

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(39)95-MP

Dated : 16.10.95

Minutes of the 52nd Technical Committee meeting held on 10.10.95 at 9.30 A.M. in the Conference Room of Vikas Minar, 5th floor, DDA, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY

1. Shri Anil Kumar, Vice Chairman (In chair)
2. Shri R.L.Hans, Engineer Member.
3. Shri Santosh Auluck, Commr.(Plg.)/Chief Architect.
4. Shri P.C.Jain, Addl.Commr.(AP)
5. Shri K.K.Bandyopadhyay, Addl.Commr.(DC&B)
6. Shri P.N.Dongre, Addl.Commr.(TYA)
7. Shri Prakash Narayan, Director (PPR)
8. Shri R.K.Jhingan, Director(Landscape)

TOWN & COUNTRY PLANNING ORGANISATION

9. Shri B.K.Jain, TCP

DELHI POLICE

10. Shri Satish Chandra, ACP(T)

LAND & DEVELOPMENT OFFICE

11. Shri R.L.Singla, E.O.

C.P.W.D.

12. Shri K.P.Satdeve, SA(NDZ)IV

M.C.D.

13. Shri Sunil Mehra, JTP

SPECIAL INVITEES :

14. Shri B.Majumdar, C.E., DTTDC for item no.90/95
15. Sh.A.K.Bajaj, S.E., DTTDC for item no.90/95
16. Capt.S.B.Astri, S.O., Archeological Survey of India
for item no.90/95
17. Capt.M.K.Batra, - do- for item no.90/95
18. Shri M.N.Khullar, A.C.A.II
19. Shri Ashok Kumar, Director(T)
20. Shri A.K.Gupta, Director(Narela)
21. Shri N.K.Aggarwal, Director(SA) for item no.89/95
22. Shri A.K.Jain, Director(ZP) for item no.90/95

1. **Item No.88/95**

Sub : Change of land use of an area measuring 31 acres from 'recreational' to 'residential' at INA, New Delhi.

F.20(11)92-MP

The Technical Committee recommended to the Authority for consideration of final notification for the change of land use of an area measuring 12.55 ha. (31 acres) from 'recreational' to 'residential' with the observation that while planning the area, the already developed green area be kept as consolidated recreational area.

2. **Item No.89/95**

Sub : Utilisation of Government land in Dev Nagar area/change of land use.

F.20(29)94-MP

After detailed discussion, the Technical Committee recommended the change of land use as contained in the agenda note with the modification that the facility area to be increased from 2.0ha. to 3.0 ha. including the area required for road widening (Military Road). While replanning, green character of the area may be kept and trees should not be cut. The matter be placed before the Authority.

3. **Item No.90/95**

Sub : Change of land use of an area measuring 2000 sqm. from 'recreational' to 'commercial' (Coffee home-cum-Media centre) on land within Shaheed Park (1.9 ha. approx.) (Sub-zone D-2).


F.3(13)95-MP

It was observed that separately MCD was also proposing development of the Park with installation of Shaheed Statues. The Technical Committee, therefore, decided that an integrated plan be prepared by DTTDC in consultation with MCD and keeping in view the fact that a three storeyed construction may not go well with the surrounding development and the proposed installation of Shaheed statues. It was also observed that in the formulation of the integrated plan views of Archaeological Survey of India be also kept into consideration.

4. **Item No.91/95**

Sub : Resettlement of squatters of Bhoomiheen Camp near A-4 & A-5 Pocket Kalkaji.

The Technical Committee recommended the processing of change of land use (i) of an area measuring 8 acres from 'residential' to 'commercial' (C-2) and (ii) of an area measuring 30 acres near village Tekhand from 'recreational/industrial' to 'residential' under section 11-A of Delhi Development Act, 1957.


(K.K. BANDYOPADHYAY)
MEMBER SECRETARY
ADDL. COMM. (DC&B)

Memo No. F.1(39)95-MP

Dated: 16.10.95

Copy to:-

1. OSD to VC for the information of the ~~latter~~.
2. Engineer Member, DDA
3. Commissioner (Planning) DDA
4. Commissioner (LD)
5. Chief Architect, DDA
6. Addl. Commr. (DC&B)
7. Addl. Commr. (TYA)
8. Addl. Commr. (AP) DDA
9. Chief Planner, TCPO
10. Chief Architect, NDMC
11. Town Planner, MCD
12. Secretary, DUAC
13. Land & Development Officer (L&B)
14. Sr. Architect (H&TP) CPWD
15. Deputy Commissioner of Police (T)
16. Chief Engineer (Plg) DESU
17. Director (Landscape) DDA
18. Commissioner (LM) DDA
19. Secy. to LG.
20. Director (PPR)


(P.V. MAHASHABDEY)
JOINT DIRECTOR (MP)

1. Item No.88/95

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F.20(11)92-MP

The Technical Committee recommended to the Authority for consideration of issue of final notification for the change of land use of an area measuring 12.55 ha. (31 acres) from 'recreational' to 'residential' with the observation that while planning the area, the already developed green area be kept as consolidated recreational area.

2. Item No.89/95

Sub : Utilisation of Government land in Dev Nagar area/change of land use.

F.20(29)94-MP

After detailed discussion, the Technical Committee recommended the change of land use as contained in the agenda note with the modification that the facility area to be increased from 2 ha. to 3.0 ha. including the area required for road widening (Military Road). The matter be placed before the Authority.

While re-planning, green character of the area may be kept and trees should not be cut

3. Item No.90/95

Sub : Change of land use of an area measuring 200 sqm. from 'recreational' to 'commercial' (Coffee home-cum-media centre) on land within Shaheed Park (1.9 ha. approx.) (Sub-Zone D-2)

F.3(13)95-MP

It was observed that separately MCD was also proposing development of the Park with installation of Shaheed Statues.
The Technical Committee ~~after considering~~ ^{in detail} ~~in~~ ^{detail} decided that an integrated plan be prepared by DTTDC in consultation with MCD ^{and keeping in view the fact that a} ~~with the observation~~ that ~~the~~ ^{prima-facie} 3-storeyed construction may not go ^{well} with the surrounding development and the ^{proposed} ~~proposal~~ of installation of Shaheed statues. ^{It was also decided} ~~observed~~ that ^{in the formulation of the integrated plan should be} ~~the~~ views of Archeological Survey of India be also obtained ^{kept in consideration.} ~~on the proposal.~~

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.1(1)95-MP

Dated 9.10.95

MEETING NOTICE

The 52nd Technical Committee meeting of the DDA will be held on 10.10.95 at 9.30 A.M. in the Conference Hall, 5th floor, Vikas Minar, IP Estate, New Delhi.

Agenda for the meeting is enclosed. You are requested to kindly make it convenient to attend the meeting.


(K.K.BANDYOPADHYAY)
ADDL.COMMR.(DC&B)

I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	88/95	Change of land use of an area measuring 31 acres from 'Recreational' to 'Residential' at INA, New Delhi. F20(11)92-MP	1
2.	89/95	Utilisation of Government land in Dev Nagar area / change of land use F20(29)94-MP	6
3.	90/95	Change of land use of an area measuring 2000 sq.mtr. from 'Recreational' to 'Commercial' (Coffee home cum media centre) on land withing Shaheed Park (1.9 hect. approx.) (Sub Zone D-2) F3(13)95-MP	9

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Sub : Change of land use of an area measuring 31 acres from 'recreational' to 'residential' at INA, New Delhi.

File No.F.20(11)/92-MP

Authority vide resolution no.4/95 dt.20.1.95 resolved to approve the change of land use of an area measuring 11.90 acres from 'recreational' to 'residential' for low density housing.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of Central Govt. under section 11 A of D.D.Act,1957 to issue a public notice for inviting objections/suggestions from the public. Under Secretary(DD) Ministry of Urban Affairs & Employment vide his letter dated 16.6.95 (Annexure-I) had conveyed the approval of the Central Govt. and insisted to issue public notice for inviting objections/suggestions to consider the change of land use of land measuring 31 acres (including 7.0 acres of land under road side green and 12.17 acres under the stadium) from 'recreational' to 'residential'. Accordingly, the public notice was issued on 26.8.95 (Annexure-II).

3. In response to the public notice one objection/suggestion has been received from Managing Trustee, Shrama Sadhna Trust Bombay, ^(Annexure III) stating that a plot of land measuring 1.0 acre has been allotted to the Trust by L&DO for construction of Women Hostel. It has been requested to incorporate the land allotted to them while changing the land use from 'recreational' to 'residential'.

4. It has been observed that the land under reference as indicated in the plan forms part of the land proposed for change of land use from 'recreational' to 'residential' and hostel is permitted in the residential land use.

5. The proposal is placed before the Technical Committee for consideration of the objection/suggestion received.

No. K-13011/11/92-DDIB
Government of India
Ministry of Urban Affairs & Employment
(Delhi Division)

92/6/95
M-100

New Delhi, dated 1st June, 1995

To,

✓ Shri J.C. Gambhir,
Commissioner (Planning),
Delhi Development Authority,
Vikas Minar,
I.P. Estate,
New Delhi.

Sub:- Change of land use of an area measuring 11.90 acres
from 'Recreational' to 'Residential' at INA, New Delhi.

A-13.13
21/6/95

Sir,

I am directed to refer to DDA's letter No.F.20(11)/92-MP/177-79 dated 9.3.95 on the above subject and to say that the question of change of land use from 'Recreational' to 'Residential' in respect of vacant land in INA has been examined in this Ministry. It has been decided to issue public notice for inviting objections/suggestions under Section 11 A of the Delhi Development Act, 1957 to consider change of land use of land measuring 31 acres (including 7 acres under road side green and 12.17 acres under the Stadium) from 'Recreational' to "Residential". As the site is proposed to be developed for a Government Housing Complex, the requirement of keeping 7 acres 'Green' will be kept in view when lay-out plans are drawn up by CPWD for development of the site.

2. Accordingly the approval of the Central Government is hereby conveyed for issue of Public Notice inviting suggestion/objections for the proposed change of land-use to 'Residential' for 31 acres of land at INA Market.

Tair-fairt actin pleant
AC 4/10-13/1
21/6

Yours faithfully,

(R. VISWANATHAN)
UNDER SECRETARY (DD)

Very urgent. if put off
JD (M/P)

21/6/95 23/6/95
U-I

Contd....2/-

Copy to:-

1. Shri R.N. Kirtania, U.S.(L-II), M/o UAE w.r.t. his I.D.No. J-13013/4/93-LD dated 30.11.94.
2. Shri L.D. Ghant^ora, E.O., L&DO.
3. DS(W).

(R. VISHWANATHAN)
UNDER SECRETARY (DD)

-4-
DELHI DEVELOPMENT AUTHORITY

No. F. 20(11)92-MF

Dated :

16.8.95

PUBLIC NOTICE

The following modification which the Central Government proposes to make in the Master Plan/Draft Zonal Development Plan, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of 30 days from the date of issue of this notice. The person making the objection/suggestion should also give his name and address.

MODIFICATION

"The land use of an area, measuring about 12.55ha. (31 acres) falling in zone 'D' (South Delhi) and bounded by 24 mtrs. wide road towards existing park in the North, 24 mtr. wide road towards Tyagraj Nagar in the East, 24 mtr. wide road towards Nallah in the South and 24 mtr. wide road towards DDA Vikas Sadan in the West, is proposed to be changed from 'recreational use' to 'residential use' including the 'road side green' (7 acres) and 'Stadium' (12.17 acres)".

2. The plan indicating the proposed modification will be available for inspection at the office of the Joint Director, Master Plan Section, 6th floor, Vikas Minar, 6th floor, I.P.Estate, New Delhi on all working days within the period referred above.



(V.M. BARSAL)

Commissioner-cum-Secretary
Delhi Development Authority

NEW DELHI

Dated... 26.8.95

-5-
SHRAMA SĀDHANA BOMBAY

Public Trust Reg. No. E. - 6942

श्रम साधना बाम्बे

Opp. Cardinal Gracious High School, Bandra (East), Bombay-400 051.

Ref.

Date 14-9-1995

To

25/9/95
5/12/94

The Commissioner-cum-Secretary,
Delhi Development Authority,
Vikas Sadan, 'B' Block
I.N.A. Colony,
NEW DELHI - 100 023

SUBJECT:- Public Notice.

Ref: :- F.20(11)92-MP dated 16.8.95.

Sir,

Please refer to your above cited public notice inviting objections/suggestions in respect of the following modifications in the Master Plan/Draft Zonal Plan.

"The land use of an area, measuring about 12.55 ha. (31 acres) falling in zone 'D' (South Delhi) and bounded by 24 mtrs. wide road towards existing park in the north, 24 mtr. wide road towards Nallah in the South and 24 mtr. wide road towards DDA, Vikas Sadan in the West, is proposed to be changed from 'recreational use' to 'residential use' including the 'road side green' (7 acres) and 'Stadium' (12.17 acres)".

In this connection, we would like to submit that a plot of land measuring one acre has been allotted to 'Shrama Sadhana Bombay Trust' by L & D.O. (Govt. of India) for construction of Working Women Hostel as per enclosed plan.

It is, therefore, requested that while changing the land use from 'recreational' to 'residential' the allotment of land to 'Shrama Sadhana Bombay Trust' for construction of Working Women Hostel may be incorporated to enable the trust to undertake the construction of Hostel building.

Encl: As above.

Pratibha D. Patil

Yours faithfully,

Pratibha D. Patil

(PRATIBHA D. PATIL)

AC 104/18
[Signature]

Consee (Allg.)

[Signature]
20/9/95
U.M. Bansal
25/9/95

For Secy...
[Signature]
27/9/95
UJI

Bombay Trust
[Signature]
Mg. Trustee

दुसरा माजना मसुदा
शाबरी से... MP
दिनांक... 27/9/95

SUBJECT:- Utilisation of Government land in Devnagar area/change of land use.

F. 20 (29)94-MP/

1. Jt. Secretary, Ministry of Urban Development vide his D.O. dt. 21.11.94 (Annexure I) as desired to initiate steps to change the land use of the Govt. quarters area from green to residential.
2. The request has been examined and it is noted that in Devnagar area the Govt. quarters are located in 3 pockets namely A, B & C (Plan laid on the table) details given as under:-

Pkt. A	: 4.21	hects.
B	: 24.30	hects.
C	: 0.5	hects.
3. In MPD-2001 special area plan as well as draft zonal plan of 'B' published for inviting objections/suggestions following land uses are proposed for these pockets:

Pkt. A	: Parking
Pkt. B	: Facility centre, Neighbourhood park, District park, bus depot, public & semi public (school) and residential.
Pkt. C	: Residential.
4. The issue regarding the utilisation of these lands has been discussed at length in the Technical Committee meetings held on 4.7.95 and 12.9.95 in consultation with the CPWD who are preparing a plan for the redevelopment of this area and it has been agreed to by the CPWD/Ministry of Urban affairs and Employment to leave an area of measuring 2 hecets as details given below for the essential facilities required in the pocket already earmarked for facility centre

(a) 1 No. 33 KVA ESS	0.30 HAC
(b) 1 No. Intermediate Hospital	1.00 HAC
(c) 1 No. Bus Terminal	0.20 HAC
(d) MCD Booster Pump (existing)	0.25 HAC
(e) Road widening	0.25 HAC

[Handwritten signature]

5. Based on the decision of the Technical Committee meeting held on 12.9.95 Senior Architect (NDZ)IV vide his letter dt. 5th October, 1995 has submitted a lay-out plan for the facilities proposed to be located in this area.

6. PROPOSAL:

Keeping in view the decision taken in the Technical Committee meetings and the requirement of the central government to augment the staff quarters in Delhi more particularly in Dev Nagar area following is proposed for the consideration of the Technical Committee :

(a) Local level facilities required for the proposed residential development as per the MPD-2001 will be provided in the lay-out plan to be prepared by the CPWD.

(b) (Plan laid on the table)

(i) Change of land use of an area measuring 4.21 hecsts bounded as under from circulation (parking) to residential:

North : Road No. 3

South : 40^o wide road

East : Road No. 24

West : Road No. 27

(ii) In the pocket measuring 24.30 hecsts bounded by road No.1 in the north, 40^o wide road no.7 in the south, back of private properties on Rohtak road in the east and back of private properties on the Hesh Bandhu Gupta road in the west.

following change of land uses are proposed:-

(i) 6.74 hecsts from facility centre to residential.

(ii) 1.82 hecsts from circulation (bus depots/roads) to residential.

(iii) 0.62 hecsts from PSP facilities (school) to residential.

(iv) 10.44 hecsts from recreational (district park/ neighbourhood park) to residential.

7. The proposal contained in para 6 above is placed before the Technical Committee for its consideration.



भारत सरकार
राष्ट्रीय विकास मंत्रालय

GOVT. OF INDIA
MINISTRY OF URBAN DEVELOPMENT

Nirman Bhavan
नई दिल्ली - 110011, तारीख
Dated New Delhi-110011, the
21st November, 1994.

B.S. MINHAS
JOINT SECRETARY
TELE: 3018255



23/11/94
M-2-S.S.
D.O. by No. 3256-D/JS(WA)/94/W-2

Dear Shri Jakhnwal,

It has been brought to our notice that the land use Plan of Dev Nagar Govt. colony has been changed from residential to green in the proposed Master Plan for New Delhi for the year 2001. While preparing new Master Plans, land use in the already developed colonies is not generally disturbed to the disadvantage of the existing owners. In the present case, when there is already an acute shortage of residential accommodation for Govt. employees and the satisfaction level is as low as 35%, existing nature of the residential colony should not have been changed by the DDA. You are accordingly, requested to kindly let us know as/what were the circumstances which compelled DDA to make this change. Kindly also comment as to whether this change has been made with a view to help some private developers/parties in the area.

2. You are further requested to ensure that the existing land use of lands/colonies which are under the ownership of the Central Govt. (CPWD/D.O. of Estates) should not be changed without first obtaining the prior approval of Secretary (UD). As regards Dev Nagar case, kindly, initiate steps to change back the land use from the green area to the residential one.

With regards,

Yours sincerely,
B.S. Minhas
(B.S. Minhas)

Shri S.P. Jakhnwal,
Vice Chairman, DDA,
Vikas Sadan, INA,
New Delhi-110023.

5/11/94
25/11/94

14/11/94
23/11/94
(P.S.)

25/11/94
1/12
25/11

AGENDA FOR TECHNICAL COMMITTEE
LAI D ON TABLE

Sub: Resettlement of squatters of Bhoomihein Camp near A-4 and A-5 Pocket Kalkaji.

The matter pertains to resettlement of existing squatters of Bhoomihein Camp at Kalkaji in an area of 30 acres in Okhla Industrial Area and use the land thus available by shifting for commercial purposes to make the scheme economically viable.

2. The matter has been examined. The area under the existing Bhoomihein Camp is about 8 acres forms part of Slum Tenements Scheme and has been shown partly for Group Housing and partly for facilities in Pocket A-4 and A-5. It will, therefore, require change of land use from 'residential' to 'commercial' (C-2). The proposal for resettlement of these in Okhla Industrial Area Phase-I will also require change of land use of about 30 acres near village Tshkand from 'Recreational/Industrial' to 'residential' may be agreed in principle subject to physical verification.

The matter is placed before the Tech. Committee.

CPD
9/1/95
Dir (AP) I