignment plan of road No.37 extension integrating junction/intersections designs prepared vide drawing No.CA-015/PPW-89.
- (ii) PWD shall take up the rehabilitation of eligible affected properties/services with concerned agencies.
- (iii) PWD shall plant 3 times the number of trees required to be cut for implementation of the proposal in consultation with the Senior Landscape Architect, DDA.

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DELHI DEVELOPMENT AUTHORITY
TRANS YAMUNA AREA PLG.UNIT

Sl. No. 37/81

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

- Sub:- 1) Change of landuse from Recreational(Green) to Public and Semi-public- PS4 (Police Headquarters and Police lines)
- ii) Allotment of land to C.R.P.F. on perpetual lease hold basis.

F.25(19)85/Inst1.

Land measuring 4 Hac. was allotted to C.R.P.F. for stationing their battalions on temporary basis in South of Gharoli area. This allotment was approved by V.C., DDA dt.5.11.1985 in File No.F25(19)85/Inst1. MP-2001 was not approved at that time, and landuse as per MP-62 was Agricultural green.

The site was not acceptable to CRPF due to very much un-dulated, low lying and water logged for stationing their battalions. As no alternative land was available so C.R.P.F. accepted the same.

Lands Deptt. dt.6.12.85 issued a allotment letter on perpetual lease-hold basis, a plot of land measuring 4 hect. to the C.R.P.F. for the construction of stationing their battalions on usual terms and condition as placed in the file without consulting Planning Deptt. Financial Adviser (H) dt.1-8-1986 in above mentioned file, raised a query, whether the allotment is on temporary or permanent basis ~~from~~ Lands Deptt. But this query was not replied by the Lands Deptt., in the file.

Temporary possession of land measuring 4.0 hec. was handed over to C.R.P.F. representative dt.28.3.90 by the L.S.B.(Inst1.).

- 1) Director(Lands) has raised objection that why Planning Deptt. has given the following remarks on the possession plan "Temporary site allotted to C.R.P.F.- Area 4.0 hec. (site allotted for keeping open at the most for temporary construction only)". Dir.(L) has requested to Director(TYA) to see and give his valuable comments regarding the use and nature of construction allowed from planning point of view.

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- 2)
 - i) Landuse as per M.P.-62 was Agricultural green.
 - ii) Landuse as per M.P.-2001 is recreational(Green).
 - iii) Since no permanent structure can be allowed in the green area. So planning Deptt. has given remark- "Temporary site allotted to C.R.P.F.- Area 4.0 hec. (site allotted for keeping open at the most for temporary construction only)"
 - iv) In view of the letter issued by the Instl.Branch to the C.R.P.F. in 1985 itself for allotment of land on perpetual lease hold basis on the one hand and on the other temporary possession of the land given by the Instl. Branch in 1990.

Case is put to Technical Committee for approval of:

- 1) Change of landuse from Recreational(Green) to Public and Semi-public - PS4 (Police lines)
- 2) For allotment of land to C.R.P.F. on perpetual lease hold basis.

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Item no. 98/91

Sub: Request for permission for construction of a Chancery building (Iran Embassy) at 5, Barakhamba Road.

F.16(4)/90-MP

Charge d' affairs of the Islamic Republic of Iran made a request to the Hon'ble Lt. Governor, Delhi for permission for construction of Chancery Building at 5, Barakhamba Road, New Delhi.

2. On an earlier preference from the Chief Architect, NDMC vide letter dt. 28.2.91 a set of building plans (scheme no. 10995 dt. 15.2.91) was referred to the DDA for construction of Chancery/Consulate office on plot no. 5, Barakhamba Road, New Delhi. NDMC wanted to know the development control norms which will be applicable on this plot. The plans were examined keeping in view the development controls, as applicable according to the Master Plan, New Delhi Re-development Advisory committee recommendation and various decisions of the Govt./DDA. Reply was sent vide this office letter dt. 3.4.91.

The land use of the plot is residential as per MPD-2001 and accordingly the norms were informed to NDMC for Group Housing Scheme. It was also informed that in case the plot is to be used for Foreign Mission, it would need approval of the Authority as case of Special Appeal as provided in MPD-2001.

3. Vide letter dt. 6.4.91, the Architect Sh. B.D. Khattar on behalf of Embassy of Islamic Republic of Iran, requested that the matter may be examined as a case of 'Special Appeal' for permission of Foreign Mission on the plot under reference.

4. In case the permission is granted under Special Appeal, the norms for Foreign Mission which will be applicable as follows

Ground coverage	25%
Maximum FAR	75%
Maximum height	14 mtrs.

Rest of the norms with regard to parking, basement, landscaping, set back, road widening etc. would be the same as communicated earlier.

5. The matter is placed before the Technical committee for its consideration.

Item No 99/91

DRAFT AGENDA FOR THE TECHNICAL COMMITTEE.

- Sub. : Conversion of Nursery School Site for C.G.H.S. Dispensary purposes in the lay out plan of Planning Commission Cooperative House Bldg. Society.
- Ref. : PC/HBS/CGHS/Misc./91 dt. 8.5.91. from the Hony. Secy. of the Society for C.G.H.S.

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The Planning Commission, C.H.B.S. has requested for allotment of land for CGHS Dispensary purposes in Yojna Vihar. The lay out plan of this colony was got prepared by the Society itself from Private Architects and got approved from the Bldg. Deptt. of the D.D.A. In this lay out plan, the Society has neither earmarked any site for Dispensary purposes, nor for other community facilities. Therefore, this difficulty has come up.

Now they have suggested for converting the Nursery School Site in front of plot Nos. 509 to 511 near Convenient Shopping Centre. There was a suggestion that 1st floor of the C.S.C. in this colony, may be allotted for C.G.H.S. Dispensary purposes. However, it was observed that the area of the C.S.C. is too small and entire 1st floor may have to be allotted for Dispensary purposes and then no other facility can come there. Therefore, it is not desirable to allot the 1st floor of the C.S.C. in this Colony for Dispensary purposes. Further, there are five Nursery School Sites earmarked in the lay out plan of this colony. The population of this Colony was to be about 6000 persons as per M.P.D.-62, whereas the population as per M.P.D., 2001 would be approx. 9000 to 10000. Thus, four Nursery School Sites would be required as per M.P.D.-2001. Therefore, one of the five Nursery School Sites may be converted into the C.G.H.S. Dispensary Site. This is also as per Authority Resolution and further reiterated in the last Technical Committee meeting held on 15.4.91.

As per Gazette of 1.8.1990 for approval of M.P.D.-2001 at page 138, area of the Dispensary Site should be 0.08 to 0.12 Hects. Therefore, the Nursery School Site suggested by the Society may be considered for C.G.H.S. Dispensary purposes, provided the residents of the nearby plots do not object to the provision of Dispensary at the site, so that further complications do not arise at a later stage. However, this will be a change in the lay out plan of the Society.

The Planning Commission, C.H.B.S. Scheme i.e. Yojna Vihar has been transferred to M.C.D. as per Land & Bldg. Deptt., Delhi Admn. Notification No. F.12/22/87-L&B/Planning dt. 31.5.91., with the prior approval of the Administrator of Union Territory of Delhi, as conveyed by Secy., DDA vide his Public Notice No. F.23(93)86-Bldg.

Pt.I dt. 24.7.89. Therefore, this change in the lay out plan of the Colony will have to be approved by M.C.D. However, it has been decided that such changes should be discussed in the Tech.Committee Meeting and thereafter, with the recommendations of the Tech.Committee, the case may be forwarded to M.C.D. for considering change in the lay out plan.

Therefore, the case is placed before the Technical Committee for consideration and approval.

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Item No. 100/91

Layout plan of Institutional Complex Cum In/Around development and construction of urban spaces for jhuggi cluster at Vishwas Nagar, Trans Yamuna Area.

2. Change of landuse of 7.5 hect. from residential to public and semi-public (Socio-Cultural Institutions).

BACKGROUND

This is the second project of In/Around development and construction of urban spaces for jhuggi cluster near Vishwas Nagar. The first project was prepared for Seelampur jhuggi cluster, discussed 4 times in Screening Committee/Technical Committee and in other forums. With the help of these two detailed projects, now, policies can be formulated on the subject of In/Around development and construction of urban spaces for jhuggi clusters.

2. Extent of area and location

There is an area of 17.5 hect. bounded by Vishwas Nagar built up colony in the North, 45 mtr. wide existing road in the east, 24 mtr. wide existing roads in the south and Co-operative Group Housing Societies in the South and West.

17.5 hect. has following two distinct landuses:

- 1) 7.5 hect. for institutional purposes - a plan was prepared about 10 years back partly implemented, 17 plots allotted and on some of them buildings have been constructed. In the new master plan, landuse of the pocket, seems to be by mistake, is residential.

In this complex, 17 plots with a break up of 8 of 450 Sqm; 6 of 800 Sqm; one of 7134 Sqm; (MCD), one of 3375 Sqm; (DESU) and one of 1500 Sqm. have been allotted and in some of them buildings have also been constructed.

- ii) 10 hect. earmarked for residential, partly encroached by more than 1800 jhuggies, partly was under stay order, now has been vacated, partly low lying with a pond and in one portion, sulabh sauchalaya has been constructed.

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In this, after adding adjoining pockets, 9.6 hect. of land was planned for group housing societies named as 'CBD Cooperative Group Housing Complex and was approved by authority vide Resolution No.144 dated 30/7/83 and later on approved by DUAC on 7/3/84. The full plan was not implemented as the land at that time was under stay order.

3. In map No.1, existing position of the site of 17.5 hect. has been shown earmarking i) Area encroached by jhuggi clusters ii) Sulabh Sauchalaya constructed by Slum Wing, DDA iii) Road constructed by DDA iv) Physical infrastructure i.e. water lines, sewer lines, S.W. drains and electric lines constructed by DDA. and v) Plots where buildings have already been constructed by different institutions including MCD office and DESU office. A senior secondary school is already functioning in the area with temporary building. Towards western side of the complex, Cooperative Group Housing Societies namely; Hans Bhawan, Chitrukut, Nav Rachna and railway employees have constructed flats and population is living there.
4. Landuse as per Master Plan; As per MP-62, landuse of the pocket was largely institutional and partly residential. Layout plan was prepared partly developed and institutional buildings constructed but in MPD-2001, may be by mistake landuse of this pocket has been shown as residential. This has created a necessity of change of landuse of 7.5 hect. from residential to public and semi-public (Socio-Cultural Institutions).
5. Commitments/decisions already taken.
- i) 17 institutional plots have so far been allotted as per Institutional Branch records and all of them have been accommodated in the new plan.
- ii) One group housing pocket of 4000 Sqm. has been earmarked as per commitments made in the Supreme Court.
- iii) Two rows of plots of Vishwas Nagar have been retained as per commitments made in the Supreme Court.

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iv) One women hostel whose demand is pending since more than two years has also been earmarked.

6. Proposal

The entire area of 17.5 hect. has been divided into following two parts:

- i) Area under institutional = 7.5 hect. = 42.6%
- ii) Area under residential = 10 hect. = 57.4%

6.1 Details of institutional area.

In 7.5 hect., 17 plots with a break up of 8 each of 450 Sqm., 6 each of 800 Sqm., one of 1500 Sqm., one of 3375 Sqm. (DESU) and one of 7134 Sqm. (MCD) have been retained. On most of these plots, either buildings have been constructed or compound wall by the institutions have been constructed. In the remaining area, 30 plots with sizes as under have been proposed to be developed. Some of these plots would be developed after demolition of sulabh sauchalaya and filling up of pond.

<u>S.No.</u>	<u>No. of Plots</u>	<u>Size in Sqm.</u>	<u>Plotted Area</u>	<u>Use</u>
1.	1	4875	4875	Local Shopping
2.	1	2275	2275	Women hostel
3.	1	1300	1300	Institutional
4.	4	800	3520	Institutional
5.	10	770	7700	Institutional
6.	6	600	3600	Institutional
7.	7	400	2800	Institutional
Total	30		26070	

An area of 2 hect. has been proposed as green giving a buffer between institutional plots and proposed In/Around SITU development for jhuggi clusters.

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6.2 Residential development

- Total Area	=	10 hect.
- Group Housing	=	.4 hect.
- Sr. Secondary School	=	.9 hect.
- Area for In/Around SITU development	=	8.7 hect.

6.3 Details of In/Around SITU development

6.3.1 Principles of Planning

- i) Integration with adjoining areas with a view to share the physical and social infrastructure.
- ii) A fully developed and built up to plinth level, plot between 10 - 12.5 Sqm. on the ground floor and at later stage another 8 - 10 Sqm. on the first floor approachable by a ladder from within the room.
- iii) Toilet facilities on group basis and to be constructed by Slum Wing, DDA.
 - One WC for 3 families.
 - One bath for 3 families.
 - One common water tap for 12 families.
 - One dust bin for 24 families.
- iv) Common private open courtyard @ 7 Sqm. per family and to be clubbed for six families.
- v) Physical infrastructure at the following norms:
 - Water supply @ 30 gallons per day per capita.
 - Sewerage @ 24 gallons per day per capita.
 - Drainage @ 2.5 cusecs per hect.
 - Power @ 62 KW per acre.
 - Drainage @ 2.5 cusecs per hect.
 - Power @ 62 KW per hect.
- vi) Minimum width of lane is 3 mtr. to be used only by pedestrians. Other roads are of 6 mtr., 9 mtr. and 13.5 mtr. Access to cluster would be by 1.5 mtr. wide path.

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- ix) Housing has been taken as a unit to improve the quality of life, taking family as a unit. In this complex, not only academic education would be imparted but technical training also. With the help of better health & education, more productions and earnings would be there.
- x) Use of new techniques like prefab construction or skelton uses.
- xi) Economics of development and construction of housing units would be as under:-
- Development of physical infrastructure including construction of toilet blocks and construction of plot upto plinth level would be done by Slum Wing, DDA. It would be financed partly from plan funds of Delhi Admn. and partly from cross subsidies from other uses by main wing, D.D.A.
 - Construction of DUs would be done by individuals with the help of N.G.Os and C.H.B.S. by taking loans from the Govt. on nominal rate of interest. Amount of loan would be refunded back in 15-20 years on the basis that affordability of beneficiaries is there. Payment of instalment should not be more than 15% of the income of the family.
 - In case of defaulter for more than three occasions, provision of getting the unit vacated should be followed.
 - Involvement of community from the very beginning not only upto the completion of development and construction but also in maintenance/management and imparting formal and informal education.

In this system, development of the complex would be with public funds while construction of the DUs with the funds of beneficiaries.

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6.3.2 Landuse break up

<u>Landuse break-up</u>	<u>Area in hect.</u>	<u>%age Area</u>
1. Area under Res. Use	5.90	
Plots: Covered	3.07	55%
Open	2.43	
Group Housing	0.40	4%
2. Area under public & semi-public & green.	1.90	19%
Primary School	0.64	
Higher Sec. School	0.88	
Basti Vikas Kendra	0.07	
Community Hall	0.10	
Dispensary	0.05	
Elec. Sub.Station	0.03	
3. Area under Roads & Streets. (3m, 4.5m, 6m, 9m, 13.5m)	2.24	22.4%

6.3.3 The cluster has been designed on the following parameters:

i) Area of one unit	in Sq.mt.
- Multi-purpose room including of cooking corner (centre to centre dimensions).	12.5
- Proportionate area of WC, bathroom and washing space.	2.0
- Proportionate area of common courtyard.	7.0
- Total area for each unit.	21.5

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ii) Physical Infrastructure;

Services are proposed on group basis i.e. two WCs for 6 families, one bathroom for 6 families, one washing space for 6 families and one water tap for 12 families. These services have been clubbed around an open courtyard of 42 sqm. to make the services economical. Out of two W.C.s one would be for females and the other for males.

iii) Initially the entire structure would be single storey but ultimately at a later stage one additional room of 10 sqm. can be added on 1st floor for the same family, connection of ground floor and 1st floor room would be only with the help of a stable safe steel ladder.

7. The item is placed before the Technical Committee of the Authority for i) Layout plan of Institutional Complex Cum In/Around development and construction of urban spaces for jhuggi cluster at Vishwas Nagar, Trans Yamuna Area ii) Change of landuse of 7.5 hect. from residential to public and semi-public (Socio-Cultural Institutions).

Item no. 101/91

Sub:- Allotment of land to Delhi Admn. for joint sector Hospital project, change of land use of about 15 acres of land at Sarita Vihar from Utility facilities (Sewerage Treatment Plant) to 'Public and Semi Public facilities (Hospital) :
F.11(17)89 Instl.

Delhi Admn. had purchased the building constructed within the Sports Complex known as sports Building at Indira Gandhi Indoor Stadium to establish a 600 bedded super-speciality hospital. In the said building they started renovation of this building but at the later stage, the Government of India did not agree with the proposal and therefore it was decided to identify an other piece of land for this purpose.

2. This issue was discussed in one of the meetings of Institutional Allotment Committee of the DDA under the Chairmanship of Commissioner (Lands), held on 5.7.89. In that meeting it was observed that as per the agreement between Delhi Admn. & M/S Indraprastha Medical Corporation Ltd., the land is to be owned by Delhi Admn. The Institutional Allotment Committee recommended a plot of land, measuring about 15 acres adjacent to Delhi Admn.'s Directorate of Health Services, Mathura Road may be considered the allotment to Delhi Admn. on Lease Hold basis for the Hospital purpose. This site is located in between existing Sewerage Treatment Plant and Mathura Road. Accordingly letter was issued on 4.2.91 to Health Secretary, Delhi Admn. Delhi.

3. The item was discussed in the Technical Committee in its meeting held on 15.4.91 for its consideration of change of land use from 'Utility (Sewerage Treatment Plant)' to 'Public and Semi Public facilities (Hospital)'. The Technical Committee observed that the site is located well within the area earmarked for 'Sewerage treatment plant'. However, if the site for hospital is adjusted at this location, there is a need to adjust the land uses and before that consent of MCD and the Board of Directors of the hospital, would be necessary with a view that (a) MCD will not claim this land for sewage treatment plant and (b) the Board of Directors will have 'no objection' for 'locating hospital in the vicinity of a sewage treatment plant. Secretary (Health), Delhi Admn. was requested to confirm, so that necessary action could be initiated.

4. Accordingly readjustment plan for this area has been prepared without disturbing the areas envisaged in the Master Plan. The only changes would be that the Facility Centre has been divided into two parts (1) &(2) in the shape of Master Plan green between STP and Facility Centre. The readjusted plan has also been incorporated in the Development-Plan of F.7(Part) and 19. Secretary (Health), Delhi Admn. vide his letter dated 18.4.91 has also informed their view points along with the letter from Addl. Commissioner (Water) on this issue recommending their clearance to the modifications/readjustment as per Technical Committee decision.

5. The matter is placed before the Technical Committee for consideration/approval of the readjustment plan which will not require further its processing for change of land use, the quantum of areas under different uses remaining unchanged.

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Item no. 102/91

SUB: Request for seeking NOC for laying Gas pipe line from I.P.Estate to Bahadurgarh and Sonapat.

File No:F.7(20)88/MP

I. BACKGROUND:

Earlier the Gas Authority of India Ltd., has submitted a proposal for laying of Gas pipeline(8 inches dia) from existing terminal at I.P.Estate(DESU) to Bahadurgarh and Sonapat.

This case was discussed in the Technical Committee meeting held on 25.3.91 vide agenda item No.10 The decision of Technical Committee was that 'a comprehensive plan for gas distribution system for Delhi be drawn up by GAIL and submitted so that feasibility could be examined in the light of MPD-2001 provisions.

As per the decision of Technical Committee Gas Authority of India has furnished a map indicating the gas pipeline grid for city distribution. Subsequently we have received one more puc from GAIL for clearance for laying Gas Pipeline from Dadri to Bawana vide their letter No.ND/SM/HB/11-02 dated 24th April 1991. A comprehensive & plan is prepared indicating all the information provided by GAIL on a Union territory map(laid on the table).

II. OUR OBSERVATIONS:

After examining the case with respect to earlier decision of Technical Committee we have following observations:

1. It is noted from the record that the GAIL has list of projects to be followed they are:
 - a) The 8" gas pipeline from I.P.Estate to Industrial area of Bahadurgarh and Sonapat which is to be completed by June 1991.(Route indicated on the map laid on table in Red Colour).
 - b) The 12" gas pipeline from Dadri to Bawana for Gas Turbine station(DESU) to be completed by 1994.
(Shown in green colour).
 - c) Regarding city gas distribution, information available are Gas network in three phases with 27 district regulators. The GAIL has not furnished any time schedule for starting and completion of this project. Secondly major details like diameter of pipe(city gas distribution) permanent/semi-permanent structure for district regulators and finally set back etc. to be furnished by GAIL.

2. It is noted ~~xxx~~ from the map laid on table that all the 3 projects given above of GAIL are conceived as isolated project. Although from the planning point of view an integrated scheme is desired which seems to be difficult specially keeping in view the limited availability of gas over the years. Hence, it is felt that while 8 inches dia gas pipe route to the Industrial estate (Sonepat) being totally independent of the proposed urban extension-2001 in Delhi be considered for approval in the ~~xxx~~ river bed as per the conceptual route shown in the map; the 8 inches route to the Industrial estate in Bahadurgarh be intergrated with the proposed gas turbine station at Bawana Keeping in view the advance stage of planning and design of the proposed urban extension project of Narola and Rohini extension. The City gas distribution project needs detail survy and design by GAIL, so that the same could be examined from the planning point of view.
3. In view of the facts given above the item is put up for the consideration of the Technical Committee of DDA. It is proposed that the representative from DESU may explain in detail the progress about the proposed Gas Turbine station at Bawana for benefit of the Technical Committee.

Ite no. 103/91

Subject: Resitement of objectionable petrol pump
located at Kashmere Gate

1. B.P.C.L is running a petrol pump at K.Gate which is objectionable as per the list of objectionable petrol pump approved by the Authority in the year 1962. The company as well as the owner of the petrol pump is representing for an alternative site for shifting of the petrol pump under reference.
2. Earlier a view was taken in the Coordination Committee of the Commissioner (Planning) that an alternative site be identified in Rohini.
3. It was further observed that keeping in view the requirement of petrol in the area and presently the new site is not available for shifting of the same in the locality it would not be desirable to consider the shifting of petrol pump under reference to some other area. A view was taken that till the circulation plan of the area is finalised the issue of shifting of petrol pump could be kept pending.
4. Commr. (Plg.)^{DMA} vide his letter dated 18.12.90 has also requested Commr. (Transport), Delhi Administration to expedite action in regard to the 'Integrated schemes for K. Gate area including alignment of Luthian Marg'.
5. The owner of the petrol pump again vide his letter No. nil dated 1.11.90 addressed to L.G, Delhi has requested for allotment of an alternative site for the resitement of the existing objectionable petrol pump since a considerable time has elapsed and no decision has been taken so far.
6. The matter is placed before the Tech. Committee to keep the proposal pending till the design group finalises its proposals in regard to the integrated scheme for K. Gate area including alignment of Luthian Marg because no other site is available in the nearby vicinity of the present location and the facility of petrol pump as stated in para 3 above will not be available in the near future.

Item No. 104/91

Sub: Land use and development controls for the proposed Asian Institute of Transport Development and CRIS Complex Adjacent to Chanakyapuri Railway Stn.
File No. F 3(39)/89/M.P.

The DDA in its meeting held on 10.8.87 approved a site measuring 10 acres in zone D-21 (Sarojini Nagar Area) for the location of a Freight Operational Computer Complex, subject to a maximum ground coverage of 12.5% and 40 FAR, in the land earmarked for operational use of the railways. This was permitted as the land u/r had been earmarked for Circulation Use (Railway & Railway Stn.) in Delhi Master Plan 1962 and also in the draft ZDP (Zone D-21). As per the MPD 2001, the land use of the site is earmarked for Transportation (ISBT)

2. In Feb. 1991, the Chief Executive, Asian Institute of Transport Development had sent a proposal to the DDA in which it was proposed to locate the proposed A.I.T.D. bldg. within this site, alongwith the CRIS Complex. They had suggested to put up the AITD Complex having a floor area of 10,500 sq.mt., besides 16,000 sq.mt. already proposed for the CRIS., thus increase of the proposed FAR from 40 to However, the Chief Engineer (General), Northern Rly. vide his letter dt. 16.5.91 requested the DDA not to take any action till the application for relaxation of FAR, in order to facilitate the construction of the A.I.T.D. building, is moved by the Northern Railways, who are the owners of the land. Subsequently the C.E. Northern Rly. vide his letter dt. 30.5.91 has stated that in supersession of its earlier letter dt. 16.5.91, the proposal for construction of a A.I.T.D. bldg. in the CRIS Complex may be considered by the DDA, since it has got the approval of the Northern Railway.

3. According to the MPD 2001, it is also recommended that Chanakyapuri Railway Stn. be shifted to a location near Moti Bagh. In a meeting, Chief Secy., Delhi Admn. dt. 1.11.90 had advised the Railways that while planning this site, the requirements of the MRTS should be

specifically kept in view and adequate allowance be ensured for it. Further, in a meeting of the Steering Committee of Delhi on M.R.T.S., held on 28.11.90 under the chairmanship of Chief Secy., Delhi Admn. it was resolved that the land in the proposed metro corridors should be frozen and no construction activity on this land shall be allowed to commence before getting the approval from Commr.(Transport), Delhi Admn.

4. The case is put up before the Tech-Committee for consideration on the following points :

a) Consideration of the modification of land use for this site and consequent amendment of the Master plan by deleting the ISBT from this location.

b) For considering the proposal for earmarking the site as an Exchange Interchange point for a passenger Terminal & MRTS facilities and freezing the same till the MRTS Corridors/Stations are finally approved.

c) Consideration of the request for increasing the FAR and ground coverage, in case the modification in the Master plan land use is agreed for CRIS & AITD Complex.

d) Whether the permission of the Accommodation Advisory Committee would be required for locating the Institute proposed by Railways.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft Minutes of the Technical Committee Meeting
held on 17-6-91 at 9.30 A.M. in the Conference Room of
Vikas Minar, 5th Floor, I, P. Estate New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY:

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|-----|---|----------------|
| 1. | Mr. C. Norenha, Vice-Chairman | (In the Chair) |
| 2. | Mr. W. D. Dandage, E.M. | |
| 3. | Mr. J. C. Gambhir, Commr. (plg.) | |
| 4. | Mr. Santosh Auluck, C. A. | |
| 5. | Mr. B. L. Khurana, C. E. (Elect) | |
| 6. | Mr. S. P. Banwant, C. E. (S), Slumwing | |
| 7. | Mr. M. N. Khullar, Addl. C. A. | |
| 8. | Mr. R. G. Gupta, Director (TYA) | |
| 9. | Mr. P. C. Jain, Director (AP&B) | |
| 10. | Mr. U. S. Jolly, Director (LM) | |
| 11. | Mr. K. K. Bandyopadhyay, PP (Rohini) | |
| 12. | Mr. P. N. Deyre, Jt. Director (TYA) | |
| 13. | Mr. Prakash Narain, Jt. Director (T) | |
| 14. | Mr. A. K. Jain, Jt. Director (ZP) | |
| 15. | Mr. A. K. Gupta, Jt. Director (B) | |
| 16. | Mr. Chander Ballab, Jt. Director (AP) | |
| 17. | Mr. C. P. Rastogi, Jt. Director (C. C. G) | |
| 18. | Mr. R. C. Aggarwal, Sr. Architect (R) | |
| 19. | Mr. Pradip Behari, Sr. Arch. (EZ) | |
| 20. | Mr. D. K. Saluja, Dy. Director (T) | |
| 21. | Mr. S. P. Bansal, Dy. Director (M&R&UE) | |
| 22. | Mr. S. P. Pathak, Dy. Dir. (M) | |
| 23. | Mr. S. Sriwastva, Dy. Director (ZP) | |
| 24. | Mr. Vined Sakl & Dy. Director (Narela) | |
| 25. | Mr. S. P. Kaura, Dy. Dir. (Instl.) | |
| 26. | Mr. H. P. Saxena, Asstt. Dir. (MP) | |
| 27. | Mr. ANIL Barai, Dy. Dir. (MP) | (Convener) |
| | <u>TOWN & COUNTRY PLG. ORGANISATION</u> | |
| 28. | Mr. B. K. Arora, A. P. | |
| | <u>P. W. D., Delhi Admn.</u> | |
| 29. | Mr. M. S. Bhati, S. E. Circle-II | |
| | <u>N. D. M. C.</u> | |
| 30. | Mr. A. K. Pathak, Chief Architect | |
| | <u>M. C. D.</u> | |
| 31. | Mr. A. P. Sethi, Addl. Town Planner | |
| 32. | Mr. D. D. Mathur, Consultant, D. S. U. | |
| | <u>D. E. S. U.</u> | |
| 33. | Mr. K. C. Gupta | |

Speical Invities:

"RITES"

- | | | |
|-----|---|---------------------|
| 34. | Mr. B. I. Singal, G.M. | For Item No. 191/91 |
| | <u>POLICE DEPARTMENT</u> | |
| 35. | Mr. Jain Chand D. C. P., Decy. | For Item No. 91/91 |
| | <u>C. R. I. S.</u> | |
| 36. | Mr. V. A. Chopra, Registrar | For Item No. 91/91 |
| | <u>Asian Institute of Transport Dev.</u> | |
| 37. | Mr. Ranjit Mathur, Secy. | For Item No. 91/91 |
| | <u>I. M. C. L.</u> Mr. Sarain Chief Executive | |
| 38. | Mr. Vijay S. Madan, Project Dir. | For Item No. 101/91 |
| | <u>GAS AUTHORITY OF INDIA LTD.</u> | |
| 39. | Mr. S. S. Patel | For Item No. 102/91 |

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