

Approved Minutes of the Technical Committee Meeting held on 30.9.92 at 1.00 P.M. in the Conference Hall of Delhi Development Authority, Vikas Sadan, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh.S.P.Jakhanwal, Vice-Chairman (In chair)
2. Sh.H.D.Sharma, Engineer Member
3. Sh.A.P.Sinha, Principal Commissioner
4. Sh.J.C.Gambhir, Commr. (Plg.)
5. Sh.Santosh Auluck, Chief Architect
6. Sh.S.C.Gupta, Director (DC&P)
7. Sh.R.G.Gupta, Director (TYA)
8. Sh.P.C.Jain, Dir. (AP&B)
9. Sh.A.K.Jain, Jt.Dir. (ZP)
10. Sh.C.P.Rastogi, Jt.Dir (CCG)

TOWN & COUNTRY PLANNING ORGANISATION

11. Sh.K.T.Gurumukhi, Addl.Chief Planner

POLICE DEPARTMENT (TRAFFIC)

12. Sh.Roop Chand Sharma, A.C.P.

LAND & DEVELOPMENT OFFICE

13. Sh.I.D.Gupta, Bldg.Officer

DESU

14. Sh.D.K.Suri, S.E. (Plg.I)

Item No.102/92

Sub : Zonal Development Plan(Division) 'D' New Delhi  
and Modifications in MPD-2001.

F1(5)91-MP

A draft Zonal Development Plan (Division Plan) of Zone 'D' (New Delhi) and the modifications in MPD-2001 as listed were explained by Dir.(DC&P) and Jt.Directors with the help of presentation drawings. The Technical Committee, after detailed discussions approved the proposal with the following observations:

- i. In addition to social infrastructure, municipal infrastructural details should be incorporated.
- ii. The circulation plan should highlight the different hierarchy of roads along with the location of identified parking lots.
- iii. Prominent locations which need to be studied with regard to future urban form, should be identified and marked as such.
- iv. Zonal Plan may also be examined with regard to the provisions of Section 8 (2) of Delhi Development Act, so that any important aspect which needs to be shown in the zonal development plan, is not left out.
- v. Zonal Plan with these modifications be placed before the Authority for its consideration and advance copy may be sent to Ministry of Urban Development, TCPO, NDMC & MCD.

2. Item No.103/92

Sub : Allotment of land to DESU for the construction of 66 KV sub station in Pocket 3, Bindapur,  
Dwarka F10(20)DD(Plg.)II/90/DWK  
F1(62)90-DWK/Pt.I

The Technical Committee approved the alternate site for 66-KV sub-station of 100m x 95m with a 23m corridor required for high tension line, which will also accommodate site no.5 of electric sub-station of 11 KV measuring 35' x 45' vide authenticated map enclosed.



3. Item No.104/92

Sub : Alignment plan of proposed 60 mtrs. r/w road connection Najafgarh road with sectors of Dwarka Project.  
F10(49)DD(Plg.II)/92/DWK

Technical Committee approved the alignment plan as proposed and desired that the intersection at Najafgarh road, be also detailed out.

4. Item No.105/92

Sub : Composite alignment plan of 45 mtrs. r/w road along west Bank of Pankha Drain and 30.48 mtrs. r/w road on the eastern side of Najafgarh drain connecting outer ring road and Najafgarh Road.

F5(16)87-MP

Deferred

5. Item No.106/92

Sub : Change of land use in respect of Transit Camp; Kalkaji Extn.

JD/pp/UE/92/F-36

The Technical Committee recommended the change of land use from 'recreational' to 'residential' of the Camping Site at Kalkaji.

6. Item No.107/92

Sub : Proposed right of way of NH-8 from its junction with Palam Road upto Delhi; Haryana Border.

F5(27)77-MP.Pt.I.

The Technical Committee noted the contents and desired that a Structure Plan of the area in the vicinity, be formulated within the stipulated period as required by MOUD.

**This issues with the approval of Vice-Chairman, DDA.**

(ANIL BARAI)  
DY.DIR. (MP)

No.F1(35)92-MP

Dated :

Copy to:

1. OSD to VC for information of the latter.
2. Engineer Member
3. Principal Commissioner
4. Commissioner(Plg.) Member Secy.
5. Commissioner(lands)

6. Director(DC&P)
7. Chief Architect
  
8. Director(TYA)
  
9. Director (AP&B)
10. Chief Town & Country Planner,  
Town & Country Planning Office,  
Vikas Bhawan, 'E' Block,  
New Delhi.
  
11. Chief Architect  
NDMC, Palika Kendra  
New Delhi.
12. Town Planner,  
MCD, Old Hindu College Bldg.  
Kashmere Gate, Delhi.
  
13. Secretary,  
DUAC, NDMC Commercial Complex,  
Lok Nayak Bhawan, Khan Market,  
New Delhi.
  
14. Land & Development Officer,  
Land & Development Office,  
Nirman Bhawan, New Delhi.
  
15. Sr. Architect,  
H&T P (I) Unit, Room No. 316  
'A' Wing, 3rd floor,  
Nirman Bhawan,  
New Delhi.
  
16. Deputy Commissioner of Police (T)  
MSO Bldg. IP Estate,  
New Delhi.
  
17. Chief Engineer (Plg.) DESU  
Shakti Sadan,  
Dindayal Upadhaya Marg, New Delhi.
  
18. PS to Lt. Governor of Delhi,  
Raj Niwas, Delhi.



Draft Minutes of the Technical Committee Meeting held on 30.9.92 at 1.00 P.M. in the Conference Hall of Delhi Development Authority, Vikas Sadan, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

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LAND & DEVELOPMENT OFFICE

13. Sh.I.D.Gupta, Bldg.Officer

DESU

14. Sh.D.K.Suri, S.E. (Plg.I)

① Item No.102/92

Sub : Zonal Development Plan (Division) 'D' New Delhi  
and Modifications in MPD-2001.

Fl(5)91-ZP

A draft Zonal Development Plan (Division Plan) of zone 'D' (New Delhi) and the modifications in MPD-2001 as listed were explained by Dir.(DC&P) and Jt.Dirs. with the help of presentation drawings. The Technical Committee, after detailed discussions approved the proposal with the following observations:

- i) ~~That the zonal development plan, in addition to social infrastructure, should also contain the municipal infrastructural proposal.~~ *details should be incorporated.*
- ii) ~~That the~~ circulation plan should highlight the different hierarchy of roads alongwith the location of identified parking lots.
- iii) ~~That~~ prominent locations which need to be studied with regard to future urban form should be identified and marked as such.
- iv) ~~In addition to the above points Technical Committee also desired that the proposals may also be examined with regard to the provisions of section 8 (2) of Delhi Development Act, so that any important aspect which needs to be shown in the zonal development plan, is not left out, and desired that the matter be placed before the Authority for its consideration and advance copy may be sent to Min. of Urban Development, TCPO, NDMC & MCD.~~ *Zonal Plan with these modifications*

2 Item No.103/92

Sub : Allotment of land to DESU for the construction of 66 KV sub station in Pocket 3, Bindapur, Dwarka

Fl0(20)DD(Plg.II)/90/DWK

Fl(62)90-DWK/Pt.I

~~After detailed discussion~~ the Technical Committee approved the alternate site for 66-KV sub-station of 100m x 95m with a 23m corridor required for high tension line, which will also accommodate site no.5 of electric sub-station of 11 KV measuring 35' x 45' *vide authorized*

*map enclosed*



✓ 3. Item No.104/92

Sub : Alignment plan of proposed 60 mtr. r/w road connecting Najafgarh road with sectors of Dwarka Project

F10(49)DD9Plg.II)/92/DWK

✓ Technical Committee approved the alignment plan as proposed and desired that the intersection Najafgarh road be also detailed out.

4. Item No.105/92

Sub : Composite alignment plan of 45 mtrs. r/w road along west Bank of Pankha Drain and 30.48 mtrs. r/w road on the eastern side of Najafgarh drain connecting outer ring road and Najafgarh road.

F.5(16)87-MP

✓ Deferred.

5. Item No.106/92

Sub : Change of land use in respect of Transit Camp; Kalkaji Extn.

JD/PP/UE/92/F-36

✓ The Technical Committee recommended the change of land use from 'recreational' to 'residential' of the Camping Site at Kalkaji.

✓ 6. Item No.107/92

Sub : Proposed right of way of NH-8 from its junction with Palam Road upto Delhi; Haryana Border.

F5(27)77-MP-Pt.I

✓ The Technical Committee noted the contents and desired that a Structure Plan of the area in the vicinity, be formulated *within the stipulated period as required by MoUD.*

*Regd. Secy*  
11/1/92



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION )

No.F.1(35)92-MP

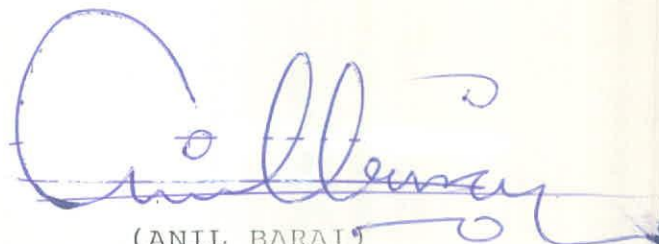
Dt. 28 .9.1992

MEETING NOTICE

The Technical Committee meeting of DDA will be held on 30th September 1992 at 1.00 P.M. in the Conference Room, Vikas Sadan, New Delhi.

Agenda for the meeting is enclosed herewith.

You are requested to kindly make it convenient to attend the meeting.



(ANIL BARAI)  
DY.DIR.(MP)

To:

1. OSD to VC for the information of the later.
2. Engineer Member
3. Principal Commissioner
4. Commissioner (Plg.), Member Secretary
5. Commissioner (Lands)
6. Chief Architect
7. Director (DC&P)
8. Director (TYA)
9. Director (AP&B)
10. Chief Town & Country Planner,  
Town & Country Planning Office,  
Vikas Bhawan, 'E' Block,  
New Delhi:

11. Chief Architect  
NDMC, Palika Kendra  
New Delhi.
12. Town Planner,  
MCD, Old Hindu College Bldg.  
Kashmere Gate, Delhi.
13. Secretary,  
DUAC, NDMC Commercial Complex  
Lok Nayak Bhawan, Khan Market,  
New Delhi.
14. Land & Development Officer  
Land and Development Office,  
Nirman Bhawan, New Delhi.
15. Sr. Architect,  
H&T P (I) Unit, Room No. 316,  
'A' wing, 3rd floor,  
Nirman Bhawan, New Delhi.
16. Deputy Commissioner of Police (T)  
MSO Bldg. IP Estate,  
New Delhi.
17. Chief Engineer (Plg.) DESU  
Shakti Sadan,  
Dindayal Upadhaya Marg,  
New Delhi.

I N D E X

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6	107/92	Proposed Right of way of NH-8 from its junction with Palam Road up to Delhi ;Haryana Border. F5(27)77-MP-Pt.I	

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SUB : ZONAL DEVELOPMENT PLAN (DIVISION) 'D' (NEW DELHI) AND  
MODIFICATIONS IN MPD-2001.

PREPARATION OF ZONAL DEVELOPMENT PLAN.

FILE NO.F1(5)/91/ZP

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The preparation of Zonal Development Plan is a statutory responsibility of the DDA under the Delhi Development Act 1957. Under Section 8 of the Act provides that simultaneously with the preparation of the Master Plan as soon as may be, the Authority shall prepare the Zonal Development Plan for each zone with which Delhi may be divided.

2, Under the MPD-2001 the Union Territory of Delhi is divided into 15 zones (Divn.), Zone 'D' (New Delhi) covers an area of about 6855 hect. which is further sub-divided into 21 sub-zones (earlier known as zones). The MPD-2001 states that the plans for Zones 'A' to 'H' shall be published within a maximum period of three years.

3. Draft Zonal Development Plan with a text for Zone 'D' (New Delhi) has been prepared within the framework of MPD-2001. While formulating the Zonal Development Plan proposals of this zone, the earlier Zonal Development Plans (now sub-zones), NDRAC/Design Group Schemes, approved layout plans and other documents have been taken into consideration to the required extent and in conformity with MPD-2001. Detailed population holding capacity and assumption of community facilities in this zone have been worked out.

The zone is sufficiently having community facilities and green areas as a number of such facilities are used from the city level. In the draft scheme, traffic and transportation and proposals of MRTS cooridor have also been incorporated. The proposals pertaining to Bungalow Zone, development norms and various other details are given in the text.

contd..

4. The detailed comprehensive study has been carried out with respect to MPD-2001, land use proposals and the various modifications in the land use in Zone 'D'. In all 10 cases have been identified for processing of change of land use under Section 11A (Annexure 'A' shown on the plan laid on table).

5. Zonal Development plan is to be processed under Section 10 by publishing a Public Notice and the Master Plan land use changes are to be processed under Section 11A of Delhi Development Act, 1957. The Zonal Development plan is to be processed under rules known as Delhi Development (Master Plan and Zonal Development Plan) Rules 1958 and as amended vide rules of 1966 under Rule 5, the Zonal Development Plan has to be processed in the form of a Public Notice inviting objections/suggestions, for which 30 days time is to be given. Thereafter, the objections/suggestions received in response to the Public Notice will be considered and the Zonal Development Plan will be finalised.

6. The Zonal Development Plan proposals including the amendment in MPD-2001 are placed before the Technical Committee for its consideration.



PROPOSED MODIFICATIONS IN THE MASTER PLAN

S. No.	Sl.No. as indicated in Draft ZP	Area in Hac.	Brief Description of location/bounded by	File No. & notification No./land use indicated as per ZDP/LOP/OR/ as existing	Change of land use notified/premises permitted in the use zone	Land use shown in MFD-2001	Modification reqd. in the MFD-2001.	Land use indicated in the Draft ZDP of 'D' D.M.	
1	2	3	4	5	6	7	8	9	10
1.	D2/1	1-5	Institutional Buildings at Rouse Avenue.	Institutional Bldgs. (Exist)	P.S.P.	Recreational (Dist. Park)	Recreational	P.S.P. P.S.P.	
2.	D3/1	1.934	Plot No. 1&3 Ashoka Rd.	F.16(264)/76-MP & K-13011(32)/76 UDI(A) dt. 30-5-77	From PSP (Edu.) To-Resdl. (State Guest House)	P.S.P. (SC)	P.S.P. (SC)	Resdl. (State Guest House) Resdl.	
3.	D3/2	3.237	Crossing of Mandi House (Round About) Bhagwan Dass Rd. 120'-0" R/W. Copper Nix Marg 100'-0" R/W	F.20(9)77-MP & K-12014/3/77- UDI(A) dt. 2-1-79	From Resdl. to P.S.P.	Resdl.	Resdl.	P.S.P. P.S.P. (SC)	
4.	D4/1	1.00	Plot No. 3 Jantar Mantar N- Plot No. 1 S- Plot No. 5 E- 11.5 M. R/W W- Exist Jantar Mantar Rd.	K-13011/1/72 UDI dt. 15-12-72	From- Edu. (MP) To - Resdl.	P.S.P. (Instl.)	P.S.P. (Instl.)	Resdl. Resdl.	
5.	D4/2	1.00	Land allotted to A.I.R. at Mahadev Road.	Additional land allotted to A.I.R. for Govt. Use.	Govt.	Resdl.	Resdl.	Govt. Govt.	



6.	D5/1	1.17	Along the Western Side of Market road (in between Havlock Square and road 13.72 M.R/W to NDMC Qurs.)	F.20(2)82-MP &K-13011/1/82-DDIIA dt. Res & Edu. (0.39 hac.) 2-6-83	From Res to P.S.P. (0.78 hac)	Resid.	Resid.	P.S.P. (SC)	P.S.P. (SC)	P.S.P. (SC)
7.	D8/1	1.00	Part of the INGCCA site facing on Janpath	Part of PSP Area (SC) as per original Lutyens Plan	P.S.P. (SC)	Recreat- ional (Distt. Park)	Recreat- ional (Distt. Park)	P.S.P. (SC)	P.S.P. (SC)	P.S.P. (SC)
8.	D8/2	1.00	Site Adj. the Nirman Bhawan facing on Janpath	Part of PSP Area (SC) As per original Lutyens Plan	P.S.P. (SC)	Recreat- ional (Distt. Park)	Recreat- ional (Distt. Park)	P.S.P. (SC)	P.S.P. (SC)	P.S.P. (SC)
9.	D9/1	3.66	W-Pt. Pant Marg (36.57m. R/W SE- Lok Sabha Bhawan E- Talkatora Road (Plot No. 160.90 M R/W) (Plot No. 115)	F.20(12)/79-MP & K-13011/3/88-DDIIA/VA dt. 12-4-89. To - Govt. Offices.	From- Recreat- ional. To - Govt. Offices.	Recreat- ional (Distt. Park)	Recreat- ional (Distt. Park)	Govt. Offices.	Govt. Offices.	Govt. Offices.
10.	D9/2	8.66	Plot No. 30. E- King George Avenue (36.48 R/W) N-Dal Houssie Road (18.28 M R/W) S.M- Thayag Raj Marg. (30.48 R/W)	F.20(12)/79-MP &K-13011/63-89 DDUA/113 dt. 29-10-90	From - Govt. office. To - Recreat- ional	Govt. offices	Govt. offices	Recreat- ional	Recreat- ional	Recreat- ional

SUB: Allotment of Land to DESU for the construction of 66 KV Sub-Station in Pocket 3, Bindapur, Dwarka.

F10(20)DD(Plg.)II/90/DWK

F.1(62)90/DWK/Pt.I

DESU vide their letter no. SE (Plg.I/4(1)/614 dt. 14.12.90 have requested for allotment of land for 66 KV sub-station in Dwarka. Commissioner (Project, Lands Systems and Trg.) DDA vide his D.O. no. PA/Commr.(PST)Dwarka/DDA/92/347 dt. 7.8.92 intimated the Additional Chief Engineer, DESU, Jhandewalan, New Delhi for taking over the possession of electric sub-station sites for trunk services from DDA. Earlier, the Technical committee vide item no. 15 dt. 18.3.91 approved 11 sites for 66 KV sub-stations. Land as per plan earlier approved is 0.487 hec. As per Superintending Engineer (Electrical) the area requirement of 66 sub-station is 1.08 hec. Further, the construction in pocket 3 has already been commenced and due to the shifting of Blocks by about 20 metres towards DESU site under reference the area of the site has further reduced. As a result, the modification in the plan had to be carried out.

2. The area for 66 sub-station site now proposed is 100 mtrs. x 95 mtrs with 23 mtrs corridor required for H.T.lines. This corridor on 18 mtrs. wide road, adjacent to the primary school site is of essential requirement. Further Sh. D.R.Suri, S.E.(P&C) DESU has also requested that nothing should be constructed upto 5 mtrs. from the boundary wall of the sub-station.

3. The standard size of the 66 KV sub-station is 90 mtrs x 120 mtrs. As the existing site is not feasible, the alternative site as per the dimensions mentioned is proposed. The site no. 5 of electric sub-station for 11 KV will be accommodated in the proposed alternative location for 66 KV sub-station. The land under 11 KV sub-station measures 35 ft. x 45 ft.

4. With these modifications the mixed land use dwelling units 70 in numbers and corresponding commercial space get deleted due to the above adjustments.



5. The above proposal has been examined by the S.E.(E), Additional Chief Architect and further discussed with Commissioner (Planning)

6. The proposal is placed before the Technical Committee for its consideration of the above proposal.



Subject: Alignment Plan of proposed 60 mtr. r/w Road connecting Najafgarh Road with Sectors of Dwarka Project.

F10(49)DD-PLG-Z/92/DWK

1. Location

The proposed road is a major road connecting Dwarka Project with Najafgarh Road along the Mathura-Jalandhar Oil Pipeline.

2. Structure Plan Proposals

The Structure Plan for Dwarka Project, approved by the DUAC proposes four major inter-city connections of which the said proposal is one of the connections to be constructed along the M.J. Oil Pipeline. This connection will link Dwarka Project with north and Western parts of Delhi.

3. Background

The site of Dwarka sub-city has number of physical constraints with regard to provision of transportation linkages. The problem for making provisions for inter-city movement is more acute as compared to intra city movement. This is mainly because of the fact that the entire north and north eastern part of the sub-city is already built up comprising of unauthorised/unauthorised regularised colonies. In order to facilitate proper linkages of the Project linkages of the project with north and western parts of Delhi, the Structure Plan for Dwarka envisages a 60 mtr. road along MJ Oil pipeline connecting Najafgarh Road.

contd...2

Existing Conditions:

The proposed road is having a total length of 1.5 kms. There are about 45 existing unauthorised structures affected to make the r/w of the said road to 80 mtrs.

5. Proposal:

The proposed alignment of the 60 mtrs. r/w road has been prepared on the Survey map based on the survey done by the aerial photography by National Remote Sensing Agency, Hyderabad.

In order to accommodate 17 mtrs. of the R/W of the MJ Oil pipeline, the road cross section for 60 mtr. which road was approved by the Technical Committee has been modified. The road will originate from Najafgarh Road and will meet the 60 mtr. road in Sector 3 of phase-I. At present 52.5 mtrs. area is clearly available in between land allotted to DIT and the MJ Oil pipeline. Therefore, the Service road of 6.5 mtr. and footpaths of 1 mtr. and three mtrs. has been proposed on the other side of the oil pipeline. In order to protect the oil pipeline it is proposed to keep it open and to be landscaped. The r/w of the Pipeline has been incorporated in such a way it ensures proper safety of the pipeline. Bus stops at appropriate places have also been proposed for pedestrian movement, the 6.5 mtr. service road on the left side of the pipeline will provide access to the built up area of the said side. The proposed alignment has two major inter-section. Detailed designing of these inter-sections will be undertaken subsequently.

6. The item is placed before the Technical committee for its consideration and approval.



SUB: Composite Alignment plan of 45 mtrs. R/W road along west bank of Pankha Drain & 30.48 mtrs. R/W road on the eastern side of Najafgarh Drain connecting outer ring road and Najafgarh Road. F5(16)87-MP

1. Location:

The proposed road shall form an important link to connect outer ring road (Road no. 26) near Keshopur Sewerage Treatment Plant to Najafgarh Road in the alignment of Pankha Road.

. Length of the road is about 3 kms. This road link shall also be used to traffic destined to Najafgarh road and South Delhi. It is likely to relieve congestion on the internal road of Janakpuri. Location plan is placed as Annexure 'I'.

2. Zonal /Master Plan proposals:

The stretch of road between outer ring road and Pankha Drain forms part of the composite layout plan of Bodella Residential Scheme. R/W of this road as per the layout plan is 30.48 mtrs. From Najafgarh Drain to Najafgarh Road it is taken along Pankha Drain with a R/W of 45 mtrs. In the alignment of Pankha Road. These roads are not shown in MPD-1962 and 2001.

3. Background:

Composite alignment plan of this from outer ring road (Road no. 26) to Najafgarh Road was prepared earlier and placed before the Tech. committee meeting held on 31.3.92 in which the following decisions were given (Annexure II)

"The composite alignment plan of the above cited road was discussed in detail. The Tech. Committee approved the proposal for a 30.0 mtrs. R/W with the provisions that the excess land where ever available be developed and maintained as green area."

As per the decisions of the Tech. committee a fresh composite alignment has been prepared keeping the R/W of road along Pankha Drain as 45 mtrs. in stead of 30.0 mtrs. as this is part of the Urban Extn. 45 mtrs R/W Road.

4. Existing conditions and proposals:

For preparation of the alignment plan, the road has been divided in following three parts.

Part I From Outer Ring road to Antriksh Coop. Group Housing Society along Najafgarh Drain.



Part II From Antriksh Coop. Group Housing Society to Pankha Drain along the scheme boundary of Bodella and on the eastern side of the Najafgarh Drain.

Part III From Najafgarh Drain to Najafgarh Road along Pankha Drain.

Part I:

#### Existing Conditions

A two/four lane divided carriageway is existing between Outer Ring Road and Tanners Colny layout. There is no separate service road for the residential development on the southern side of this road. The road link between tanners Colony and Antriksh Group Housing Society is yet to be developed.

#### Proposals

A uniform four lane divided carriageway with a separate service road for the residential development on the southern side has been proposed in the 30.48 mtrs. R/W upto Antriksh Coop. Group Housing Society. Recessed bus bays have also been proposed at suitable locations. Gaps in verge have been provided taking into consideration the layout plan of Bodella Residential Scheme Tanners Colony and general circulation.

Part II:

This stretch of road is yet to be developed, it forms part of Bodella Residential Scheme. Between the Bodella Scheme boundary and Najafgarh Drain another parallel drain has been developed by the irrigation & Flood Deptt. (DA). There are five existing 66 KV HT Line pylons which have been erected at a distance of about 18-23 mtrs. from the Bodella Scheme constructed by DDA.

A four lane divided C/W (7.5 mtrs.) on either side) with a central verge of 1.0 mtrs. has been proposed. A service road varying from 5.50 mtrs. to 6.5 mtrs. has been proposed along the boundary of the Bodella Group Housing Scheme for an efficient traffic management of local traffic with the through traffic.

b. Single lane recessed bus bays have been proposed at suitable locations

c. Gaps in verge have also been incorporated to provide an easy and efficient cross movement.

d. Junction of 18.0 mtrs. and above roads with appropriate road geometrics have been incorporated.

e. The vacant space between in R/W line and the drain shall be maintained as green.

Part III:

Road in this stretch is yet to be developed. The land along the Pankha Drain is generally available except for some area near Najafgarh Road/Pankha Road intersection where some structure shall be affected. This road shall form skewed intersection with Pankha Road/Najafgarh Road if taken straight as it is.

a. R/W of the stretch of road is 45.0 mtrs. as per the urban extension proposal. Hence proposals have been made as per the cross section of 45.0 mtrs. R/W with suitable modification as per the site condition.

b. A six lane divided carriageway (11.0 mtrs.) on either side of 1.5 mtrs. central verge has been proposed for this stretch 6.5 mtrs, wide service roads properly segregated from the main C/W by internal footpaths has been proposed on both side of the road.

c. To avoid two closely placed 'T' junctions with Najafgarh Road cross junction has been proposed for Pankha Road Najafgarh Road and the proposed road. Due to care has been taken in the road geometrics for an efficient movement at the intersection. For the proposed cross junction of this road the existing Pankha Road shall be realigned by shifting this road towards south and covering re-aligning the existing Pankha Drain with 'A' class RCC slab. For a stretch or against 500 mt.

d. Recessed bus bays have been proposed at suitable location.

e. Gaps in verses have also been proposed at suitable places to facilitate cross movements without much hindrance for through traffic.

##### 5. Feasibility study

Executive Engineer, PWD(DA) Divn, XIV vide letter dt. 12.12.91 'Annexure III) has submitted the feasibility of the alignment. According to the feasibility report, one single storeyed structure of one wine shop, 6 HT line pylons, 37 manholes, 23 light poles, 240 safeda trees and 52 kikkar trees are affected.

Executive Engineer (P&D) Flood Deptt. (DA) vide letter dt. 17.6.91 (Annexure IV) has informed that the Pankha Drain ;is not under the Administrative control of their Deptt. They have desired for consideration of the

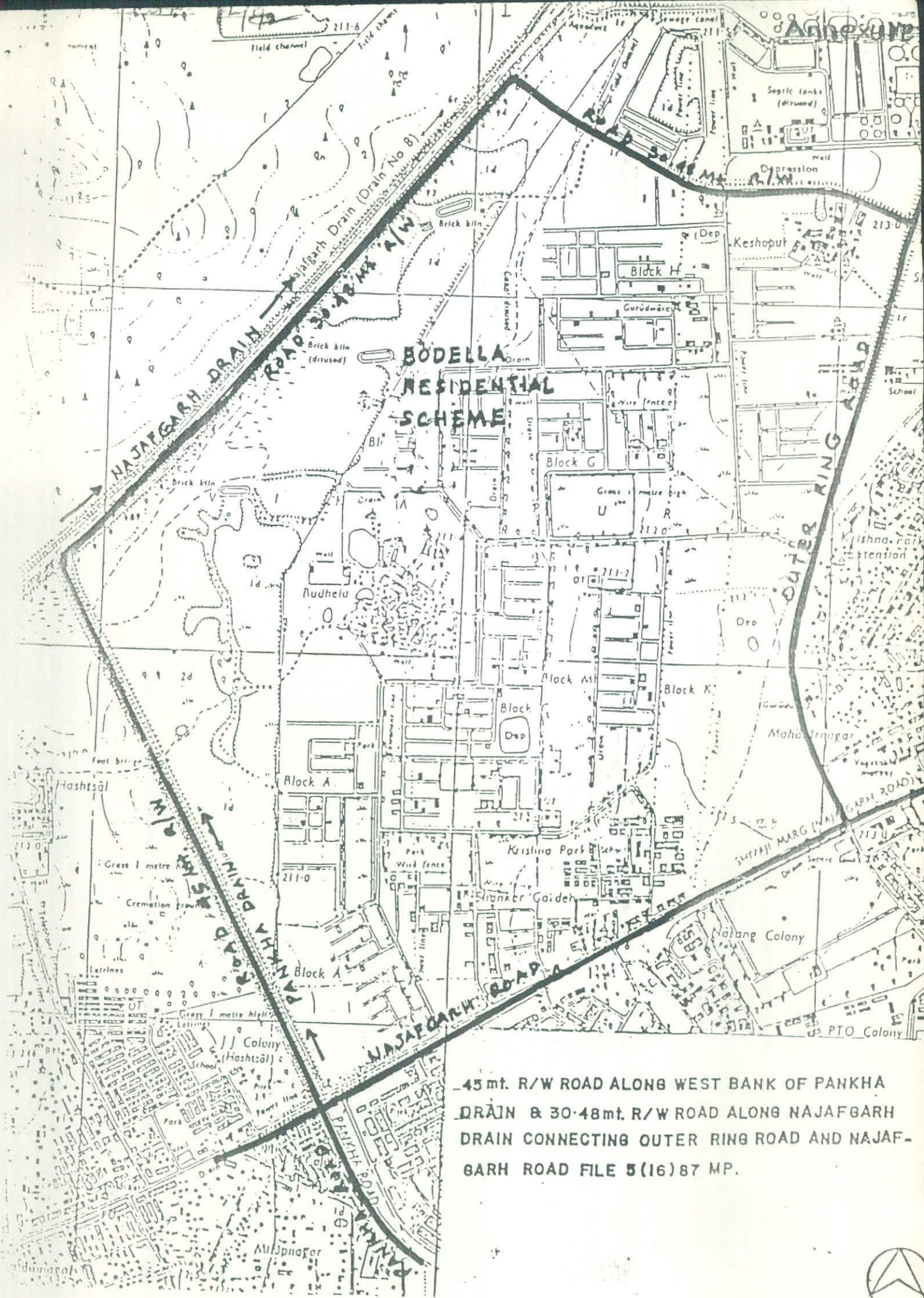


road along Bodella Residential Scheme after leaving the R/W of the Najafgarh Drain.

4. The case is put up to the Technical Committee for consideration of:

- i. Proposals as mentioned under para 3/4 above vide drawing no. TT-46/PPW-92.
- ii. PWD(DA) shall coordinate with local bodies for shifting of services.
- iii. PWD(DA) shall protect ;the R/W.
- iv. Permission for cutting of trees shall be obtained from the Competent Authority.
- v. PWD(DA) shall plant three times the number of trees required to be cut.
- vi. Shifting of structures falling in the R/W may be taken up with the Lands Deptt. of DDA.





**BODELLA  
RESIDENTIAL  
SCHEME**

45 mt. R/W ROAD ALONG WEST BANK OF PANKHA  
DRAIN & 30.48 mt. R/W ROAD ALONG NAJAFGARH  
DRAIN CONNECTING OUTER RING ROAD AND NAJAF-  
GARH ROAD FILE 5(16)87 MP.



Item No. 42/92

Sub:- Composite alignment plan of 45 mtrs. R/W road along west bank of Pankha Drain & 30.48 mtrs. R/W road on the eastern side of Najafgarh Drain connecting outer ring road and Najafgarh Road.

F.5(16)87-MP.

1. Location:

The proposed road shall form an important link to connect outer ring road (Road No. 26) near Kashipur Sewage Treatment Plant to Najafgarh Road in the alignment of Pankha Road. Length of the road is about 3 Kms. This road link shall also be used by traffic destined to Najafgarh road and South Delhi. It is likely to relieve congestion on the internal road of Janakpuri. Location plan is placed as Annexure 'I'.

2. Zonal/Master Plan proposals:

The stretch of road between outer ring road and Pankha Drain forms part of the composite layout Plan of Bodella Residential Scheme. R/W of this road as per the layout plan is 30.48 mtrs. From Najafgarh Drain to Najafgarh Road it is taken along Pankha Drain with a R/W of 45 mtrs. in the alignment of Pankha Road. These roads are not shown in MPD-1962 & 2001.

3. Existing Conditions & Proposals.

For preparation of the alignment plan, the road has been divided in following three parts.

Part I: From Outer ring road to Antriksh Co-operative Group Housing Society along Najafgarh Drain.

Part II: From Antriksh Co-op. Group Housing Society to Pankha Drain along the scheme boundary of Bodella and on the eastern side of the Najafgarh Drain.

Part III: From Najafgarh Drain to Najafgarh Road along Pankha Drain.

Part IExisting conditions

A two/four lane divided carriageway is existing

Proposals

A uniform four lane divided carriageway with separate

Contd....2/...



between outer ring road and Tanners Colony layout. There is no separate service road for the residential development on the southern side of this road. The road link between Tanners Colony and Antriksh Group Housing Society is yet to be developed.

service road for the residential development on the southern side has been proposed in the 30.48 mtrs. R/W upto Antriksh Co-op. Group Housing Society. Recessed bus bays have also been proposed at suitable locations. Gap in verge have been provided taking into consideration the layout plan of Bodella Residential Scheme, Tanners Colony and general circulation.

## Part II

This stretch of road is yet to be developed, it forms part of Bodella Residential Scheme. Between the Bodella Scheme boundary and Najafgarh Drain another parallel drain has been developed by the Irrigation & Flood Deptt. (DA). There are five existing 66 KV HT line pylons which have been erected at a distance of about 18-23 mtrs. from the Bodella Scheme boundary. There is an existing drain along Bodella Scheme constructed by DDA.

An alignment plan of this stretch has been prepared to develop a four lane divided carriageway in the 18 mtrs. to 23 mtrs. available space between the H.T. line pylons & the scheme boundary of Bodella as per Technical Committee meeting decision dated 11.8.87 which is as follows  
" 7 mtrs. wide carriageways on either side of central verge be constructed. No cycle track be provided towards society's land. Cycle track towards Najafgarh Drain shall pass under the pylons or outside the pylons. Existing for using it as footpath. All services to pass on the stretch of land towards Najafgarh Drain

It is suggested that the arrangement mentioned above be considered as first phase development only. In the final phase, six pylons shall be shifted along the drain constructed by I&F Deptt. and the road be developed to provide a six lane divided C/W in the available 30 mtrs. to 45 mtrs. R/W.

In the remaining stretch after pylons, four lane divided carriageway is proposed with recessed bus bays and footpaths on either sides in phase I. The road shall be developed further with the remaining stretch after the pylons are shifted.

Contd...3/--



Road in this stretch is yet to be developed. The land along the Pankha Drain is generally available except for some area near Najafgarh Road/Pankha road intersection where some structure shall be affected. This road shall form skewed intersection with Pankha Road/Najafgarh road if taken straight as it is.

A six lane divided carriageway with 6.5 mtrs. wide service road on the western side and green belt along Pankha Drain with inner/outer footpaths are proposed. The service road on the western side shall be used for approach to adjoining residential developments. Recessed bus-bays are proposed at suitable locations along the stretch. A part of the Pankha Drain near Najafgarh Road/Pankha road intersection shall have to be covered to bring the road in the alignment of Pankha Road and to develop proper intersection.

### 3. Feasibility Study

Executive Engineer, PWD(DA) Divn.XIV vide letter dated 12.12.91 (Annexure II) has submitted the feasibility of the alignment. According to the feasibility report, one single storeyed structure of one wine shop, 6 HT line pylons, 37 manholes, 23 light poles, 240 safeda trees & 52 kikkar trees are affected.

Executive Engineer(P&D), Flood Deptt.(DA) vide letter dated 17.6.91(Annexure III) has informed that the Pankha Drain is not under the Administrative control of their Deptt. They have desired for construction of the road along Bodella residential scheme after leaving the R/W of the Najafgarh Drain.

4. The case is put up to the Technical Committee for consideration of:

- i) Proposals as mentioned under para-3 above.
- ii) PWD(DA) shall co-ordinate with local bodies for shifting of services.
- iii) PWD(DA) shall protect the R/W.
- iv) Permission for cutting of trees shall be obtained from the Competent Authority.
- v) PWD(DA) shall plant three times the number of trees required to be cut.
- vi) Shifting of structures falling in the R/W may be taken up with the Lands Deptt. of DDA.

The composite alignment plan of the above cited road was discussed in detail. The Technical Committee approved the proposal for a 30 mt. right of way with the proviso that the excess land, wherever available, be developed and maintained as a green area.

PUBLIC WORKS DEPTT. (DELHI ADMN.)  
DIVN. XIV

R.R. Lines,  
New Delhi-110010.

No. 13 (14) PWD XIV / DA-1

Dt. 12.12.91

From: H.S. LUTHRA,  
EE, PWD(DA),  
Divn. XIV.

To

Sa. D.K. Saluja,  
Dy. Director(T)I,  
Delhi Development Authority,  
Vikas Minar,  
New Delhi.

Sub:- Feasibility of alignment plan of 45 mtrs. R/W road along Pankha Drain and 30 mtrs. R/W road along Nazafgarh Drain/Bodella from Outer Ring Road to Nazaifarn Road.

As desired during discussion on telephone, a copy of the revised feasibility report of the proposed 45 mtrs. R/W road along Pankha Drain and 30 mtrs. R/W road along Nazafgarh Drain/ Bodella Residential Scheme from Outer Ring Road to Nazaifarn Road is enclosed. It is requested that the case may please be discussed in the Technical Committee at the earliest.

Encls: As above.

( H.S. LUTHRA )  
Executive Engineer.  
PWD, DA, Divn. XIV.



FEASIBILITY REPORT PROFORMA

1. Details of affected structures/properties in the road R/W.
- |   | Pucca                   |     |     | Semi Pucca |     |     | Kutcha |     |     |
|---|-------------------------|-----|-----|------------|-----|-----|--------|-----|-----|
|   | P/S                     | D/S | T/S | P/S        | D/S | T/S | P/S    | D/S | T/S |
| a) Total No. of structures/properties affected in the alignment.                      | No.                     |     |     |            |     |     |        |     |     |
| b) No. of properties with boundary wall and set-backs only affected in the alignment. | Nil                     |     |     |            |     |     |        |     |     |
| c) Width of properties affected in road R/W.  | 26.00 mtrs. (wine shop) |     |     |            |     |     |        |     |     |
| d) No. of shops affected.   | One wine shop.          |     |     |            |     |     |        |     |     |
2. Is there any deviation in the approved alignment prepared by TCPO earlier. If yes, give details
3. whether the alignment confirms to the R/W as shown in the approved layout plans & regularisation plans of the colonies abutting this road. If no, give details.
4. Details of affected services
- |                                   | Length in mt.   |
|-----------------------------------|---|
| a) Overhead high tension lines:   |   |
| 220KV lines                       |   |
| 66KV lines                        | 1400 mtrs. (6 Pylons)   |
| 33KV lines                        |   |
| 11KV lines                        |   |
| b) Underground lines:             |   |
| 220KV lines                       |   |
| 66KV lines                        |   |
| 33KV lines                        |   |
| 11KV lines                        |   |
| c) Underground sewerage lines     | Length & No. of depth of manholes the lines affected                                  |
| d) Underground water supply lines | 1000 mtrs, 1.40 m. depth, 37 manholes<br>Length No. of sluice valve chambers affected |
| e) Storm water drainage lines     | Length  |
| f) No. of electric poles          | 34 Pylons and 23 Nos. Lighting Poles  |
| g) No. of telephone poles         |   |
5. Details of affected trees in Carriageway
- | Total nos. | Species | Girth          | No. |
|------------|---------|----------------|-----|
|            | Safeda  | 0.5 to 1.00 m. | 240 |
|            | Kikar   | 0.5 to 1.00 m. | 52  |
|            | Peepal  |                |     |
|            | Sisam   |                |     |
6. Other miscellaneous affected structures.
- | Temple, Mosque/Church/Gurudwara | No. |
|---------------------------------|-----|
| Patrol Pump (specific location) |     |

Annexure - III  
(page - 3)

/2/

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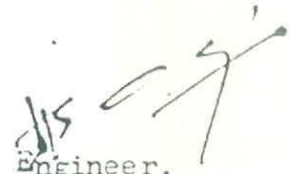
Developed part with or without  
railing Pole mounted S/stn.  
11KV

7. General comments about the  
feasibility to implement the  
alignment proposal.

It is feasible

  
Asstt. Engineer, PWD(DA),  
Divn. XIV.

12.12.91.

  
Executive Engineer,  
PWD(DA), Divn. XIV.  
12.12.91.



OFFICE OF THE CHIEF ENGINEER (I&F)  
DELHI ADMINISTRATION  
IV FLOOR ISBT BUILDING KSHMERE GATE DELHI

No. CEF/P&D/ND-Misc/91-92/12581 Dated the 17 June, 91

To

The Deputy Director (T) I,  
Vikas Minar, DDA,  
I.P. Estate,  
New Delhi.

Sub: Alignment plan of proposed road along Najafgarh Drain & Pankha Drain to connect Outer Ring Road and Najafgarh Road.

Sir,

Kindly refer to your letter no. F.5(16)/37/MP/606 dated 23rd April, 1991 vide which a draft alignment Plan proposed alongwith Pankha Road Drain and Najafgarh Road to connect Outer Ring Road has been forwarded. In this regard, I am directed to forward the following comments:-

i) The Pankha Road drain is not under the administrative control of the I&FC Department. DDA has requested the I&F Department to consider the feasibility of diverting the storm water from Cantonment area (and presently flowing through Palam Drain) into Pankha Road Drain. This proposal appears technically feasible if adequate land is made available for widening the existing Pankha Road drain. When such alternative is being considered by DDA, the proposal of widening the existing Pankha Road towards the drain side may not prove practicable as the Chief Engineer (I&F) does not recommend covering of such large size drains.

ii) Feasibility of construction of a road parallel to Najafgarh Drain should be contemplated only beyond the land width meant for Najafgarh Drain. I&F Department will not be able to spare any land along Najafgarh Drain in the stretch from outfall of Palam Drain upto the Outer Ring Road.

2. In view of the above your Authority may like to review the proposals.

Yours faithfully,

*Singh*  
(GAJRAJ SINGH)  
EXECUTIVE ENGINEER (P&D)

*Pls put up with the file*  
*M. Balas*  
*2 m/b*

Item No. 106/92

Subject: Change of Landuse in respect of Transit Camp;  
Kalkaji Extn.

File No: F.20(7)1-MP(PART)

1. Number of transit camps have been developed by DDA to house the squatters & weaker section in different parts of the city. As a policy of the Govt. these pockets have now to be considered for change of landuse as these are to remain in existence for long time to come.
2. One such camp exists in Kalkaji Extension in two pockets, as shown on the plan laid on table, with total area of 11.93 ~~ha~~ <sup>Ha</sup> (ref. letter SEZ, SED-5, DDA at 14.9.92). The landuse of pocket 'A' as per MPD-2001 is Recreational (District park) & that of pocket 'B' is <sup>partly</sup> Residential & partly recreational (District park). Now the landuse of both these pockets (area 11.93 ~~ha~~ <sup>Ha</sup>.) is proposed to be changed to Residential.

POCKET 'A'

- i) Area : 3.206 ~~ha~~ <sup>Ha</sup>
- ii) Discription : Area bounded by 45 mtr. master plan road in the east, 30 mtr. road in the south and the built up area of Govindpur in the north and west.
- iii) Master plan : 'Recreational' proposed to be changed to land use 'residential'.

POCKET 'B'

- i) Area : 8.722 ~~ha~~ <sup>Ha</sup>
- ii) Discription : 45 mtr. master plan road in the east, 30 mtr. master plan road in the south, 30 mtr. road in the north and Industrial tenement in the west.
- iii) Master plan : Partly residential and partly green land use along the 45 mtr. right of way road. The land use is to be changed to residential.

3. The case is put up to the technical committee for consideration of para 2 above.



SUB: Proposed R/W of NH-8 from its junction with Palam Road upto Delhi Haryana Border. F5(27)77<sup>100</sup>pt.I

1. Location:

Proposed NH-8 diversion from its junction with Palam Road (Existing NH-8) upto Gurgaon bye-pass is passing through the existing settlement of Mahipalpur Rangpuri on one side and the proposed IAAI complex on other side. The location plan is placed at Annex. I

2. MPD-2001 Proposal:

The proposed R/W of road is 90 mtrs. with green belt of 100 mts. on both sides of this.

3. Background:

1. The alignment plan of NH-8 diversion from its junction with Palam Road upto its junction with existing NH-8 near Samalkha after bypassing the Airport Complex was approved by VC, DDA on 26.6.79. The R/W of the NH-8 in the above said approved plan was kept as 91.44 mts. But, during implementation of the road by PWD(DA) R/W has been kept as 60 mts. only.
2. The proposal was placed again to the T/C on 4.11.86 for approval of the alignment plan and the decision regarding the R/W whether to be retained as 60 mts. already implemented 90 mts. as proposed in the MPD-62 and Draft-2001.

The decision of the T/c is reproduced below:

1. Alignment plan of the entire stretch of new NH-8 starting from its junction with Palam Road upto Gurgaon bye-pass was approved.
2. Dir.(CP) stated that the Ministry of Shipping & Transport is following a 60 mts. wide r/w for National Highways and he wanted to know whether 90 mts. r/w as proposed in the Master Plan 1962 and Draft PDP-2001 is to be retained. It was decided to follow the r/w of 90 mts. as provided in the Master Plan 1962 and Draft PDP-2001.
3. There should be wire fencing on either side with green crippers to enclose r/w of road.

4. AUTHORITY DECISION:

This proposal was placed before the Authority vide resolution no. 25 dt. 13.3.87 Authority has resolved that 'Alignment Plan of new diversion of NH-8 from its junction with Palam Road (existing NH-8) upto Delhi Haryana Border in Gurgaon as detailed in Agenda Item be approved". ✓

Copy of the approved plan is placed at Annex II.

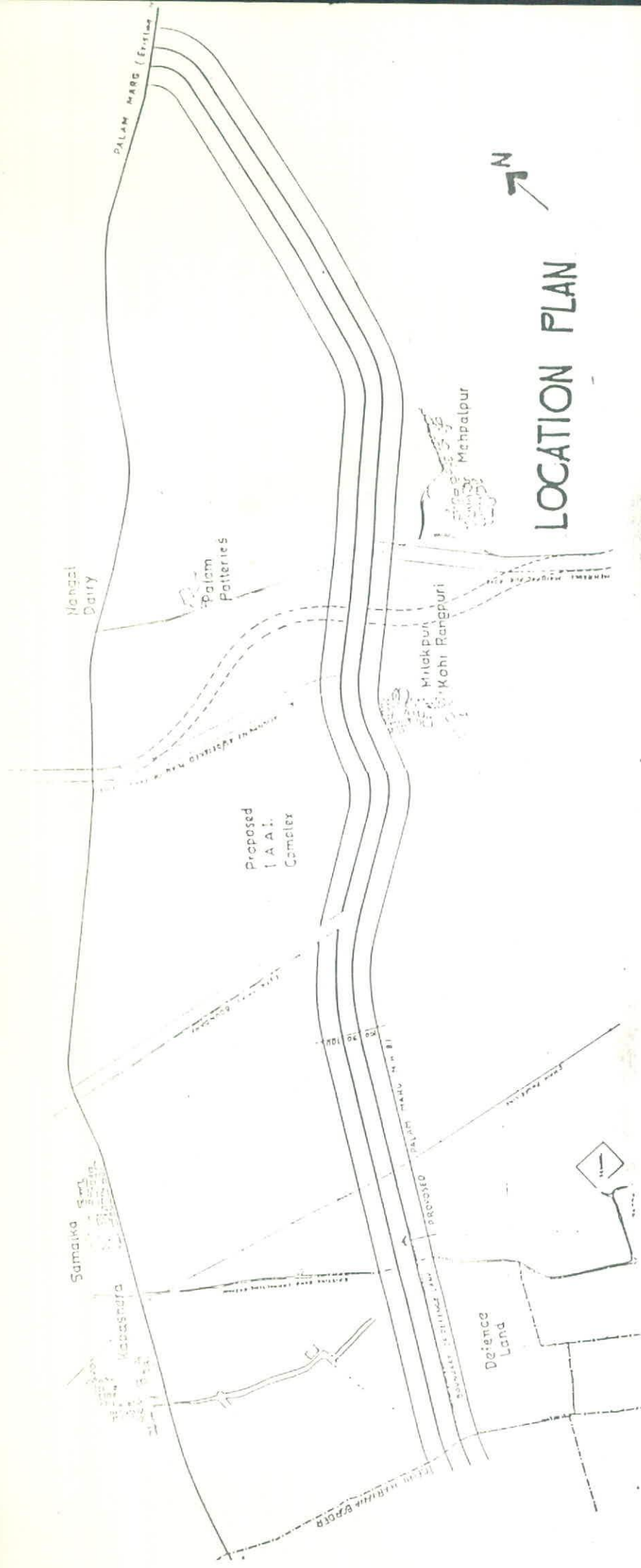
5. Proposal from IAAI of India:

Member, Operations IAAI of India vide his letter dt. 20th March 1989 had requested for construction of subway/ elevated road way for smooth and fast access from the Airport from main road coming from the city. He also requested that the widening of NH-8 from 4 lane to 8 lane along with clearance of structures/encroachments atleast 50 mts. on both sides of r/w for development of the green way. They also submitted the Master Plan for the development of their complex on 11th Sept. 89.

6. Plan showing the right of way is placed on the table. The PWD have provided the physical survey, alignment is under preparation from PWD for feasibility. This is for information of Technical Committee.



6  
1.3



# LOCATION PLAN