

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

No.F.1(48)/93-MP

Dated : 14.9.93.

Minutes of the meeting of Technical Committee held on 25.8.93 at 4.30 P.M. in the VC's Conference Room, Vikas Sadan, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Shri S.P.Jakhanwal, Vice-Chairman (In chair)
2. Shri H.D.Sharma, Engineer Member
3. Shri H.S.Anand, Principal Commissioner
4. Shri J.C.Gambhir, Commissioner (Plg.)
5. Shri K.J.Alphones, Commr.(LM)
6. Shri S.Roy, Commissioner(LD)
7. Shri R.G.Bhatnagar, Chief Engineer(WZ)
8. Shri S.C.Gupta, Director(C&P)
9. Shri R.G.Gupta, Director(TYA)
10. Shri P.C.Jain, Director(AP)
11. Shri K.K.Bandyopadhyay, Project Planner(Rohini)
12. Shri M.N.Khullar, Addl.Chief Architect-II
13. Shri Chander Ballabh, Jt.Director(AP)
14. Shri R.K.Jhingan, Sr.Landscape Architect
15. Shri Prakash Narain, Jt.Director (T)
16. Shri Vijay Risbud, Jt.Director(Bldg.)
17. Shri A.K.Jain, Jt.Director(ZP)
18. Shri H.S.Sikka, Jt.Dir.(DWK), Ph.III
19. Shri Ashok Kumar, Project Planner(Dwarka)

DELHI POLICE

20. Shri Lala Ram, A.C.P.

TOWN & COUNTRY PLANNING ORGANISATION

21. Shri B.K.Arora, Associate T.C.P.

M.C.D.

22. Shri J.K.Mamtani, Executive Engineer(Br.)I
23. Shri Sunil Mehra, Jr.Town Planner

D.E.S.U.

24. Shri Deepak Kapoor, Executive Engineer(Plg.I)

Special Invitee:

I.A.R.T.

25. Sh.A.K.Chaturvedi, Jt.Dir.

for item B7/93

1. Item No.86/93

Sub : Approval for Zonal Development Plan for Zone-H (North West-I)
F1(1)ZH/93

Deferred

2. Item No.87/93

Sub : Alignment Plan of Dr.Krishnan Marg (Road No.25) from Pusa Road/Patel Road round about to 'R' Block New Rajinder Nagar.
F.5(27)82-MP(Pt.)

The Technical Committee examined the proposed road alignment and recommended that the alignment already implemented on site by MCD may be considered for approval by the Authority. However, MCD may be asked ^{by Lands Deptt.} to make payment of the area they have taken for widening of the road out of the residential plotted development of DDA scheme at Dr.Krishnan Marg.

3. Item No.84/93

Sub : Laying of one number of 33 KV 3x300 sq.m.XLPE cable between Subzi Mandi 220/33 KV sub-station and 33 KV Shakti Nagar sub-station.

F.6(3)92-MP

The Technical Committee desired that in the first instance the proposed route alignment for laying 33 KV underground cables be inspected by Director (AP), Dy.Dir.(Transport), DDA along with the DESU representative to examine the feasibility of laying the cables at site.

4. Item No.88/93

Sub : Approval of modified layout plan for part of A/U Block Pitampura at the crossing of Outer Ring Road and Western Yamuna Canal.
PA/DD(Plg.II)92/120

The Technical Committee observed that change of land use from 'residential' to 'public and semi public facilities (college)' is not required, as college site is permitted in the residential use zone

Technical Committee ^{further} examined the layout plans and approved the same subject to the modifications that (a) area of college site be kept as 4.0 hect. and the site measuring 0.68 hect. in the corner of Outer Ring Road in the vicinity of Yamuna Canal be developed for a restaurant and eating stalls, (b) (Local shopping) out of the religious sites, one site be indicated as 'institutional/religious'.

5. Item No.85/93

Development Control norms for Technical Education Centre at Dwarka Scheme.

F.1(55)90-DWK

The Technical Committee approved the development control norms for the development of Technical Education Centre as given in para 2 of the Agenda.

6. Item No.81/93

Sub: Change of land use of 4.0 hect. from district park, playground, open spaces to Public & Semi Public (Facility Centre)

ii. Layout Plan of a Facility Centre of 6.5 hect.

iii. Location of a Grave Yard and Change of land use.

FR.1(7)93-TYA

The Technical Committee considered the proposal and did not favour the change of land use from 'recreational' to 'public and semi-public use' as proposed.

7. Item No.89/93

Sub : Alignment plan of Mehrauli Road from its junction with Road No.15 upto meeting point with Mehrauli Badarpur road.

F5(38)67-MP

The Technical Committee observed that the alignment plan already approved by the Authority should be followed and after the same is completed at site, the link road passing through the green area after the main road is completed be merged with green development.

8. Item No.90/93

Sub : Sunshade/Chhaja on the Public Land.
PA/DD(R&C)Bldg./93/65

Deferred.

This issues with the approval of Vice Chairman, DDA.

(ANIL BARAI)
DY. DIR. (MP)

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

No.F.1(48)/93-MP

Dated : 26.8.93

Minutes of the meeting of Technical Committee held on 25.8.93 at 4.30 P.M. in the VC's Conference Room, Vikas Sadan, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Shri S.P.Jakhanwal, Vice-Chairman (In chair)
2. Shri H.D.Sharma, Engineer Member
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I.A.R.T.

25. Sh.A.K.Chaturvedi, Jt.Dir.

for item 87/93

Draft.

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The Technical Committee examined the proposed road alignment and recommended that the alignment already implemented on site by MCD may be considered for approval by the Authority. However, MCD may be asked ^{by Land Dept} to make payment of the area they have taken for widening of the road out of the residential plotted development of DDA scheme at Dr.Krishnan Marg.

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The Technical Committee observed that change of land use from 'residential' to 'public and semi public facilities (college)' is not required, as college site is permitted in the residential use zone.

Technical Committee ^{final} examined ^{the} the layout plans and approved the same subject to the modifications that (a) area of college site be kept as 4.0 hect. and the site measuring 0.68 hect. in the corner of Outer Ring Road in the vicinity of Yamuna Canal be developed for a 'restaurant and eating stalls' ^(Localsloping) (b) out of the religious sites, one site be indicated as 'institutional/religious'.

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ii. Layout Plan of a Facility Centre of 6.5 hect.
iii. Location of a Grave Yard and Change of land use.

FR.1(7)93-TYA

The Technical Committee ^{Considered} examined the proposal and did not favour ^{the} for change of land use from 'recreational' to 'public and semi-public use', as proposed. However, it was

felt that in the vicinity of gas godown site, one site for a club may be identified which is a permissible activity within the 'recreational land use'.

7. Item No.89/93

Sub : Alignment plan of Mehrauli Road from its junction with Road No.15 upto meeting point with Mehrauli Badarpur road.

F5(38)67-MP

The Technical Committee observed that the alignment plan already approved by the Authority should be followed and after the same is completed at site.

^{The link road} passing through the green area after ^{the main road is completed} merging be developed ^{be merged with} green development.

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PA/DD(R&C)Bldg./93/65

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26/8/93

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN UNIT)

No.F.1(22)93-MP

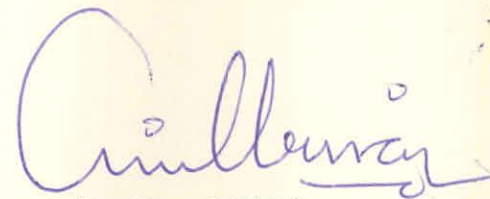
Dated:20 .8.93

MEETING NOTICE

The ^{16th} Technical Committee meeting of DDA will be held on 25.8.93 at 4.30 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)

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Sub : Draft Zonal Development Plan for Zone H(North West-I)

File No.F.1(1)ZH/93

As per MPD-2001, the Union Territory of Delhi is divided into 15 zones. It also states that the zonal plans for 8 divisions falling in the urban areas shall be prepared within three years period from the date of notification of the MPD-2001 i.e. by 1.8.90. Zone H is one of the eight divisions for which the plan has to be prepared.

2. Zone H(North West-I) mainly comprised the extension of the city in the north-west of Delhi and is distinctly characterised by most of the well planned residential localities. It is planned for a projected population of 15,25,081 to be accommodated in an area of 5381 hect. Zone H is situated between two railway lines viz. railway line to Ambala in the north and the other one to Rohtak in the south-west.

3. Zone H is divided into 9 sub-zones out of which zonal development plans for 6 sub-zones (H1-6) were approved by the Govt. of India as per Master Plan-62 provisions.

4. Development in sub-zones H1-6 has been carried out mostly in accordance with the layout plans prepared and there are not many changes in the land use pattern of the approved zonal plans and sub-zones. In case of Rohini scheme sub-zones H-7,8&9, planned during 1980s predominantly as residential scheme and land utilization is highly intensive. Land for various facilities like health, education, socio-cultural and other utilities have been provided on major transportation routes to ensure easy access.

5. The Zonal(Divisional)Plan has been prepared keeping in view the approved development schemes and based on policy guidelines stipulated in MPD-2001.

6. The following are the salient features of the Zonal Development Plan proposals:

Land use proposals including proposals for (a) residential areas (b) work centres; (c) community facilities like health, education, recreational (d) provision of compatible mixed use activities (e) transportation system including major transportation routes; bus terminals; MRT routes, cycle tracks, and pedestrian

D R A F T

DELHI DEVELOPMENT AUTHORITY

ZONAL DEVELOPMENT PLAN FOR ZONE
DIVISION-H (NORTH WEST DELHI-I)

AUGUST 1993

DEVELOPMENT CONTROL AND PLANNING WING

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ZONAL (DIVISIONAL) PLAN FOR ZONE-H

BACKGROUND

Under the Master Plan for Delhi-2001 promulgated on 1.8.90, the Union Territory of Delhi is divided into 15 zones, out of which 8 zones are in Urban Delhi (A to H), 6 are in Urban Extension and Rural Areas (J to N and P) and one is for river and river front area (O). A zone could be divided into sub-zones.

1.1 Zone H is mainly comprised of the extensions of the city in the north west of Delhi as envisaged in the Master Plan 62 and is distinctly characterised by well planned residential localities. This zone is situated between two major railway lines viz., railway line to Ambala in the north east and the other to Rohtak in the south west. The significant feature in this zone is TV Tower; developed parks and protected forest area namely Shalimar Bagh.

2.0 Statutory Provisions/Objectives :

2.1 Section 8 of Delhi Development Act 1957 provides that simultaneously with the preparation of the Master Plan or as soon as may be, the Authority shall proceed with the preparation of Zonal Development Plan for each of the zones into which Delhi may be divided. Further, a Zonal Development Plan may - (a) contain a site plan and use plan with approximate location and extent of land uses; such as public and semi-public buildings/works utilities; roads; housing; recreation, industry business; markets; schools; hospitals; open spaces and other categories of public and private uses; b) specify the standards of population density and building density.

Section 10 of the D.D. Act lays down procedure to be followed in the preparation and approval of the Zonal Development Plan.

2.2 As per MPD-2001, a Zonal Development Plan means a plan for a zone (Division) of the Union Territory of Delhi. The Zonal (Divisional Plan) details out the policies of the Master Plan and acts as link between the layout plan and the Master Plan. The development schemes, layout plans indicating use premises should conform to the Master Plan/Zonal (Divisional) Plan.

2.3 Master Plan-2001 states that in the absence of Zonal Plan of any area, the development shall be in accordance with the Master Plan. It also stated that zone could be divided into sub-zones by the authority.

2.4 In addition to the provisions given in Delhi Development Act and MPD-2001 with regard to the preparation of the Zonal Development Plans, other broad objections of the Zonal Development Plan are as under :-

- i) to identify and integrate the city development as to enhance visual quality;
- ii) to make provisions for compatible mixed use activities in residential use zone &
- iii) to identify the areas of landscape significance.

3.0 Location, Boundaries & Area

Zone 'H' is located in the north west sector of Delhi ~~it~~ ^{in the south} it is surrounded by Arterial Road No.40 and railway line to Rohtak (running east west), in the east by railway line (running north south) and almost parallel to G.T. Karnal Road to Karnal. Further, Mangolpuri Industrial Area and resettlement colony in west, Nangloi drain and Rithala Sewerage treatment plant in the north west and extending upto the railway line to Karnal in the east.






3.1 Status of Zonal Plans (now Sub-Zones) :

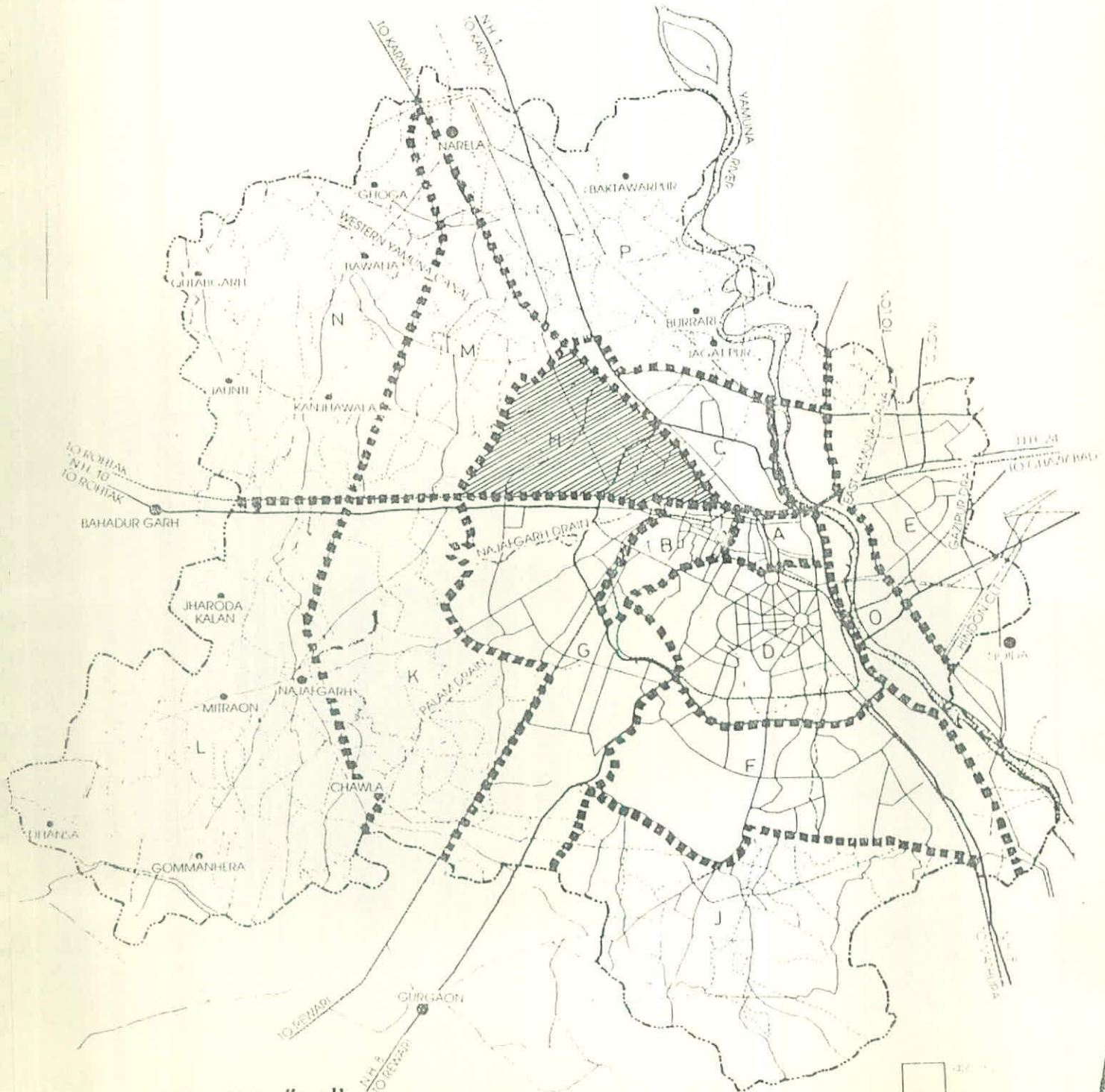
As per Master Plan 62, the Zone (Plg. Division-H) had 8 zones viz., H-1 to H-8.

The following table indicates status of these sub-zonal development plans (earlier Zonal Development Plans) formulated and processed within the framework of Master Plan of Delhi 1962 with the area of each sub zone:

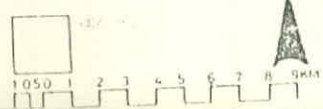
<u>S.No.</u>	<u>Sub Zone</u>	<u>Area (Hect.)</u>	<u>Status</u>	<u>Remarks</u>
1.	H1 (Gulabi Bagh)	216.2	Approved	Approved by Central Government dt. 24.7.67
2.	H2 (Lawrence Rd.)	335.2	Approved	Approved by Central Government dt. 21.11.72
3.	H3 (Wazirpur)	575.8	Approved	Approved by Central Government dt. 22.8.73

LOCATION OF ZONE "H" IN NATIONAL CAPITAL TERRITORY OF DELHI

-  UNION TERRITORY
-  ZONES
-  VILLAGE BOUNDARY
-  N.H./MAJOR ROADS
-  OTHER ROADS
-  RAILWAYS
-  MAIN POWER LINE
-  RIVER
-  MAJOR DRAIN



 ZONE "H"



<u>S.No.</u>	<u>Sub-Zone</u>	<u>Area (Hect.)</u>	<u>Status</u>	<u>Remarks</u>
4.	H4,5 & 6 (Shakur-Basti, Pitampura & Shalimar Bagh)	1790.26	Approved	Approved by Central Government dt. 2.4.73
5.	H7 and H8	2497		No Zonal Plan approved. Pertains to Rohini Project.

As per the approved zonal plans, 5,56,890 persons were to be settled which was subsequently increased to 9,20,485 persons vide No. K12016 (1) 76 (Part II) dt. 22.12.1976 after considering modifications in the gross residential densities. In continuation to Shalimar Bagh and Pitampura, a new residential scheme (Rohini) in Sub Zone H7-H8 was undertaken and proposed to cover 2497 Hect. land. The estimated population in this scheme was 8,50,000. A brief for the Rohini Project is annexed.

MPD 2001 stipulates that already approved sub zonal development plans (earlier named zonal plans) to the extent in conformity with the Master Plan provisions shall continue to be operative. The layout plans already approved by the Authority or any other local authority concerned in accordance with the law shall be deemed to have been approved. However, in the proposals for Zone 'H' wherever felt necessary, suitable modifications/changes from such plans have been incorporated.







3.2 Divisional Plan

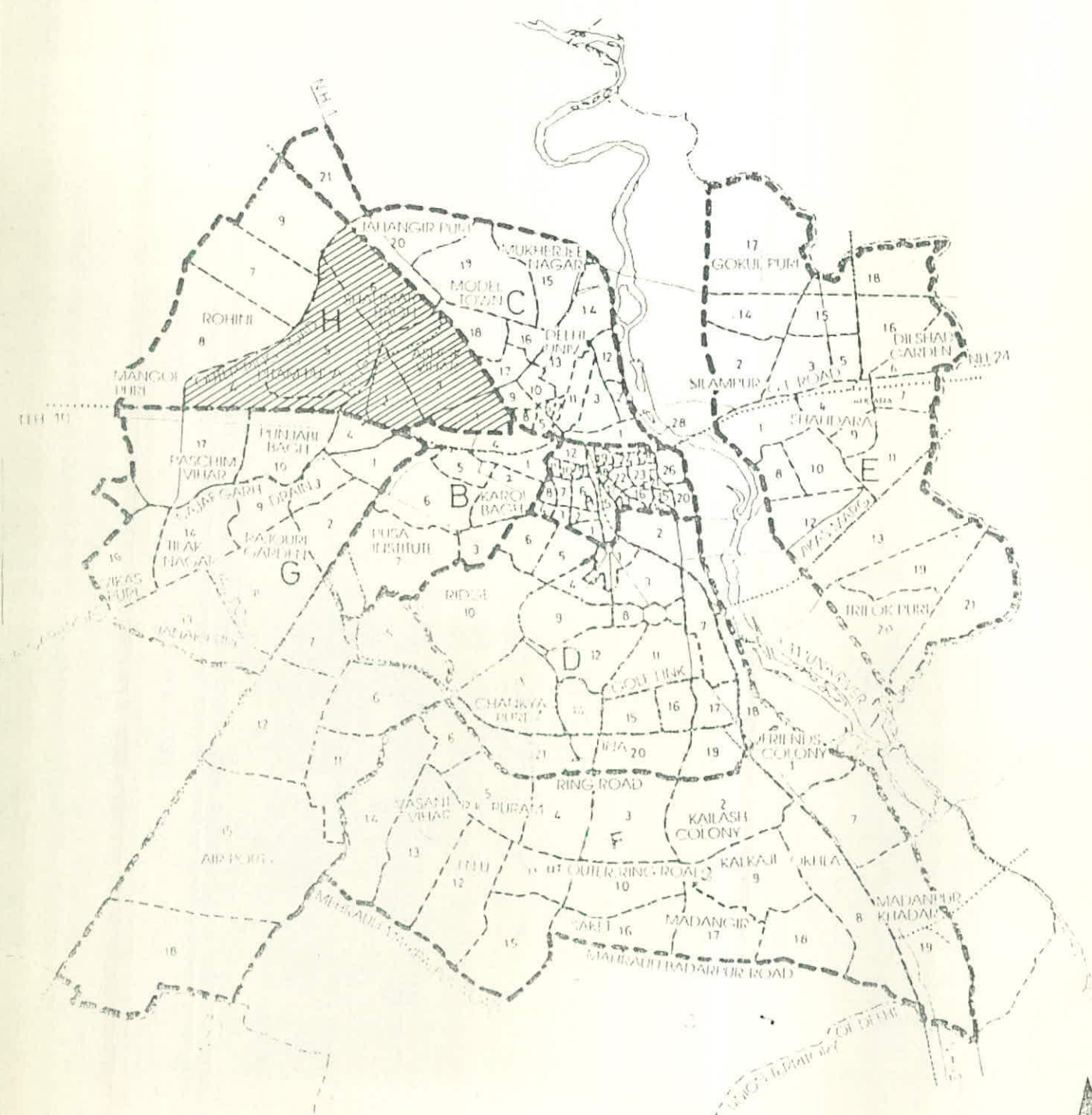
Now, as per MPD 2001, this zone has nine sub-divisions. The new divisions have been created by dividing the sub-zone H-7 into two parts H-7 and H-9. It has been observed that sub zone H-5 covers an area of about 881.44 Hects against 818.8 Hects approved in the ZDP. So that there is an increase in the area of this sub zone by 62.64 Hects. Also in the plan minor change in zonal boundary in sub zone H1 has been made as a result the area of this zone has increased by 0.6 hect. The total area of this zone is as under :-

i)	Area under sub zone H-1 to H-6	2980.7 Hects.
ii)	Area under sub zone H-7 to H-9 (Rohini and Mangolpuri)	<u>2400.30 Hects.</u>
		<u>5381.00 Hects.</u>

ZONE (DIV.) "H" DELHI

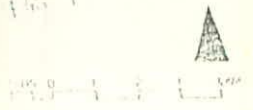
(SUB DIVISIONS ... 1 TO 9)

-  ROADS
-  RAILWAY
-  DRAIN
-  ZONE (DIVISIONS) BOUNDARY
-  SUB ZONE BOUNDARY
-  UNION TERRITORY OF DELHI BOUNDARY



ZONAL PLAN APPROVED

VIDE M. P. D.—62



4.0 Population and Workforce

The following is the growth pattern of population of this zone :-

<u>Year</u>	<u>Population</u>	<u>Remarks</u>
1981	9,20,485	Projected as per Master Plan 62
1981 (Census)	4,73,735	The population was less because the Rohini scheme was not implemented at that time.
1991 (Census)	9,24,247	
2001 (Proposed as per MPD 2001) excluding 72,000 persons of Sultanpuri)	15,25,081	

Sub-zone wise population is as follows :

<u>Sub-zone</u>	<u>Census 1981</u>	<u>Census 1991</u>	<u>Holding Capacity</u>	<u>As per MPD-2001</u>
H-1	66,226	64,772	70,000	70,000
H-2	1,02,979	98,595	1,09,800	1,09,800
H-3	96,181	1,50,909	1,32,580	1,25,300
H-4	30,683	46,145	73,000	64,536
H-5	53,286	1,69,865	2,38,740	2,01,650
H-6	1,48,993	97,451	1,52,860	1,25,267
H-7,H-8 &H-9 Rohini & Mangol- puri	1,09,481	2,96,510	10,08,290	8,28,528
	<u>4,73,735</u>	<u>9,24,247</u>	<u>17,85,270</u>	<u>15,25,081</u>

4.1 Projected Work Force in Important Work Centres (Zone H) :

With the generation of employment in different sectors participation rate as per MPD-2001 is of the order of 35% in urban Delhi. Thus @ 35%, the employment generated, for a population for 15,25,081 persons, would be 5.39 Lacs. However, taking into consideration i) restructuring of the land uses around ring railway; ii) allowing mixed land use in residential area and full employment in the existing employment centres/sites, the number of workers,

as indicated in the work study prepared during the finalisation of the plan of the zone is 4,10,000.

The projected work force in important work centres located as as under:-

		<u>Area in Hect.</u>	<u>Persons</u>
1.	<u>Office Complex</u>		
	Rohini	3.00	5600
2.	<u>Distt. Centre</u>		
	i) Wazirpur	31.10	2580
	ii) Shalimar Bagh	10.00	8400
	iii) Rohini	45.00	33700
	iv) Mangolpuri	<u>21.00</u>	15000
		107.00	
3.	<u>Industrial Estate</u>		
	i) Lawrence Road Indl. Area	70.68	21200
	ii) Wazirpur	78.15	23400
	iii) Mangolpuri	103.67	31100
	iv) Badli	<u>55.43</u>	15600
		<u>307.93</u>	
		417.93	

MPD 2001 provides that Wazirpur & Rohini District Centres have to act as Regional-cum-Local markets as these centres are also located in the neighbourhood area.

5.0 Sub City Characteristics and Other Special Features

5.1 Zone H (North West-I area 5381 Hects.) is mostly planned as envisaged in Master Plan 1962-81. Some of the beautifully planned areas/colonies are Ashok Vihar (Wazirpur), Pitampura, Shalimar Bagh and various cooperative societies etc. The residential area can be divided in the following categories:-

1. Residential areas developed by DDA;
2. Coop. House Building Societies;
3. Group Housing Schemes and Govt. Housing Schemes;
4. Slum and JJ Housing;
5. Rehabilitation Colony;
6. Unauthorised regularised colonies;
7. Urbanised Villages;
8. Unauthorised Pockets.

5.1.1 The industrial areas envisaged (Wazirpur, Lawrence Road, Badli and Mangolpuri) in the plan are developed and industrial activities have already come up in these centres to a large extent. However, the activities in the 4 district centres (Wazirpur, Shalimar Bagh, Rohini and Mangolpuri) have yet to come. This zone is unique in the sense that about 90% of the area have been developed as per the plan proposals i.e., as per development schemes. Besides, it has district parks, sports centres, picnic huts and protected forest area namely Shalimar Bagh besides orchards in Rohini Scheme. However, there are areas of public and semi public facilities, commercial and recreational areas available and are proposed to be developed.

5.1.2 The major point of attraction in this division is the TV tower complex and located in a vicinity of wide district green and Wazirpur Dist. Centre Complex. This centre is planned also to serve as a regional market and, therefore, in the times to come would be a dominating feature having tremendous visual and spatial qualities.

5.2 Existing Conditions :

To analyse the distribution of composition of various land uses, a wind-shield survey was carried out for this division. Broadly, this division can be divided into two parts viz. H1 to H6 and H7, 8 and 9 (Rohini scheme). The development in sub-zone H1-6 has been carried out as per the policy, guidelines and standards laid down in Master Plan 1962. Mostly the development in sub zone H-1 to H-6 has been carried out in accordance with the layout plans prepared for these areas so that there is not much change in the land use pattern as exhibited in the approved zonal plan. Most of the land in sub zone H-5 has been allotted to Co-op. Societies.

5.2.1 In case of H-7, 8 and 9 (Rohini Scheme) development has been carried out on different standards than those of Master Plan 1962. It was planned in 1980 and is a pre-dominantly as a residential scheme to accommodate 8,50,000 persons. Land has been allotted to societies in Sector IX & XIII. Utilisation of land is highly intensive resulting in a compact development. Lands for various facilities such as health, education, social, cultural and others have been provided on major transportation routes to ensure easy access.

5.3 M.P. 2001 - Proposal :

In order to secure balanced development, MPD-62 envisaged to develop this zone predominantly as residential with adequate areas for industries, commercial, recreational and Govt. offices etc. Primarily, concept involved in it was planning a self contained zone with decentralized employment centres. To improve the environment and quality of life in the division, MPD-2001 also envisages to develop this area predominantly as residential with adequate provision of organized, commercial centres, facility centre, service centres, recreational areas etc. For improvement of physical, social and environment conditions and to achieve the improved quality of life, the following are some of provisions of MP-2001 pertaining to this zone :-

- a) 4-Hect. special children park as a part of District park at Gulabi Bagh (Sub Zone H-1).
- b) Also in an area of 5 Hect a children traffic training park to be provided in Wazirpur area sub-Zone H-3.
- c) A picnic hut in Pitampura covering about 30% of Distt. Park area and to be developed as 'wood land' having picnic hut located within this.
- d) On the basis of the study conducted by Central Water Pollution Control and Prevention Board, Wazirpur and Lawrence Road Industrial Areas are declared as 'Pollution Control Areas' under the Air and Water Pollution Control Act-1981.
- e) For intercity movement, a new railway station at Rampura with proper approach from main roads is to be provided.
- f) Land (3 Hects.) has been earmarked at the junction of outer Ring Road at Western Yamuna Canal to accommodate district courts and allied Delhi Admn. and DDA offices.
- g) Land for informal sector nearly revolving TV Tower Pitampura is to be provided and planned as eating place mainly in the evening and late evening.
- h) Regional-cum-local markets are proposed as part of i) Wazirpur District Centre; ii) Rohini District Centre;

- i) Division 'H' has 0.051 beds per thousand population and needs attention on priority for provision of health.
- j) A fire training institute(6 Ha.) in Facility Centre No. 59 (Mangol puri Industrial Area)

6.0 Development/Redevelopment Proposals

6.1.0 As mentioned earlier, large part of Zone has been developed as per the development plans approved by the Competent Authority. Some land has been developed by the Government agencies like Delhi Admn., Railways etc. for providing housing facility to its staff. Most of the land in Pitampura in the west of Road No.37 and land in the east in Rohini has been developed by the coop. housing societies. In the later case, the development is based on the urban design scheme from DUAC. It is now proposed to settle 6.2 lakhs persons against 8.5 lakhs, conceived earlier. MP 2001 provides to settle 6.84 lakh persons. It, therefore, necessitates that for any redevelopment, a comprehensive design shall be adopted within the framework and provisions of MPD 2001.

6.1.1 Residential :

In this zone, land under residential land uses developed and executed by the DDA, Govt. and other coop. housing societies based on the norms contained in the Master Plan 62-81. The colonies have recreational shopping and other facilities. These are as per layout/detailed schemes approved by competent authority and as such any redevelopment shall be regulated within the provisions of MPD 2001 under parameters of development code provided therein.

6.1.2 Old Villages & Resettlement Areas :

There are 14 urbanised villages located in this area. The redevelopment plans for most of the villages were prepared earlier. However, during survey it has been noticed that most of the developments in and around villages have come up against the village plans and Master Plan land use. Lack of infrastructure and facilities have rendered them sub-standard.

6.1.3 Resettlement Colonies

There are three resettlement colonies namely Wazirpur, Shakurpur JJ

and Mangolpuri. These colonies have mixed land use character and, therefore, urban redevelopment schemes giving the emphasis on mixed land use and providing other facilities and infrastructure shall be prepared by the local bodies.

6.1.4 Rehabilitation & Old Colony

There is only one rehabilitation colony namely Bharat Nagar in the entire area. Adjacent to this is the Old Colony namely Nimri. These colonies need to be taken care for the infrastructure and facilities required as per norms laid down in the MPD 2001.

DIVISION - H

S.No.	Sub-Zone	Gross Residential area (in Hects.)	POPULATION Gross Area x Gross Density
1.	H-1	144.09	72,648
2.	H-2	186.11	90,428
3.	H-3	306.46	1,28,868
4.	H-4	173.68	77,100
5.	H-5	652.97	2,76,662
6.	H-6	304.11	1,52,055
7.	H-7	308.33	1,82,498
8.	H-8 Rohini	594.26	3,56,556
9.	H-9	341.93	1,92,718
10.	H-8 Part (Mangolpuri)	213.13	1,27,878
	Total :	3225.37	1657411

It is seen from the table above that the population, based on gross density prescribed in this Landuse MP-2001, is more than that of what has been suggested in it.

7.0 Work Centres

7.1 Manufacturing :

4 manufacturing centres namely Wazirpur, Lawrence Road, Badli and Mangolpuri (light industrial areas) are located in this zone and are spared

in an area of about 307.93 Hects. These centres provide a work force for 91,300 persons.

MPD 2001 identifies the following industrial area with specific type of industries permitted therein :-

- i) Lawrence Road - Food allied product and compatible industrial units as per list of the industries identified in MPD 2001 in Annexure-III Gr.I
- ii) Wazirpur Group-I - As per the list of industries identified in MPD-2001 under Group-I.

On the basis of the study conducted by Central Water Pollution Control and Prevention Board, Wazirpur and Lawrence Road Industrial Areas are declared as 'Pollution Centres Areas' under the Air and Water Pollution Control Act-1981.

7.2 Trade and Commerce :

7.2.1 District Centre (4 nos. 126.45 Ha.)

As per Master Plan 2001, there are 4 district centres. These centres which serve as a climax of multi-nodal activity of community, covers an area of about 126.45 Hects. against 107.0 Hects. and provides the work force of 60,500 persons. As per Master Plan these district centres will serve 13.35 Lacs population. Area under each of the District Centre is as under :-

1. Wazirpur	30.3 Ha
2. Shalimar Bagh	9.15 Ha
3. Rohini	63.00 Ha
4. Mangolpuri	<u>24.00 Ha</u>
	<u>126.45 Ha</u>

None of the District Centres have come up. The District Centres at S.Nos.(1) & (3) are to act as Regional cum Local Markets. The area for the Rohini is more than what has been presented in the Master Plan (63 Ha against 45 Ha. in Rohini and 24 Ha against 21 Ha. in Mangolpuri.

7.2.2 Community Centre (25 Nos. 69.24 Hects)

As per land use plan MPD 2001, 16 sites for community centres have

been identified. The area under these sites is 56.02 Hects. against 82.51 Hects required as per MPD 2001 @ 5.42 Hects per 1.00 Lac population. However, as per development plans, there are 25 sites covering an area 69.24 Hects. The area under various community centres in different sub zones is as under:-

DIVISION - H - COMMUNITY CENTRES

Sub-Zone	Required as per MPD 2001		As per Land Use Plan of MPD 2001		Proposed in Divisional Plan		Remarks
	No.	Area in Hects.	No.	Area in Hects.	No.	Area in Hects.	
H-1	1	3.80	-	-	-	-	No site has been provided.
H-2	1	5.96	1	2.17	2	3.72	One No. C.C.(1.55 Hect.) in Lawrence Road Indl. Area has not been shown in MPD-2001 land use plan.
H-3	1	6.77	3	9.24	4	10.32	One no. C.C.(1.08 Hect) has been proposed near Nimri Colony as per ZDP which has not been shown in MPD-2001 land use plan.
H-4	1	3.50	1	4.05	2	5.55	One no. C.C.(1.50Hect) in Mangolpuri Indl. Area Ph.II has not been shown in MPD 2001 land use plan.
H-5	2	10.84	2	13.48	2	13.48	
H-6	1	6.77	2	5.43	2	5.43	
H-7,H-8Pt H-9(Rohini)	7	37.07	6	15.85	10	22.19	Four nos.C.C.(6.34 Hects) proposed in Rohini Res. Scheme but not shown in MPD-2001 land use plan.
H-8Pt (Mangolpuri)	1	7.80	1	5.80	3	8.55	i) Two nos.C.C. are proposed in Mangolpuri Re-settlement Scheme where as one C.C. has been shown in MPD-2001 land use plan. ii) One no.C.C.(2.89Hect) has been proposed in Mangolpuri Indl. Area Phase I which is not shown in MPD-2001 land use plan)
Total :	15	82.51	16	56.02	25	69.25	

As would be seen from above, though number of community centres are more, the area as required under MPD 2001 @ 5.42 Hects. per 1.00 Lac population comes to about 82.51 Hects. against 69.24 Hects. i.e. the area under community centres is short by 13.27 Hects.

7.2.3 Local Shopping Centres

As per MPD 2001 standards 101 local shopping centres, area 50.06 Hects. are required. The details of the local shopping centres as provided in the plan (sub zone wise) are given in the chapter of the community facilities.

7.2.4 Convenient Shopping Centres

These centres are to be provided in the lay out plans/detailed schemes on an average of about .11 Hect for 5000 persons.

The provisions for the informal centres is to be provided as per the provisions of Master Plan as part of the planned commercial centre.

7.3 Government Offices

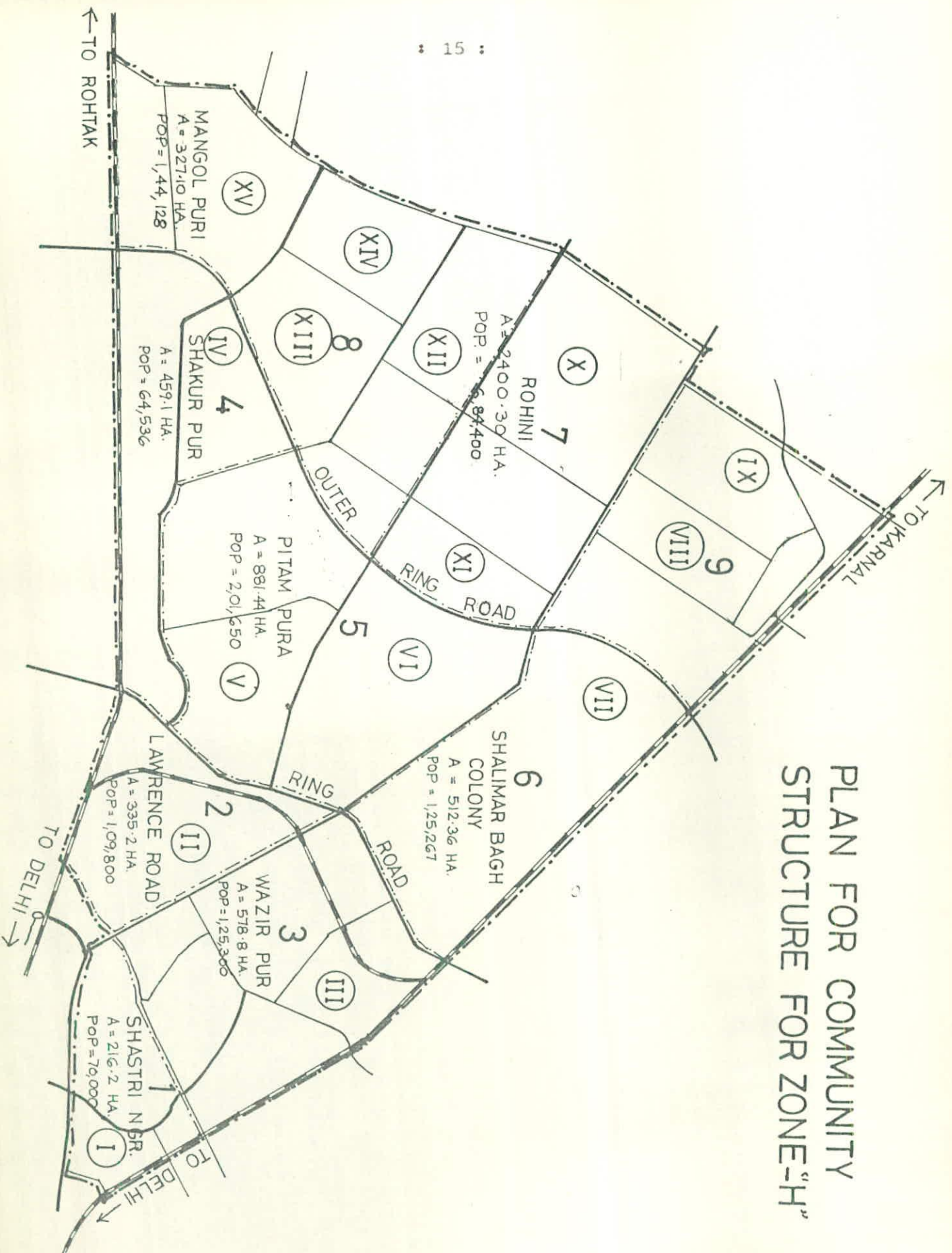
3 Hects. of land has been earmarked in MPD 2001 at the junction of the outer ring Road and Road No.43 to accommodate district courts and allied Delhi Admn., offices. This will provide a work force for 5600 persons.

8.0 Community Structure

This zone is spread in an area of about 5381 Hects. and to have a population of 15,25,081 persons for balanced development and provision of social and physical infrastructure as contained in MPD 2001. The population is divided into 15 communities as given below :

Community	Sub-Zone	Population
I	H-1	70,000
II	H-2	1,09,800
III	H-3	1,25,300
IV	H-4	64,536
V-VI	H-5	2,01,650
VII	H-6	1,25,267
VIII to XIV	H-7-8-9 (Rohini)	6,84,400
XV	H-8 (Mangolpuri)	1,44,128
	Total :	15,25,081

PLAN FOR COMMUNITY STRUCTURE FOR ZONE-"H"



The above system of organization will provide a cellular structure.

9.0 Community Facility & Social Infrastructure :

9.1.0 Detailed studies of various community facilities as per the norms of Master Plan has been carried out. The study reveals that there is a deficiency in the community facilities. As per Master Plan, health facility of this zone is about 0.05.1 beds per 1000 population. The deficiency is to meet with the construction of new sites in facilities centres, where provision for other facilities like college, police station, fire stations, telegraph offices etc. are also made. Other community facilities like Primary Schools, Nursery Schools, Community Halls, ~~Religious~~ buildings, Convenient Shopping, Dispensaries etc., are required and shall be provided while finalizing the layout plans. These have therefore not been shown in zonal plan except primary school. Master Plan lays down provision of requisite social infrastructure @ 9.55 sqm. per person and accordingly provision shall be made.

9.1.1 Facility Centre and Service Centre :

In all, 14 facilities centres have been provided in the Master Plan 2001 covering an area of 274.91 Hects. One Facility centre No.58 is outside of the Zone boundary. Site No.60 (4.75 Ha) has been utilized for the construction of sports centre and Site No.48 (5.78 Ha) for the construction of staff quarter of Aryabhata Industries Training Institute, another facility centre No.49 (10Ha) has partly been utilized for construction of police station and group housing scheme of DDA. Only an area of 5.02 Hects. is now available which is earmarked as Q.C.F. in its development plan for C and D Block Shalimar Bagh. This site has been identified as protected ~~forest~~ area. Land for Facility Centre No.59 is also not available. Now, No. of facility centres are 9 covering an area of about 157.24 Ha. The following facilities are provided in the plan on the sites earmarked for facility centres and elsewhere.

Facility	Required as per MPD 2001	As per ZDP	Remarks
1. Education			
IT1 + Polytechnic A	1	1	As per norms area under technical centre B required is 4 Hects whereas 2 sites measuring 2.16 and 1.61 Hects. have been provided at different locations.
Technical Centre B	1	2	

Facility	Required as per MPD 2001	As per ZDP	Remarks
College	12	12	9 sites are proposed at different locations whereas 3 sites are proposed to be carved out out of the facility area in front of the TV Tower. As per Master Plan, the area for the facility centre is 18.5 Hects. whereas in the proposed plan, the area has been taken as 36.765 Hects. as per the draft development plan for this site. (One site is to come in facility centre No.50 Sub Zone H-6).
2. Health			
General Hospitals	6	3	One of the sites measures 11.9 Hect. (Rohini). One site is proposed in the land opposite T.V. tower.
Intermediate Hospital A	15	12	This includes one site for veterinary hospital (3.6 Hects.). New site proposed in sub-zone H-6 at Retail Business site, Shalimar Bagh - A Block.
Intermediate Hospital B	15	5	
Nursing Homes	30	-	To be located in L.S.C./C.C./D.C.
3. Others			
Socio Cultural Facility			To be provided in facility area opposite TV Tower.
Police Station	17	14	-do-
Telephone Exchange	4	6	
Telegraph Office Head Post Office			
Post Office Post Office Admn. Office	3 Each		To be provided in District Centres.
Fire Station	7	7	

9.1.2 Service Centre :

To provide facility for gas godowns (12 Nos.) 2 service centres have been shown in the land use plan MP-2001. On one site 6 gas godowns already exists/ provided. Whereas in the second site, provision for gas godowns (6 Nos.) has been made in the Zonal Development Plan. Part of the land has been utilized for small hospital & Bus terminal.

9.1.3 Local Shopping Centres :

According to Master Plan standards, 101 LSCs covering an area of about **46.46** Hects. are required. As per Zonal Development Plan, 96 sites covering an area of about 43.826 Hects. are proposed. Sub-zonewise details are given in the table below :-

Sub Zone	Required Nos.	Area as per standard	Nos. and Area Proposed
H-1	5	2.3	2 (1.762)
H-2	7	3.22	2 (1.225)
H-3	8	3.68	8 (3.38)
H-4	4	1.84	5 (1.89)
H-5	13	5.98	26 (13.24)
H-6	8	3.68	7 (3.96)
H-7,H-8,H-9 (Rohini & Mangolpuri)	56	25.76	46 (18.36)
	<u>101</u>	<u>46.46</u>	<u>96 (43.82)</u>

Figures in brackets indicate the area.

9.1.4 H.S. School :

According to MP-2001 norms, 204 HSS are required for this zone whereas in all 118 sites have been provided. These sites are identified in the zonal plan and are as per details given below :-

S.No.	Sub-Zone	Reqd.(Area in Hect.)	As per ZDP
1.	H-1	9 (14.40)	8 (9.057)
2.	H-2	15 (24.0)	11 (10.980)
3.	H-3	17 (27.20)	11 (21.160)
4.	H-4	9 (14.40)	7 (11.978)
5.	H-5	27 (43.20)	22 (44.781)
6.	H-6	17 (27.20)	14 (22.69)
7.	H-7,H-8,H-9(Rohini and Mangolpuri)	110 (176)	45 (79.49)

(Figs. in brackets indicate the area in Hect.)

The number for H.S. includes middle level school. Most of the middle schools are running classes upto 12th standards. The shortfall in the school sites is to be met with by running the school in double shift. There is also some shortfall in the area of H.S., required as per the standards of MP-2001.

9.1.5 Neighbourhood Parks & Play Area :

As per Master Plan standards, a total area of 304.6 Hects is required under NH Park & Play Area, whereas in plan proposals, an area of about **201.25** Hects. of land is available. The table below indicate the area under NH Parks and NH Play Area in Sub-Zones H1 to H-9.

S.No.	Sub-Zone	Reqd. as per standard in Hect.	As per Dev.Plan in Hect.
1.	H-1	14.0	8.47
2.	H-2	21.8	15.927
3.	H-3	25.0	20.40
4.	H-4	12.9	4.3
5.	H-5	40.3	31.2
6.	H-6	25.0	18.37
7.	H-7, H-8, H-9 (Rohini & Mangolpuri)	165.6	71.284
		<hr/> 304.6	<hr/> 201.253

The sub-zone analysis indicate that area under NH Parks and NH Play area is insufficient. This has to be augmented by providing play areas in the District parks which has been identified in the Zonal Development Plan.

9.1.6 Bus Terminals :

As per norms stipulated in MPD 2001, 15 bus terminals are required for the projected population of this zone. At present, five sites have been provided in Rohini and two sites in Mangolpuri. In addition, one site is already existing in Lawrence Road where a site for bus depot has been provided. More sites have been provided to meet with the requirement at suitable locations. The break-up of the terminals (sub-zone wise) is as follows-

<u>Sub Zone</u>	<u>ZDP Proposals (Nos.)</u>
H-1	1
H-2	1
H-3	-
H-4	2
H-5	3
H-6	1
H-7, H-8, H-9 (Rohini & Mangolpuri)	7
	15

9.1.7 Petrol Pumps :

As per Master Plan standards, about 61 petrol pumps sites are required to be provided in this zone. However, 7 petrol pumps are existing in this zone. The remaining sites are therefore to be located as per the norms laid down in the master plan given below :-

- i) Residential land use @ 1 site/150 Hects of given residential area i.e. 20 site for 3236 Hects.
- ii) Industrial use zone @ 1 site/40 Hect. of given industrial area i.e. 8 site for 307 Hect.
- iii) Distt. Centre @ 2 petrol pumps in 4 Distt. Centres i.e. 8 sites.
- iv) C.C. @ 1 petrol pump (only filling station) each i.e. 25 sites for 25 comm. units centre.

The break-up of the petrol pumps existing/proposed sub-zonewise is given below :-

<u>Sub-Zone</u>	<u>Existing</u>	<u>Proposed</u>	<u>Total</u>
H-1	1	2	3
H-2	3	1	4
H-3	1	3	4
H-4	1	3	4
H-5	1	10	11
H-6	-	6	6
H-7, H-8 and H-9 (Rohini and Mangolpuri)	-	29	29
Total :	7	54	61

9.1.8 Organized Informal Sector **E**.ating Places :

It should be strategically located near revolving T.V. Tower, Pitampura during the preparation of comprehensive/landscape scheme.

10.0 Mixed Land Use

MPD-2001 provides regulations for mixed land use permission in the residential use zone (Appendix II). In certain areas regularised by the MCD and villages, such mixed land use is commonly observed. These areas, therefore, have been identified as 'urban redevelopment areas' in the ZDP. In other areas which have been planned by the DDA, Govt. and Co-op. House Building Societies activities as stipulated in the mixed land use are not commonly observed **except Rohini Scheme.**

Some of the unauthorised colonies have been identified for urban redevelopment in the Zonal Development Plan. Certain streets which have been identified as commercial streets as per the survey of the M.C.D. are proposed for mixed land use. To maintain the character of planned development mixed land use has been categorised as under :-

10.1 **Category-I :**

Areas where only professional offices as per Master Plan stipulation are to be permitted and no retail shops and house-hold industries are to be allowed. These are the following areas :-

- i) DDA's residential scheme Ashok Vihar (Wazirpur) I, II, III, IV including DDA's schemes (Plotted and group housing).
- ii) DDA's scheme at Lawrence Road;
- iii) Shalimar Bagh, Block, A,B,C, and D including the flats constructed under various schemes;
- iv) Pitampura residential scheme (plotted as well as Coop. Group Housing Societies);
- v) Residential Development scheme in Rohini;
- vi) Govt. Housing scheme;

10.2 Category-II :

These are the areas/streets which have been identified by MCD vide letter No. 344/D/ZE(B)/Rohini dated 18.6.1992 in such areas retail-shops only on the ground floor as per norms stipulated in Master Plan shall be allowed.

For building, the coverage and FAR will be as permissible on residential plots. Only Ground Floor is to be used for retail business etc. Parking provisions has to be made within the plot to the extent possible and setback area has to be surrendered without compensation unconditional to local bodies, for improvement of the circulation systems and parking facility. The conversion charges are to be levied by the concerned local bodies. The roads identified for mixed land use are given in the table below :-

S.No.	Name of Road	R.O.W	Remarks
1.	Road No.43, Rani Bagh	200'	90% being used as commercial.
2.	Main Bazar, Rishi Nagar	50'	Fully commercial
3.	Main Bazar (Road Rani Bagh)	50'	-do-
4.	Main Road, Raja Park	100'	80% being used as commercial.
5.	Main Road, Shastri Nagar	200'	90% being used as commercial.
6.	Main Road Tri Nagar	50'	80% being used as commercial.

10.3 Category-III :

These are the areas identified for urban redevelopment scheme like i) urban villages; ii) unauthorised regularised colonies; iii) resettlement colonies of the Slum & JJ Deptt. Till such time the schemes are formulated, only residential use in residential premises would be permitted as per development control given in MPD 2001.

10.4 Nursing Homes :

Directorate of Health Services, Delhi Admn. vide their letter No. F.24/Minutes/Meeting/92-DHS/NH/24136 dt. 10.8.92 has informed that there are as many as 80 Nursing Homes/Hospitals located in North

Zone. After the analysis, it is observed that six of the existing nursing homes/sites are located outside this zone and only 74 establishments are functioning within zone 'H'. The break-up of these existing nursing homes/hospitals are as follows :

Sub-Zone	No.	Remarks
H-1	2	
H-2	2	
H-3	10	4 of the establishments are functioning on the specific sites shown in the detailed plan of the community centre area as hospital site in the zonal plan.
H-4	1	
H-5	22	
H-6	14	
H-7,8 & 9 (Rohini & Mangolpuri)	<u>15</u>	
Total :	<u>74</u>	

In Zone H-3, there are 10 nursing homes/hospitals establishments functioning, out of which 3 sites are located in various community centres and one hospitals is running by M/s. Sunder Lal Charitable Trust on the site allotted by the DDA for the construction of the hospital. The remaining 70 nursing homes/hospitals are functioning/located on residential premises/areas. As per MPD-2001, these are non-conforming activities and, therefore, have to be dealt with as per the policy.

The regular site of the nursing homes are provided in local shopping centres/community centres and district centres.

A number of sites (about 12 in number) are already provided in various local shopping centres already planned by the DDA. Similarly, hospitals sites and sites for health activities are provided in various layout plans of facility centres.

10.5 Guest Houses :

There are **number of** guest houses functioning in the residential

premises/areas. These are non-conforming activities as per MPD-2001 from land use point of view and are to be dealt with as per the policy.

A number of sites for guest houses have been provided in the local shopping centres/community centres, Similarly, sites are also permitted from land use point of view earmarked for commercial purpose as part of the district centre, community centre and local shopping centre.

11.0 Land Use Plan

The Zonal Development Plan proposals have been detailed out taking into consideration the various proposals/approved layout plans and schemes. The plan also takes into consideration the proposals detailed out in MPD 2001 and incorporates the requirements for the community facilities green areas, infrastructures and traffic and transportation etc. The land use analysis is as under :-

PROPOSED LAND USE ANALYSIS - ZONAL PLAN LEVEL

Land Use	Area in Ha.	Percentage
Residential	3225.37	59.94
Commercial	195.74	3.64
Manufacturing	307.93	5.72
Recreational	620.98	11.54
Transportation	473.44	8.79
Utilities	222.35	4.13
Governmental	133.08	2.48
Public & Semi Public Facilities	<u>202.11</u>	<u>3.76</u>
Total :	<u>5381.00</u>	<u>100.00</u>

The villages and settlements located in any other land use would be treated as 'residential' and would be regulated as per norms prescribed for residential land use and policy followed for such villages and settlements.

12.0 Transportation Network

12.1 Existing Scenario :

Zone H is well connected with the Master Plan roads and with the railway network for the intercity and intracity movement of passengers and goods. Moreover, Master Plan roads are directly serving the existing residential colonies of the zone. The local roads are also well connected with the proposed/existing facility centres and with the residential hubs of the areas. The pre-dominant movement of this zone is mainly through the existing master plan roads. The zone is accessible from outer ring road on north west side and Delhi Ambala railway line on the north east side. Similarly, Delhi Rohtak railway line passes through the southern fringe of this zone. The major arterial road like ring road is dignally penetrating through this zone. Moreover Road No.37 which is presently connecting to Road No.40 and Ring Road has been further extended along the western Yamuna Canal passing through the already built up Pitampura Colony and connecting to the outer Ring Road. This road No.37 and 37 extension divides the zone into two parts. The Raod No.43 connects the GT Road in the East with Mangolpuri Industrial Area in the west, passing through the various sub zones viz. H-2 to H-5. This is a major link serving the work centres like Lawrence Road Industrial Area, Mangolpuri Industrial Area and land under facility centres etc.

12.1.2 Proposal & Concept :

In this zone TV tower is the landmark and is well connected by the various roads like Road No.40, Ring Road and the proposed road No.37 Extn. Master Plan provides that there is a need for providing evening and late evening eating places to be located near revolving TV tower. The district centre is close to it and keeping the existing environment into consideration, the circulation system is so planned that it is easily accessible by cyclists and pedestrians.

12.1.3 Cycle Tracks and Corridors for Cycle Tracks and Pedestrians :

MPD 2001 has not identified any cycle track or pedestrian pathways for this division. However, in the proposal, there is enough scope for identifying certain routes for exclusive use of the cycle tracks and certain routes both combined cyclists and pedestrians pathways.

The pedestrian path way/cycle track have been proposed along the existing nallah and along the green/open areas. Some Master Plan roads of this zone have been identified for pedestrians and cyclists. These are required to be developed for connecting the residential colonies of this area and to develop the environmentally well connected system for cyclists and pedestrians. At the time of detailing these pathways proper attention is needed for the development of inter section areas to negotiate the vehicle movement and slow moving traffic like pedestrians and cyclists.

12.1.4 At the time of development of pedestrian paths, proper environmental design need to be developed so that it may be matched with the built environment of the residential localities. Proper attention is to be given to develop the pathways alongwith green so that it could not be much disturbed. In addition exclusive pathways are being proposed through district parks and neighbourhood park so that the pedestrians can move freely for approaching to the works centres within the areas. Detailed designs have to be developed to connect the pedestrian pathway to the district centre.

The following are the major cycle tracks identified in the plan:

- i) Road No.37 along western Yamuna canal and further extending in sub-zone H-7 along the existing drain connecting Auchandi Road;
- ii) Along Road No.43 connecting Mangolpuri and Lawrence Road work centres and further extending to meet G.T. Road in the east;
- iii) Along inner Ring Road connecting Wazirpur and Lawrence Road works centres;
- iv) Pedestrian pathways have been proposed along the existing nallah; green areas and along the inner ring road passing through different sub zones as indicated in the Zonal Development Plan.

12.2 MRTS

The transportation network takes into consideration the existing ring rail, road transport and mass rapid transit system together with cycle and pedestrian tracks. The proposed MRTS corridor which passes through this zone is as follows :-

- i) along the existing railway line to Rohtak &
- ii) along ring road upto existing bus depot in Sub Zone H-2 and thereafter along Road No.41 extending upto Rohini. The MRTS routes however, requires to be further examined with respect to a) whether the alignment is underground or overground or on surface and b) location of the stations etc.

The study shall include the restructure of land use location of various stations/terminals and their relationship with the road transport system. The railway corridors and spurs shall be kept as green buffer with the surrounding development barring essential operational facilities.

12.3 Hierarchy of Roads :

The Zonal Plan primarily indicates roads of 18 m and above road right of way for smooth flow of the traffic. The following is the hierarchy of the road system :-

- i) 60 m R/W
Auchandi Road
Outer and Inner Ring Road
- ii) 40.4 and 45 m. R/W
Road Nos. 40,41, 43
Proposed Road along Western Yamuna Canal.
Other major links areas between sub zone H-7 to 9.
- iii) 24-30 m. R/W
Within the various sub divisions, a number of inter connecting roads of the right of way of 24 m. and 30 m. have bene provided. The plan also indicates a number of roads of 18 m and above 20m R/W as per the approved layout plan.

12.4 Parking :

Parking area shall be provided for different type of development as per the norms prescribed in MPD 2001. This is apart from the general pool parking provided at number of locations.

12.5 Grade Separators :

Master Plan 2001 do not specify any grade separator for this zone. However, in the transport network plan for this zone, following intersections

with grade separators have been identified :-

- i) Road No.41 and outer Ring Road crossing (Madhuban Chwok)
- ii) Road No.43 and outer Ring Road crossing near Mangolpuri.
- iii) Extended Road No.37 and outer Ring Road crossing near proposed Jail in Rohini.
- iv) Inner Ring Road and the proposed 30 mt. Road near Village Shakurpur (Britania Chowk).

13.0 Protected Forest Area

13.1 The plan identifies the land conferred by Section 30 and 32 on the Indian Forest Act 1927 vide Notification No. SCO 32 (C) Noti. 80-81 dt. 10.4.81. As per the notification following areas have been identified as protected areas :-

1. Shalimar Bagh and other orchards situated therein;
2. Area between Sadora Kalan, Nimri, Gulabi Bagh, Darbar Khan Nursery and other areas;
3. Orchard in Wazirpur near Bharat Nagar and Nimri Colony;
4. District park in between Pitampura Coop. Housing Society.

Out of the four areas mentioned above, Shalimar Bagh is a site of historical importance. This area is bounded by 24 Meter road in the north and western Yamuna canal in the west, unauthorised construction in the east and north. As this area is subject to unauthorised encroachment, development schemes/landscape plan for upgradation of the environment is the need of the time. Apart, there are few orchards in Rohini Scheme. These should also be protected and taken care for improvement of this area.

13.2 Analysis of Green Areas :

The major green areas are supplemented by areas earmarked for neighbourhood parks and play areas provided in residential area. These would serve as linkages for continuous green through major green areas. Both these areas have been shown in the Zonal Plan. The table below indicate the available green areas in the zone.

S.No.	Description	Area proposed as in Divisional Plan (Ha)
1.	District Park, Nurseries, Children Park, Play Grounds, Sports Centre, Divisional Sports Centre etc.	620.98
2.	Neighbourhood Park and Neighbourhood Play Area	201.25
Total :		822.23

14.0 Utility :

The following indicate the requirement of physical infrastructure:-

- 14.1 Water @ 80 Gallon per day per capita - 12.2 M.G.D.
- 14.2 Sewerage @ 64 gallons per day per capita - 9.76 M.G.D.
- 14.3 Power @ 30 M.W. per Lac Population - 457.5 M.W.
- 14.4 Solid Waste @ .60 K.G.C. Q - 915 tonnes per day.

14.5 Sewage Treatment Plant :

The plan identifies one site for sewage treatment plant near Village Rithala. It is spread in an area of 79.31 Hect. Apart 2 sites have been constructed by MCD in sub-zone H-3 (2.03 Hect.)

14.6 Water Treatment Plant :

No such site has been provided in Zone H-1 to H-6. However, one site is existing in Zone H-7 Rohini Residential scheme and the same is indicated on the plan.

14.7 Drainage :

This division has been already develop^{ed} on the basis of the lay out plan, it is assumed that the requirement of the drainage system for the planned colony is already met. However, efforts should be made by the local agency to provide a suitable drainage system for the unauthorised colonies

urban villages and JJ re-settlement schemes, where such facilities are still lacking.

14.8 Air Pollution :

On the basis of the study conducted by Central Water Pollution Control and Prevention Board, Lawrence Road and Wazirpur Industrial Areas have been declared as pollution control areas under the Air (Prevention and Control of Pollution) Act 1981. Also Delhi Admn. vide letter No. F1(2)/92-Survey/2381 dt. 10.9.92 has identified industries creating pollution. It, therefore, requires that adequate precautions should be taken to remove the pollution mentioned against each of the industry.

14.9 Electricity :

The zone has two 220 KV sub-station and thirteen 66 KV sub-stations. These are evenly spread and are indicated on the plan.

15.0 Redevelopment and Urban Renewal Areas

15.1 The following are the areas identified for redevelopment schemes:-

- 15.1.1
1. Villages falling within zone-H
 2. Unauthorised regularised colonies namely i) Rishi Nagar group of unauthorised colony and other colonies in its surrounding; ii) Tri Nagar group of unauthorised regularised colonies, iii) Shastri Nagar group of unauthorised regularised colony; iv) Sri Nagar Group of unauthorised regularised colony.

15.1.2 The unauthorised colonies which have not been regularised shall be dealt under the urban renewal schemes. The redevelopment and urban renewal plans shall be prepared within the framework of density and other stipulations for the infrastructure prescribed in M.P.D. 2001. As far as possible urban renewal project shall be self financing. In these areas building only for residential use shall be allowed unless otherwise indicated in the redevelopment/renewal schemes.

16.0 Proposed Modifications in Master Plan

Under the provisions of MPD-2001 and simultaneously to process the Zonal Development Plan, the following modifications of the land uses shall be processed under Section 11-A of the Delhi Development Act, 1957:-

- 1) In the west of Bharat Nagar, DDA has developed land measuring 7.35 hecets for allotment to the Weavers. In the MPD 2001 this land has been shown as district park. A change of land use is required from District Park to residential.
- 2) In the South East of Satyawati College adjacent to railway line, land measuring about 5.75 hecets has been shown as facility centre No.48. This land, however, has been utilized for the construction of staff quarters of Aryabhat Industrial Training Institute. A change of land use is, therefore, required from PSP to residential.
- 3) As per lay out plan in Uttri Pitampura land bounded western Yamuna, proposed Road No.37 and outer ring road in the north west have been shown for college. Change of land use is required from residential to PSP.
- 4) Land measuring 13 Hecets. in Pkt. 1 Rohini is shown as residential in MPD 2001 whereas as per the development plan it is shown as green and service centre. Change of land use is therefore, required from residential to green and 4 hecets. from residential to service centre.
- 5) Land measuring 8 Hecets. in Pkt. 2 Rohini requires a change of land use from PSP to residential.
- 6) 63.92 Hecets. of land in Pkt. 4 Rohini requires a change of land use from Utility + Service Centre to residential.
- 7) Land measuring 15 Hecets. in Pkt. 7 Rohini has been shown as residential in MPD 2001 whereas in the development plan it has been utilised for public and semi public service. It therefore, requires a change of land use from residential to PSP facility.
- 8) Land measuring 54 Hecets. in Pkt. 8 Rohini has been shown as Master Plan Green whereas in the development plan it has been shown as

residential. Therefore, a change of land use is required from green to residential.

- 9) Land measuring 2.83 Hects. in Pkt. 9 Rohini has been shown as residential in MPD 2001 whereas it has been utilized for DTC Bus Depot and Community Centre. A change of land use is, therefore, required from residential to transportation and commercial.
- 10) Land measuring 13.3 Hects. in Pkt. 11 Rohini has been shown as utility in MPD 2001 whereas in the development plan, it has been utilized for residential purposes. Therefore, a change of land use is required from utility to residential.
- 11) Land measuring 22 Hects. in Pkt. 12 Rohini has been shown as partly green and utility in MPD 2001. This site, however, has been utilised for residential purpose and therefore, a change of land use is required from green and utility to residential.
- 12) Land measuring 14 Hects. in Pkt. 13 Rohini has been shown as land for Government use. This site, however, has been utilised for Public and Semi Public facility like jail, hospital and police station and 220 KV sub-station. A change of land use is, therefore, required from Government use to PSP use.
- 15) Land measuring 18 Hects. in Pkt. 14, Rohini has been shown as PSP facility in MPD 2001 whereas this has been utilised for residential purpose. Therefore, a change of land use is, therefore, required from PSP to residential.
- 16) In land use plan MPD 2001 land below high tension. Line has been shown as district park. This land has been utilised for other purpose like school, community centre, neighbourhood park etc. A change of land use is therefore required from district park to PSP/commercial/Residential.
- 17) In Mangolpuri JJ Scheme land measuring 13.4 Hect. has been shown as district park. This has been utilised for the construction of school, community centre, NHP. A change of land is therefore, required from district green to PSP/commercial/Residential.

A CITY WITHIN METROPOLITAN DELHI

The new development project has been named ROHINI as a landmark in the country's advancement in the space exploration. Rohini Project combines in itself a comprehensive approach to town and country planning. In fact, town planning takes a new turn and ushers a new landmark in urban planning. 'ROHINI' is a project on 2497 Hect. of land in North West Delhi within a distance of 15 km. from Connaught Place in continuation of Shalimar Bagh and Pitampura residential schemes. The area is situated along the outer ring road between the two major traffic corridors - the G.T. Road with railway line to Karnal and Rohtak Road with Railway line to Rohtak. This will ensure easy access to different parts of Delhi. The estimated number of households, which will find shelter in Rohini, are 1,70,000. Out of which, 1,17,000 are plots and 17,000 are Group housing.

1. Rohini is pre-dominantly a residential area for 8,50,000 population.
2. Work Centres provide for employment opportunities for 3 lakhs workers.
3. Major facilities of health, education, social and cultural have been judiciously distributed on the main transportation routes within the scheme to ensure easy access.
4. Intensive utilisation of land has been achieved resulting in compact development to conserve land and energy resources without sacrificing the level of infrastructure.
5. Large recreational areas have been conveniently located to provide for a variety of recreational facilities in addition to parks and play grounds at neighbourhood level.

The gross residential area of 1413 Hect. has been planned in multiples of a module of 100 Hect. This sector provides housing for about 60,000 population and is self contained in terms of essential facilities and amenities. The peripheral roads provide the public transport routes which are at not more than 500 metres distance from any part of the sector. The community centre, and four higher secondary schools grouped together from the nucleus of each residential sector. The sector layout is designed to optimise the infrastructure network and to ensure equal accessibility to all facilities.

Initially, the concept of Rohini Project was to have shelter for weaker sections to the extent of 97% and balance 3% for higher income group. But due to changed circumstances from time to time, the residential component, however, was reduced to 1116 Hect. due to reduced availability of land in Phase-I & II. With the changed requirements from time to time, the mix of different types of plots was changed and some new schemes were introduced. Consequently, the plots/DUs made available are as under:-

The original target of developing 1,17,016 residential plots in five years was as follows :-

EWS/JANTA	-	51,000 plots
LIG	-	45,900 plots
MIG	-	16,150 plots
HIG	-	<u>3,966 plots</u>
TOTAL :	-	<u>1,17,016 plots</u>

The above target fixed with reference to the residential component of 1413 Hect. of land in Phase-I & II out of scheme area of 2497.31 Hect. The residential component, however, was reduced to 1116 Hect. due to reduced availability of land phases I & II. The details of plots/DUs made available are as under :-

Sl.No.	Category	No. of Residential Plots/ Dwellings actually provided in Phase I & II
a)	Allotment to Rohini registrants	30,732 Plots
b)	Allotment of plots to 152 Group Housing Societies	25,000 DUs
c)	Allotment of Plots to riot victims of 1984	800 plots
d)	Allotment of alternative plots	1,280 plots
e)	Plots for institutional houses	1,820 DUs
f)	Addl. DDA registrants houses	13,280 DUs
g)	Auction Plots	2,500 plots
	Total :	75,412 plots/DUs
h)	Plots in Phase III	10,328 plots
	GRAND TOTAL :	85,740 plots/DUs

**EFFECTIVE PLANNED POPULATION ACHIEVED AS AGAINST
8.5 LAKHS TARGET**

Sl.No.	Category	No. of Plots No. of DUs	Population
1.	Allotment of Plots to Rohini Registrants	<u>30,732</u> 46,098	2,30,480
2.	Allotment of Plots to Group Housing Societies in Sectors-9, 13 & Par of 14 & 15 etc.	<u>152</u> 25,000	1,25,000
3.	Allotment of Plots to riot victims of 1984	<u>800</u> 800	4,000
4.	Alternative Plots	<u>1,900</u> 2,750	13,850
5.	Institutional Housing (Plots)	<u>1,820</u>	9,100
6.	Addition/extra DDA built-up houses in addition to 17,000	<u>13,280</u>	66,400
7.	Auction Plots	<u>2,500</u> 7,500	37,500
8.	DDA Built up Houses as per the plan	<u>17,000</u>	85,000
9.	Village Population i.e. Mangolpur, Naharpur, Rajapur, Baldi etc.		40,000
10.	Prashant Vihar residential colony		15,000
	Total Planned Population Achieved		6.20 Lacs as against 8.5 lakhs

**CONDITIONS FOR PERMITTING MIXED LAND USE
[Non-Residential Activity on Residential Premises]**

The permission for mixed land use in street/area would be subject to the following conditions :-

- (i) The commercial activity allowed shall be only on the ground floor to the extent of 25% or 50 sqm. whichever is less.
- (ii) The establishment shall be run only by the resident of the dwelling unit.
- (iii) The following activities shall not be allowed :
 - (a)
 - building materials (timber, timber products, marble, iron and steel and sand)
 - firewood coal.
 - (b) Repair Shops
 - Automobiles repair and workshops
 - Cycle rickshaw repairs
 - Tyre resorting and retreading
 - Battery charging
 - (c) Service Shops
 - Flour Mills (More than 3 KW Power load)
 - Fabrication and welding
 - (d) Nursing Home
 - (e) Guest House, Boarding House and Lodging House.
 - (f) Storage, Godown and Warehousing
 - (g) Manufacturing units (excluding household industry)
 - (h) Junk Shop

The front setbacks for these plots shall be surrendered without compensation unconditional to the local body for use as part of the right of way, parking etc.

A layout plan of the area shall be prepared indicating (a) parking as per standard (b) public convenience (c) landscaping (d) road carriage ways as prescribed, for approval of the competent authority.

Because of conversion of use/activity the conversion fee shall be charged from the beneficiary. This would be based on :

- (i) the cost of provision of parking and physical and social infrastructure;
- (ii) differential price of space of the residential and non-residential activity/use.

88/93 - 25.8.93
+/-

Draft Agenda for Technical Committee meeting.

Sub:- Alignment plan of Dr. Krishnan Marg (Road No. 25) from Pusa Road/Patel Road roundabout to 'R' Block, ^{New} Rajendra Nagar crossing. (F5(27)82-MP.Pt.)

1. Location:

Dr. Krishnan Marg is a 30.48 mtrs. R/W road starting from Pusa Road/Shanker Road/Patel Road roundabout to 'R' Block Rajendra Nagar crossing, forming a part of Master Plan Road No. 25 (Location plan is placed as Annexure-I).

2. Background:

A composite alignment plan of Dr. Krishnan Marg/Dev Shastri Marg (Road No. 25) from Patel Road roundabout to Road No. 89 Extn. was prepared based on the P.T. Survey supplied by EE(P)II MCD vide his letter dated 24.6.87. Part of the Road i.e. from Patel Road roundabout to intersection of New Rajendra Nagar Road/Dev Shastri Marg falls under jurisdiction of MCD and the rest of the stretch falls under jurisdiction of PWD. The portion under the jurisdiction of PWD had been approved by Authority vide Resolution No. 122/92 dated 8.9.92. Part of the alignment plan from Patel Road roundabout to New Rajendra Nagar/Dev Shastri Marg crossing was sent to MCD for feasibility study on 17.2.89. It was informed by AE, WD-III, DDA vide his letter dated 8.3.89 that the widening of Dr. Krishnan Marg was undertaken by MCD ~~for feasibility~~ on the land reserved for the rehabilitation of persons affected in the Shanker Road widening. This was informed to Ex-Engineer(P)II, MCD vide our letter dated 8.3.89 clarifying that the plans were sent for feasibility study and not for implementation.

In a site inspection on 5.6.90 it was observed that MCD has started the construction of a retaining wall in the land reserved for the rehabilitation of persons affected in the widening of Shanker Road, affecting 4 to 5 mtrs. strip of land of the scheme area. The seriousness of the matter was conveyed to Engineer-in-Chief, MCD vide Commr.(Plg.)DDA's letter dated 13.6.90 (Annexure II) and a set of modified plans were sent for feasibility study. In the reply Engineer-in-Chief, MCD

....2/-

Shelija

conveyed that MCD has widened the road as per 'Draft Alignment Plan' sent by DDA (Annexure-III). Accordingly VC, DDA vide his D.O. letter dated 3.9.90 (Annexure-IV) conveyed to Commissioner, MCD that MCD has taken action to widen Dr. Krishnan Marg on the basis of Draft Alignment Plan prepared by DDA sent for feasibility study which has been resulted in encroachment upon some portion of DDA's land meant for the allotment of alternative plots & suggested to suspend the widening work. Commr., MCD vide his D.O. dt. 14.9.90 conveyed that the matter is being looked into (Annexure V) subsequently ~~three~~ reminders were sent to MCD to send the feasibility study so that the case could be processed for consideration of Technical Committee. *Feasibility study was received vide letter dated 2/9/92*

3. Salient feature of the proposal.

- Following proposals have been integrated in the plan.
1. Six lane divided carriageway with three lanes of 11 mtrs. width are proposed on either sides of one metre central verge in a R/W of 30.48m. *Extra R/W wherever available has been included in road width.*
 2. 3.5 mtrs. wide footpath are proposed on either sides for pedestrian movement.
 3. Intersection of 24 mtrs. R/W road leading to IAI & 'A' Block Rajendra Nagar and 18 mtrs. R/W road passing along the area reserved for rehabilitation of persons affected in the widening of Shanker Road have been integrated with suitable road geometries.
 4. Single lane recessed bus-bays have been proposed for bus stops on both sides of the road.
 4. Feasibility study:

Executive Engineer (P) II vide his letter dt. 2.9.92 has submitted the list of affected properties & LDC decision (Annexure-VI). As per the list submitted by E.E., the affected properties include 2 Hrs. MCD works, 2 Hrs. open land belonging to Nil & Krishna Anusandhan Bhawan, 1 H. Govt. store, 97 Hrs. kh. shes shes and 15 H. s. hula.

LDC Decision.

The case was discussed in the LDC meeting held on 1.10.92, decision of the LDC is as follows (Annexure VII).

"The LDC on 1.10.92 the alignment plan. It was

...3/-

S. S. S. S.

observed that MCD has developed some strip of road as per the earlier plan of DDA and thus earlier plan has got to be followed. DDA may be informed accordingly by SE(P)I".

5. Observations on the decision of LOSC.

The decision of the LOSC was examined, following observations were made:

- i) The earlier draft plan sent to MCD on 17.2.89 was for feasibility study only and not for implementation.
- ii) The suggestion of LOSC would involve acquisition of a strip of land varying from 1 mtrs. to 5 mtrs. for a length of about 100 mtrs. from the area reserved for rehabilitation of affected persons in the Shanker Road widening scheme. Plots along the periphery of the layout shall be affected as shown in the plan.
- iii) The existing R/W available between the boundary wall of Krishi Anusandhan Bhawan and scheme boundary is about 25 mtrs.

6. With the above mentioned observation the case is placed before the Technical Committee for approval of 30.48 R/W by taking:

- a. Shanker Road widening rehabilitation scheme as boundary of R/W and the widening be done towards Krishanusandhan Bhawan, as shown in DTS.No. CA-006/PPW-88.
- b. Road R/W may be protected by MCD.
- c. MCD shall plant three times the number of trees required to be cut after obtaining approval of the competent authority.

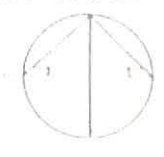
S. S. Sanyal



PROPOSED ROAD

DR. KRISHANAN MARG
FROM PATEL ROAD X-ING
TO ROAD LEADING TO "R"
BLOCK RAJINDER NGR.

SCALE : 1:25000



J.C. GAMBHIR,
COMMISSIONER (PLANNING)

~~XXXXXX~~ MINDR.

~~XXXX~~ I.P.ESTATE.

~~XX~~ [X] June, 90.

D.O.No. F5(27)/82/177/F-146

Dear Shri Ambwani,

On site visit of the Dr. Krishanan Marg by some of the officers of the Planning Wing of the D.D.A. it has been observed that Engineering Wing of the MCD has already started widening of this road towards the scheme prepared by DDA for occupants affected by widening of Shankar Road. In the process they have entered 5 to 7 mtr. within the Scheme. It is not clear how MCD has started widening of road without the prior approval of alignment and without any dialouge with the DDA on this subject. I would suggest that further work on the scheme should be stopped immediately as it is going to seriously affect which is related to the widening of Shankar Road. I would appreciate, if an early reply is sent.

With regards,

Yours sincerely,

(J.C. Gambhir)

Shri G.R. Ambwani,
Engineer-in-Chief, MCD,
Town Hall,

DELHI.
Copy to:

Commr. (Lands) with the request to check at site show without taking the lands from the DDA, MCD has started widening of Road. They should take immediate action in this matter.

- 2. V.C., DDA;
- 3. E.M., DDA;

gc

J. Gambhir



23

Engineer-in-Chief

Municipal Corporation of Delhi

Town Hall, Delhi

D.O.No. EE xx/90-91/275

Dated: 17.7.90.

Dear Shri Gambhir,

Please refer to your d.o. letter No. F.5(27)/82-MP/F-1016, dated 13.6.1990 received in the office of the Supdtg: Engineer on 12.7.1990.

The widening of Dr. K.S. Krishnan Marg is being carried out as per the draft alignment plan prepared by the D.D.A. and issued vide No.F.5(27)82-MP. This alignment plan has been prepared after the Base map was supplied by the Municipal Corporation vide No.1253 EE(P)II-AE(P)S-D(197), dated 24.6.1987.

This draft alignment plan shows the extent of D.D.A. land and ultimate alignment affecting it. Municipal Corporation is widening the road as per the alignment plan, therefore, the question of encroaching does not arise.

With regards,

Yours sincerely,

G.R. Ambwani

(G.R. Ambwani)

Sh. J.C. Gambhir,
Commissioner(Planning),
D.D.A., Vikas Minar,
I.P. Estate, New Delhi.

J.C. Gambhir
19/7
J.C. on leave.
D.D.T-II may like to see.
K. Sadasivam
20/7

~~D.D.T-II~~ Pl. send it to D.D.(T)I unit

[Signature]
D.D.(T)I

Gambhir
(Hons.)

18-7-90

(1) श्री. ज. सी. गम्भीर
को भेजा जा रहा है।

88/7
70/7

25/8
23/7/20

ANNEXURE -IV

D.O.No.F.5(27)82-MP/388-EP

September 3rd, 1990

Dear Shri

I have been given to understand by Commissioner(Planning), DDA that Engineering Department of M.C.D. have taken action to widen Dr. K.S. Krishnan Marg on this basis of a draft alignment plan prepared by D.D.A. which was sent to them solely for checking the feasibility thereof. In the process they have also encroached upon some of our land which was earmarked for the allotment of alternative plots to those affected by the widening of Shankar Road. I would request you therefore to see that the said work is immediately suspended and a feasibility report on the draft alignment plan is sent to D.D.A. in the first instance.

With regards,

Yours sincerely,

(C. Noronha)

2/8

Shri R.D. Kapoor,
Commissioner,
Municipal Corporation of Delhi,
Town Hall, Chandni Chowk,
Delhi-110 006.

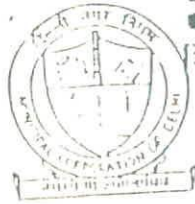
Do. issued
27/9/90

P/B2

ANNEXURE-V

उपस्थित कार्यालय
V.I.S. DEPT.
द.सं. 6/85-
दि.नं. 13-9-90

Office : 2511012
2511423
Phone :
Res. : 2923179



दिल्ली नगर निगम
टाउन हॉल दिल्ली
COMMISSIONER
MUNICIPAL CORPORATION OF DELHI
TOWN HALL DELHI

D.O.No. PSC/90/ 910
Date: 4-9-1990

र.डी. कपूर
आई.ए.एस.
R.D. KAPUR
I.A.S.

1294/53(DT)
21/9/90

6/85
13/9

Dear Shri Noronha,

Kindly refer to your d.o. letter No.F.5(27)82-
MP/388-EP dated 3rd September, 1990 regarding widening
of Dr. K.S.Krishnan Marg.

The matter is being looked into.

With kind regards,

Yours sincerely,

(R.D. KAPUR)

Shri Cecil Noronha,
Vice-Chairman,
Delhi Development Authority,
Vikas Sadan,
New Delhi-110023.

1294/53(DT)
21/9/90

1294/53(DT)
21/9/90

1294/53(DT)
21/9/90

दिल्ली नगर निगम



MUNICIPAL CORPORATION OF DELHI

(PLANNING DEPARTMENT)

NO: 2/127/EE(P)II/AE(F)S/D(197) Dated: 2-9-92

From

Ex.Engineer(P)II,
Municipal Corporation of Delhi,
Town Hall, Delhi-110006.

To

Sh.D.K.Saluja,
Dy. Director(T)I, DDA,
Vikas Minar, I.P.Estate,
New Delhi-110002.

Sub:-Alignment plan of Dr. Krishanan Marg from Patel
road crossing to Naraina Road(Road no.25).

Sir,

.....
Please refer to your office letter no.F.5(27)82-MP/
PT-I/1211 dated.24.2.92 on the above cited subject. As
desired a copy of the alignment plan of Dr, Krishanan
Marg from Patel Road crossing to Naraina Road(Road no.25)
with affected land and properties marked on it, list of
affected land and properties and a copy of LOSC decision
dated.3.5.92 is enclosed for further necessary action pl.

Yours faithfully,

Ex.Engineer(P)

Encl:-As above.

(3)

AGENDA FOR L.O.S.C. MEETING DATED.8/5/1992.Item No. 136/92.

Subject:- Alignment plan of Dr. Krishnan Marg from Patel Road crossing to Naraina Road (Road no.25) Drg. No. III.

Note of Ex. Engineer (P) II has been reproduced as under:-

The alignment plan of Dr. Krishnan Marg (a part of Road No. 25) from Patel Road round about to road leading to I.A.R.I. (Drg. no. DCP-7-87/A.R/176) already stands approved by LOSC vide item no. 366/89 dated. 5.12.89. The decision of LOSC dated. 5.12.89 is reproduced below:-

"Proposal of SE-III regarding alignment of Dr. Krishnan Marg is approved from Planning point of view."

The above mentioned decision of LOSC was conveyed to DDA vide this office letter no. D/174/EE(P)II/AE(P)5/D(197) dt. 19.3.90 and was being pursued for its final approval.

In the meantime DDA vide letter no. F.2(27)82-MP/153 dt. 10.9.90 has sent an other modified draft alignment plan without affecting the layout of land reserved for persons affected by Shankar Road widening for feasibility study.

The modified draft alignment plan was examined at site and it is observed that Dr. Krishnan Marg from Patel road round about to intersection of Dev. Chartri Marg and Road leading to IARI is under the jurisdiction of MCD and from intersection of Dev. Chartri Marg and road leading to IARI to Naraina Road near Loha Mandi belong to DSD(DA).

The proposed ROW of Dr. Krishnan Marg from Patel road round about to road leading IARI is 30.48M. Wherever more than 30.48M R/W is available the same is proposed to be retained. Two carriageways of 11.00M each with a central verge of 1.50 metre have been proposed. At site two carriageways varying from 11.00M to 14.00M and 11.00M to 16.00M with central verge of 1.10M have already been constructed.

It is also pointed out that the volume of vehicular traffic on this road has increased many folds in the recent past necessitating the widening of this road. If the road is widened as per this draft alignment plan, the carriageways and central verge will have to be shifted at some places. A number of land and properties are affected in the ROW. The affected land and properties have been marked on the plan in red and red hatching respectively. The

P/Bac

of a affected land and properties which includes 2 nos. MCD Parks, 2 Nos. open land belonging to N.P.L. and Krishi Anusandhan Bhawan, 1 no. MCD store, 97 Nos. Khokhas shops and 15nos. huts etc. is enclosed as annexure 'A'. The existing metalled road have been shown in yellow colour. It is also pointed out that it is not possible to implement the proposal without acquiring the affected land and properties falling in the proposed R.O.W.

The above mentioned note was considered by LOGC & vide item no.330/91, dated.6.12.91. The decision of LOGC dated.6.12.91 is reproduced as under:

"The EE(P)II explained the case. It was decided that comments of SE-8 be obtained by SE-I in the first instance."

Accordingly the comments of SE-VIII were obtained which are reproduced below:-

"The widening of Dr. Krishanan Marg from Patel Road round about to road leading to IARI has already been completed long back as per plan supplied by DDA, wide drawing no. DCP-7/87/A-R/176 which was approved by LOGC in Dec.1989. The present modified proposal given by DDA may be approved after incorporating the widening improvement which has been already been carried out and existing at site."

In this connection it is pointed out that the road which was constructed by SE-VIII has already been shown in yellow colour on the draft alignment plan.

Under the circumstances mentioned above the case is again placed before LOGC for consideration and decision so that the comments may be sent to DDA for further necessary action.

The Decision of LOGC, dated.8/5/92.

Item No.136/92.

Subject:-Alignment plan of Dr. Krishan Marg from Patel Road crossing to Haraina Road(Road no.25) Drg. no.Nil.

.....
S.E(P)I explained the alignment plan. It was observed that MCD had developed some strip of the road as per the earlier plan of DDA and thus earlier plan has got to be followed. DDA may be informed accordingly by the SE(P)I.

Sd/-

(Head Clerk),
Town Planner's office,
M.C.D.

(2)

ANNEXURE 'A'

List of Effectuated Land & Properties of Alignment Plan of Dr. Krishnanan 'Varg' from Patel Road crossing to R-Block Crossing.

S.No.	Basement	Ground Floor	Ist Floor	IInd Floor	IIIRD Floor	Open Land	Miscellaneous
1	Shop	Office	Shop	Office	Shop	1 no. Park of Krishna Anusandhan Bhawan	1 no. Gate 5 no. Khok
2	Office	Resi.	Office	Resi.	Office	2 no. open lands of petrol pumps.	1 no. MCD
3	Resi.	Shop	Resi.	Shop	Resi.	1 no. MCD land	
4	Shop	Office	Shop	Office	Shop	1 no. open land of MPL.	
5	Office	Resi.	Office	Resi.	Office	Thickly planted.	4 GCP.
6	Resi.	Shop	Resi.	Shop	Resi.	1 no. open land.	
Total	6	6	6	6	6	5 no. open land of park MCD.	22 no.
LHS	1	1	1	1	1		no
ATOC	2	2	2	2	2		9 no
CtoF.	3	3	3	3	3		76 no.
Total LHS	3 no	3 no	3 no	3 no	3 no		93 nos.
RHS	3 no	3 no	3 no	3 no	3 no		22 no.
G.T.	9 no	9 no	9 no	9 no	9 no		115 no

A.E. (P)S

Yashwanth
C.V.P. SA
Survey

Sub: Laying of one number of 33KV 3 X 300 sq.mm XLPE cable between Subzi Mandi 220/33 KV sub-station and 33 KV Shakti Nagar sub-station.

File No. F6(3)92/MP

1. Executive Engineer (Plg.-I) DESU vide letter dt. 2.4.93 has submitted the revised proposal of laying one number of 33KV cable between Subzi Mandi and 220/33 KV sub-station and 33KV Shakti Nagar Sub-station. The route has been proposed to strengthen the 33 KV sub station at Shakti - Nagar and to feed the adjoining areas.
2. Details of the Route Alignment. Total length of the proposed route is 2.72 kms. The route plan with sections has been shown in the Drawing No. 13-4396 in two sheets. Starting from the 220/33 KV substation at Subzi Mandi, the route has been proposed below the foot path leaving 1.5mt from the property line, ~~7.8~~ 7.8 to 12.5 mt wide layout road, passing through Kabir Basti up to Malka Ganj Road (Refer cross sections A'A', B'B', C'C'). Along Malka Ganj Road which has an existing R/W of 22.5mts against 24.0 mt as proposed in the zonal plan, the route has been proposed below the footpath leaving 1.5mt from the property line (Refer cross sections DD, EE) upto Bunglow Road. Existing width of Bunglow Road varies from 19.5mts to 18.8mt as against the proposed 18.0mt R/W. The route has been proposed below the existing footpath leaving 1.5mt from the property line up to the 33 KV sub-station at Shakti Nagar.
3. Feasibility study. As per the feasibility study submitted by EE (Plg.-I) DESU, vide letter dt. 22.2.93, this is the only feasible route after studying the various alternatives. No property is affected in the route alignment proposal (Annexure-I).
4. DDA's observation. The case has been examined in DDA, the following observations are made:
 - i) The R/W as mentioned in the Drawing are the existing R/W, with builtup properties on either side.

.....2....

Jusdy'a

- 8) Whether the H.T. Line passes in-front-of any Commercial Centre / Distt. Centre / Historical Monument / Distt. / Regional Green etc.

Tower details

Tower details

N.A.

Height in Meters:

Design (Map to be enclosed):

9. Width of corridor in Mtr: As shown in the Drg. No. 13-4396
(Way line distance regional from existing buildings)
10. Areas/Localities proposed to be feed: Adjoining area of
Shakti Nagar
11. Targetted date of execution. March, 1993
12. Finance available in the annual Plan for W RBE 1992-93.
the project.
13. Cost of scheme:
- | | |
|--------------|------------|
| IF taken C/H | 16 Lacs |
| IF taken U/G | 82.00 Lacs |
14. Details of properties/structures effected (to be indicated on a physical survey) No property is effected
15. No. of trees that would require to be cut: NIL
16. If any alternatives have been studied: Three alternative routes were studied, but this is the only feasible route marked as ABCDEF in the attached Drg. No. 13-4396.
17. Any other particulars.



परिचालनी प्रविणता (प्रोजेक्ट-1)
इंजीनियरिंग, मण्डल कार्यालय
नई दिल्ली-110053

PROFORMA FOR EXAMINING H.T. ROUTE ALIGNMENT CASES
OF D.S.U.

1. Subject: .
- a) Route Alignment of Proposed 33KV U/G cable
from Shakti Nagar Grid to Subzi Mandi S/stn.
2. Category of H.T. Line : a) 33 KV
- b) Whether underground or overhead. Underground
3. A short write up explaining the objectives of the route alignment, details of the route and whether the proposal is part of the overall grid. H.T. Lines proposed in the area may be clarified and shown on the plan. To strengthen the 33KV S/Stn. at Shakti Nagar.
4. Connecting sub-station with allotment details and site plan be furnished.
- a) Name of ESS Shakti Nagar and Subzi Mandi S/Stns.
- b) Status of S/Stn. -whether existing/under const. vacant site/yet to be allotted. Existing
- c) Capacity. 20 MVA + 16 MVA
5. Total length of H.T. Line in km. -
6. Length of the alignment. 2.72 Kms
7. a) Location of phlon on the road cross section.

Name of Road	No. of towers	R/W as M.P.	Available R/W	Distance from the edge of the available R/W.

- N. A. -

b) Map indicating exact route on the physical journey at 1:1000 scale (Max)

- i) Year of base Map 1990-2001
- ii) Scale of Base Map. 1 : 10000



cont...2/-

-: :-

earliest. In the alternative, if the said was required for college, a proposal for change of prescribed land use to be prepared and placed before the Technical Committee at the earliest."

3. The matter has been examined in the light of the Technical Committee decision above, MPD-2001 and approved layout plan of this area. A College site is required for a population of 1.2 lacs, almost the population as per the approved layout plan. There being no other site in this area. This land be reverted back to be used for a college by changing the land use from 'Residential' to 'Public and semi-public facilities (College)', considering the requirement and the already approved layout plan.

4. The proposals have accordingly modified and the following use have been proposed :-

- | | | |
|-------|--------------------------|-------------|
| (i) | TOTAL Area of the Scheme | - 5.73 Hac. |
| (ii) | Residential (G.H.) | - 0.54 Hac. |
| (iii) | Public & Semi Public | - 5.16 Hac. |
| | a) College | - 4.68 Hac. |
| | b) Police Post | - 0.40 Hac. |
| | c) 2 Religious sites | - 0.08 Hac. |
| (iv) | Transportation (Roads) | - 0.03 Hac |

5. The matter is placed for the consideration of the Technical Committee in regard to the following two decisions :-

- (i) Approval of the modified part layout plan as per the proposal contained in para-4 above.
- (ii) Change of land use for 4.68 Hac. from 'Residential' to 'Public and semiPublic Facilities (College).'

(1.1.20)

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Sub : Approval of modified layout plan for part of A/U Block, Pitampura - at the crossing of outer Ring Road and Western Yamuna Canal
F.No.PA/DD(Plg.II)92/120

1. A part layout plan of A/U Block Pitam Pura was prepared by the Area Planning Wing and the same was considered by the Technical Committee/ Screening Committee in its meeting held on 17.6.91 for an area of about 5.73 Hac. Various provisions as per the layout plan are given below :

(i) Police Post	0.40 Hac.
(ii) Religious (2nos.)	0.12 Hac.
(iii) Residential Group Housing	0.50 Hac.
(iv) Area under Roads	0.03 Hac.
(v) College site	4.68 Hac.

TOTAL AREA: 5.73 Hac.

The Technical Committee decided to review the layout plan in the context of alignment of Road No.37(Extn.) connecting Outer Ring Road. The Traffic Cell was then requested to finalise the road alignment as early as possible.

2. The layout plan was modified on the basis of the draft alignment received from Traffic Unit which is recommended for approval by Technical Committee. By mistake the Scheme boundary were reduced upto the edge of the road alignment by oversight making provisions for Police Post. Two religious sites and area for Group Housing. The area to the north of Road No.37(Extn.) was not included. The ~~area to~~ Technical Committee on 17.3.92 considered the part sub-division plan and the recommendations are reproduced below :-

" The alignment of Road No.37 (Extn.) be approved. It was observed that there was a vacant piece of land, indicated as a "College site" in the General Development Plan of Pitampura. However, in MPD-2001 the very same site has been shown as residential. The concern Area Planner should identify the said site and move to C.A. to formulate a residential scheme for the same at the

OP

Sub.: Development controls norms for Technical Education Centre at Dwarka Scheme, New Delhi.

F. 1(55)90-DWK.

Deptt. of Training and Technical Education, Delhi Admn, have been allotted 3.5 ha. of land in Dwarka which was a site earmarked for 'integrated school'.

2. Development Control norms for Technical Education Centre in respect of ground coverage, FAR etc. have not been given in the Development Code. In the case under consideration, Training and Technical Education Deptt. of Delhi Administration have been allotted 3.5 ha. of land in Dwarka. For a Technical Education Centre which would understandably have a polytechnic and ITI, as given in the MPD-2001 for this centre in terms of area as well as strength of students is comparable to the norms prescribed for senior secondary school and integrated school with hostel facility for working out suitable norms of development control. The whole issue of prescribing norms has been discussed in detail with the Director(D&I). The following norms are suggested to be adopted for development of the Technical Education Centre.

- | | | |
|------|---|----------|
| 1) | Total Area | 3.5 ha. |
| ii) | Play field Area
(This is comparable with play field area of senior Secondary school) | 1.00 ha. |
| iii) | Building area for Technical Centre including polytechnic and ITI | 2.0 ha. |
| iv) | Residential area including Hostel.
(This is comparable with the area provided for residential use for integrated school with hostel facility). | 0.50 ha. |

The Development Controls norms for the Technical Centre building would be as under:-

Maximum ground coverage	25%
Maximum FAR	100
Maximum height	11 mt.
Basement	If provided shall be counted in FAR.

The Development Control norms for the residential component including hostel as under:

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4. Change of landuse of 4 hect. from District Park, Playground, Open Spaces to Public and Semi-public (Facility Centre) is necessary due to the following reasons:

- i) Laxmi Nagar complex is a very huge unauthorised regularised colony with very little socio-economic infrastructure.
- ii) A substantial land is already occupied by gas godowns, temporary office buildings etc.
- iii) Existing Flood Control Deptt.'s Building is in single storied shed without any proper aesthetics and likewise one office of CPWD, Delhi Admn.
- iv) If the area is not used for the planned development then it is likely to be encroached upon very soon.
- v) There is a deficiency of primary and senior secondary schools in the entire Complex.
- vi) There is demand of small hospitals, clubs and schools for the area.

5. Based on the above criteria, the complex has been divided into the following 4 components:-

- i) A Service Centre of .75 hect. accommodating existing gas godown, LKDO and few service shops. This has been kept at the location where existing godowns are there.
- ii) 2 Clubs each of .31 hect. have been proposed in such a location so that adjoining Master Plan green can be used for playground by them. Even at a later stage, this club green can be integrated with River Yamuna Bed green.
- iii) 2 Plots each of .25 hect. have been left; one for Flood Control, Delhi Admn.'s office and the second for office of S.E., PWD Delhi Admn.
- iv) 2 Plots each of about .25 hect. for small hospitals and for this, requests are pending.
- v) 2 school plots; one for a primary school and second for senior secondary school. For senior secondary school, the request is pending of Laxmi Nagar Educational Society.
- vi) Burial Ground in 1.0 hect has been proposed between left marginal bund of River Yamuna and Shakarpur Colony as shown in the plan.

- SUB:-
1. Change of land use of 4.0 hect. from District Park, Playground, Open Spaces to Public and Semi-public (Facility Centre).
 2. Layout plan of a Facility Centre of 6.5 hect.
 3. Location of a grave yard and change of land use.

FR-1(7)/93-TYA
.....

Trans Yamuna Area is a thickly populated with 2 million present population, projected to 2.7 million by the end of the century with grossly inadequate physical, social and ecological infrastructure. In the Master Plan of Delhi - 2001, 19 facility centres in a total area of 183.4 hect. are proposed. Out of these, many facility centres have been encroached upon as such, it is tried to create new facility centres to cater the needs of socio-economic and ecological infrastructure. There is such a pocket of 6.5 hect. described under:

2. Location and earlier decisions:

The site is bounded by 30 mtr. wide proposed road in the north, 24 mtr. wide proposed roads (on the existing 9 mtr. road) in the east, 24 mtr. wide proposed roads (on existing 13.5 mtr. wide road) in the south and r/w of marginal bund road in the west. Earlier, the Technical Committee in its meeting held on 2.6.89 approved a location of a grave yard in this Complex, but it has so far not been put up to DDA for approval and change of land use.

3. Existing Situation

Area of 6.5 hect. has the following buildings:

- 3 gas godown sites.
- one LKDDO site.
- Flood control office of Delhi Admn. and one of PWD, Delhi Admn.
- High tension line.

AGENDA FOR TECHNICAL COMMITTEE

Sub:- Alignment Plan of Mehrauli Road from its junction with Road No.15 upto meeting point with Mehrauli-Badarpur Road.
File No.F.5(38)67-MP. (D-113).

1. LOCATION:

The road is an extension of Aurbindo Marg leading towards South to intersect with Mehrauli Badarpur Road. There exists a road towards Qutub Minar and further leading to meet the Mehrauli Badarpur road. The stretch under examination is between Road No.15 (which is going towards Saket) upto the intersection of Mehrauli-Badarpur Road. This particular stretch of alignment has been modified as explained below. A location plan on Survey of India map is enclosed at Annexure-I).

2. BACKGROUND:

(a) Earlier the alignment plan of Mehrauli Road from its intersection with Master Plan road No.15 upto its intersection with Mehrauli-Badarpur Road (MB Road) was approved by V.C., DDA on 14.12.1978. After a joint inspection made by the then Hon'ble Minister, Works & Housing, L.G., Delhi and officers of concerned agencies two alternative plans were prepared & submitted. Out of these alternatives No.II affecting minimum number of structures were approved by the Authority vide Res. No.30 dated 29.4.82.

(b) Thereafter, during execution, the Ex.Engg., MCD on 20.3.86 informed that since a masjid, kabristan and some properties were affected in the approved alignment, ~~that~~ it may take considerable time to implement. Then, based on the fresh feasibility report submitted by MCD stating the affected properties (which were not available in the earlier feasibility report of MCD) another alternative alignment plan was prepared and submitted to T/C for approval. The decision of T/C.(Item No.7 dated 19.3.87) is reproduced below:

"The proposal was explained by Director (CP) wherein he stated that the alignment plan of this road was earlier approved and the same need to be re-adjusted in view of the existing mosque and mazhar. The revised

6. Proposal


6.1 Facility Centre:

Keeping the demands of various institutions, a layout plan has been prepared with the following area Statement:

<u>Total area of the Scheme</u>		<u>6.52 hect.</u>
1.	H.S. School	0.90 hect.
2.	Club I	0.31 hect.
	Club II	0.31 hect.
3.	Service Centre Plots for office building and small hospitals	0.75 hect.
4.	Plot 1	0.25 hect.
	Plot 2	0.25 hect.
	Plot 3	0.25 hect.
	Plot 4	0.25 hect.
5.	Green Park	2.50 hect.
6.	Circulation	0.35 hect.
7.	Primary School	0.40 hect.

6.2 Location of a grave-yard - A site of 1.0 hect. is earmarked in the east of marginal bund of river Yamuna near Shakarpur.

7. The item is placed before the technical committee of the DDA to approve the proposal of i) Change of landuse of 4.0 hect. from District Park, Playground, Open Spaces to Public & Semi-public (Facility Centre); ii) Layout plan of the facility centre of 6.5 hect. and iii) Location of a grave yard and change of land use from district green to public and semi-public.


(R.G. Gupta)
Director (TYA)
2.7.93

-: 3 :-

loped portion of the road e.g. the stretch A-B & C-D as mentioned above.

- (iv) It was decided there to:
- (a) Construct a second carriageway along the existing road to Mehrauli (from Rd.No.15 after the completed stretch C-D) and;
 - (b) Connect the already constructed stretch A-B through a link constructing along E-F as shown in the drawing. Accordingly, as decided, the stretch of road from C to E to F which is beyond the approved plan has been constructed so as to facilitate traffic movement along Mehrauli Road by-passing Mehrauli Qutub side.
- (v) The executive Engineer (Brg.I), MCD has informed that the MCD has been pursuing with the Commr. (Lands), DDA to hand over the land coming in the alignment plan as approved by the T/C/Authority after which the construction of the road as per the approved alignment plan will be completed.
- (vi) The already widened stretch ^{of} i.e. from C-E will be used for the traffic destined to Mehrauli and Qutub.
- (vii) The case with the above facts was put up to LOSC where the proposal of the alignment plan has been approved by the LOSC vide Item No. 195/91 dated 19.7.91.
- Subsequently, it was requested to place the proposal submitted by the Ex.Eng., MCD to the T/C for its consideration.
- (viii) In addition, a request has been received from Senior Architect (SZ), HUPW, DDA regarding the Local Shopping Centre at Lado Sarai to examine its location with respect to the approved alignment plan of the Mehrauli Road. The local shopping centre wide approved scheme no.S-4010 enclosed along with the request has been superimposed on the alignment plan of the Mehrauli Road approved by T/C/Authority. It has been found that the scheme boundary of the Local Shopping Centre along the Mehrauli Road has been penetrated into the r/w as well as the carriageway of the ^{approved alignment of} Mehrauli Road reach-

-: 2 :-

alignment plan marked in 'Red dotted' line was approved".

(c) The matter was placed before Authority for its consideration.

The RESOLUTION is: (Item No.60 dated 14.5.87).

"The Authority resolved that the change in the alignment of Mehrauli Road from its junction with road No.15 upto its meeting point with Mehrauli-Badarpur road, detailed in the Agenda item be approved.

The Authority did not approve the delegation of powers to the V.C. for approving modification to the approved alignment plan/intersection design due to site conditions".

(d) The Drawing No.DCP 4-87 A-151 showing the alignment plan of Mehrauli Road from its junction with Road No.15 upto its meeting point with MB Road approved by the T/C. vide No.7 dated 19.3.87 and subsequently by Authority vide No.60 dated 14.5.87 is enclosed (at page 277 & 278/ cer.)and laid on table.

3. ISSUES:

- (i) Executive Engineer (Brg.I), MCD vide his letter No.D/EE(BR-I)/91-92/624 dated 25.8.91 informed regarding the execution of the stretch of the Mehrauli Road according to the alignment plan, approved by the Authority, that the work was started and completed on the stretch between Mehrauli-Badarpur Road-Mehrauli Road intersection and the boundary wall of Heera Bagh shown as A-B as well as a part of the stretch shown as C-D on the stretch of a plan enclosed along with his letter.
- (ii) AS informed by the Executive Engineer the land between the stretches A-B and C-D only was handed over by DDA to MCD. The rest of the land along the approved alignment plan of the roads could not be handed over by DDA. However, the reason were not explained.
- (iii) The site was inspected by the Hon.L.G., Delhi, but the problem could not be finalised till the end of the year, 1990. The site was inspected to ascertain the possibility of linking the deve-



APPENDIX - 1

ALIGNMENT PLAN OF MEHRAULI ROAD FROM ITS JUNCTION WITH ROAD NO.15 UPTO MEETING POINT WITH MEHRAULI BADARPUR ROAD FILE NO. F.5. (38) 67 - M.P.

LOCATION PLAN

- 1. APPROVED BY V.C. D.D.A. DATED 14-12-1978
- REVISED:-
- 2. TECHNICAL COMMITTEE, VIDE NO. 7. DATED -19-5-87.

AUTHORITY:-

- 1. APPROVED WIDE NO. 30, DATED 29-4-82
- REVISED:-
- 2. APPROVED WIDE NO. 60, DATED 14-5-87



D. D. A.

-: 4 :-

ing almost upto the central verge.

The facts explained from (i) to (viii) are marked on the plan approved by T/C/Authority vide No. DCP 4-87/A-151 is laid on the table.

4. OBSERVATIONS:

The case has been examined and observations are as under:-

- (i) The intersection formed by the Road No.15, existing Mehrauli Road and the proposed approved alignment of Mehrauli Road may be prepared by MCD for the approval of Competent Authority.
- (ii) After completion of the Mehrauli Road as per the approved alignment vide Authority No.60 dated 14.5.87, the 'link E-F' constructed by MCD (which is beyond approved alignment) to connect existing Mehrauli Road may need re-examination as to whether to continue or not as this link is passing through the Master Plan green.
- (iii) The Lands Deptt. of DDA may hand over the remaining land to MCD to complete the alignment as approved by the Authority on priority.
- (iv) It is also pointed out that the junction of Mehrauli Road and Road No.15 where an old monument wall is being affected in any of the alignment plans and also considering the interest of traffic, is required to be seen in consultation with the Archaeological Department of India.

5. The matter is placed before Technical Committee with the observations for its considerations.

Sub: Sunshade/Chhaja on the public land.

PA/DD(R+C)/Bldg./93/65.

Background:

During the clearance drive it was observed that number of cases are pending for issue of completion certificate due to the sunshade/chhaja on the public land. Even during the routine clearance of the cases of completion, these factors are responsible for non issue of completion certificates.

1. Prior to enforcement of BBL-1983 Chhaja or sunshade was allowed on the side road and the service road depending upon the width of the road. The provision given in the manual of BBL of MCD clause 29 is enclosed at Annexure '1' These weather shades over the doors, windows and ventilators were not considered as covered area.

2. In Building Byelaws 1983 this provision was withdrawn and no projection on the public land is allowed.

3. As per the definition of chhaja given at 2.14 of Building Bye laws defines it as follows:

Chhaja: Continuous sloping or horizontal overhang.

The word projection has not been used in this definition.

4. As the opening in the corner plots are allowed towards the public land, it is proposed that we should permit weather projection in the form of chhaja on these openings without any penalty. However, these chhajjas should not be approachable and shall be at the lintol level with the maximum width of $45 \frac{to 60}{L}$ cm.

Technical committee is requested to ^{accord}~~get~~ the approval.

(Signature)