

DELHI DEVELOPMENT AUTHORITY

No.F.1(4)96-MP

Dated : 16.1.96

minutes of the 56th meeting of Technical Committee held on 9.1.96 at 9.30 A.M. in the Conference Hall, Vikas Minar, 5th floor, DDA, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.Anil Kumar, Vice-Chairman (In Chair)
2. Sh.R.L.Hans, Engineer Member.
3. Sh.Arun Mhaisalkar, Commissioner(Planning)
4. Sh.P.C.Jain, Addl.Commr.(AP)
5. Sh.K.K.Bandyopadhyay, Addl.Commr.(TYA)
6. Sh.Chandra Ballabh, Addl.Commr.(DC&B)
7. Sh.M.N.Khullar, Chief Architect (HUPW)

TOWN & COUNTRY PLANNING ORGANISATION

8. Sh.K.T.Gurumukhi, Addl.C.P.

DELHI POLICE

9. Sh.G.K.Dwivedi, ACP(T)

D.E.S.U.

10. Sh.V.K.Sakhuja, Addl.C.E.(Plg.)
11. Sh.S.P.Gupta, S.E.(Plg.)II
12. Sh.Chander Pal, XEN (Plg.)I

MUNICIPAL CORPORATION OF DELHI

13. Sh.Shamsher Singh, Addl.T.P.

L & D O

14. Sh.T.S.Bassali, Asstt.Engineer

CENTRAL PUBLIC WORKS DEPARTMENT

15. Sh.Y.D.Sharma, Senior Architect
16. Sh.G.K.Kaura, Architect.

PUBLIC WORKS DEPARTMENT

17. Sh.V.P.Gupta, Ex.Engineer
18. Sh.R.M.Niranjan, Asstt.Engineer

SPECIAL INVITEES

19. Sh.A.K.Jain, Director(ZP)
20. Sh.N.K.Aggarwal, Director(SA) for item no.5/96
21. Sh.H.S.Sikka, Director(AP)II for item no.3/96 &  
8/96
22. Sh.A.K.Gupta, Director(Narela)
23. Sh.B.L.Khurana, CE(Elect.) for item nos3/96,8/96  
and 9/96
24. Sh.Pradip Behari, ACA-I
25. Sh.I.Mohan, Director(TYA) for item no.4/96
26. Sh.D.K.Saluja, Jt.Dir.(T) for item no.1/96

1. Item No.63/95

Sub ; Action taken report on the decisions of the Technical Committee meeting held on 19.12.95.

F.1(28)91-MP

The action taken report on the decisions of 55th Technical Committee meeting held on 19.12.95 was discussed and noted.

2. Item No.1/96

Sub : Alignment of road no.17 (Nelson Mandela Road) from outer ring road to Mehrauli-Mahipalpur road.

F.5(3)72-MP-Pt.I

After detailed discussion, the Technical Committee approved the alignment of road no.17 (Nelson Mandela Road) connecting outer ring road with Mehrauli-Mahipalpur road alongwith an additional 14 mtr. proposed loop road from the stretch opposite Munirka flats to outer ring road, running behind Police Station and Bus Depot, with the following observations:-

- i) In order to achieve 45mtr right of way, equal widening be carried out on either side by acquiring set backs of Police Station and DTC Depot on western side of the road and open space of Munirka village and DDA flats on eastern side.
- ii) Main carriage-way width on Munirka village side be kept 14m. & 10m. on Vasant Vihar depot side, upto road no.12/ Munirka marg intersection.
- iii) The land for the road alignment and the proposed loop road be acquired.
- iv) To increase the carriage way efficiency of road no.17, grade separated intersections may be developed with Vasant Kunj Phase I & II roads as and when required.
- v) PWD shall plant three times number of trees required to be cut.
- vi) PWD shall also take suitable management measures to protect the road right of way & the efficient functioning of road.

3. Item No.2/96

Sub: Proposed resdl. area near the PVC Bazaar at Tikri Kalan, Rohtak Road.

Dir./NP/95/247

The item was deferred with the observation that in the first instance the details of the proposal be discussed in the Project Meeting.

OPR

4. Item No.3/96

Sub: Proposal for 33 KV grid s/stn. at Shastri Nagar (Gulabi Bagh) Zone H-1.

F.20(4)91-MP

The proposal was approved which is mainly catering to MCD Colonies.

5. Item No.4/96

Sub: Proposal of Kabristan/burial ground on the west of Marginal Bund Road near Laxmi Nagar, Trans Yamuna Area.

F.20(4)91-MP

The Technical Committee approved the modified proposal subject to change of land use of an area measuring 1ha. falling in zone 'O' for Kabristan/burial ground and acquisition of land on priority, the location being *also* acceptable to Muntazima Committee.

6. Item No.5/96

Sub: Planning Permission/NOC and regularisation for Petrol Pump sites in rural use zones in Delhi.

F.7(23)67-MP-Pt.I

After detailed discussion, the Technical Committee approved the scheme for implementation/planning permission and regulations for running petrol pumps in rural use zones with the following recommendations:

- i) Minimum road right of way will be 30 mtr. in case of major rural road. Wherever right of way is not approved, minimum set back will be 15mtr. from the centre line of the existing road.
- ii) The land between the existing road right of way and the property line of the proposed retail outlet will be owned and maintained by Oil Company and no construction will be allowed in this area, except approach road to the retail outlet site.
- iii) The minimum size will be 30m x 17m as in case of urban areas.
- iv) One time permission equivalent to one year licence fee chargeable in urban areas will be realised from Oil Company as decided by the Authority.

*one*



- v) The Oil Company will apply to DDA for planning permission and will simultaneously seek clearance from DCP(L). After issue of clearance from DDA and DCP, the approval of the Bldg. Plans from the local authority will be sought.
- vi) Necessary amendment in the MPD-2001 recommending maximum size of 60m x 45m alongwith applicable building norms may be processed.

7. Item No.6/96

Sub: Request from CPWD for relaxation in gross density from 250 PPH to 300 PPH for construction of general pool housing type V and VI quarters near Vasant Vihar, New Delhi.

F.3(38)95-MP

The Technical Committee agreed for relaxation in gross density from 250 PPH to 300 PPH for construction of type V & VI general pool housing by CPWD near Vasant Vihar and recommended to process the amendment in MPD-2001 as one time exception.

8. Item No.7/96

Sub: Redevelopment of Mata Sundari Road area - Scheme submitted by CPWD.

F.3(46)90-MP

The proposal was explained by Senior Architect and the Technical Committee after detailed discussion decided as under:-

- i) Relaxation in parking norms was not agreed.
- ii) The share of Delhi Admn. staff housing has been included in the overall scheme as pointed out by CPWD for allotment to Delhi Admn.
- iii) Relaxation of front set back from 15m to 9m for pocket 11 abutting Din Dayal Upadhyay Marg was approved, considering the narrow width of the pocket.
- iv) CPWD will modify the plan on the above lines and submit to the bldg. deptt. of DDA for scrutiny and approval.

9. Item No.8/96

Sub: Proposal for 33/11 KV S/Stn. at Tri Nagar to DESU.

F.29(6)95/IL

Alternative II proposal was approved subject to that an additional 15m strip out of DDA office set back may be added, making the total area about 1800 sqm.. The Technical Committee noted that the sub-station will be mainly catering to the MCD colonies.

*CM*



10. Item No.9/96

Sub: Location of 400/200 KV sub/Station near Maharani Bagh/River Yamuna Bed.

The proposal was approved in principle. However, other details regarding clearance from CE(I&F), exact location etc. may be finalised by Commr.(PLg.) in consultation with concerned agencies.

  
(CHANDRA BALLABH)  
ADDL.COMMR.(DC&B)  
MEMBER SECRETARY

Memo No.F.1(4)96-MP

Dated : 16.1.96

Copy to:-

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

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

DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )


No.F.1(3)96/MP

Dated: 4.1.96

MEETING NOTICE

The 56th Technical Committee meeting of the DDA will be held on 9.1.96 at 9.30 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

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

  
(CHANDRA BALLABH)  
ADDL.COMMR.(DC&B)  
MEMBER SECRETARY

# I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	63/95	Action taken report on the decisions of the 55 th. Technical Committee meeting held on 19.12.95. F.1(28)/91-Mp	
2.	1/96	Alignment plan of Road no.17(Nelson Mandela Road) from Outer Ring Road to Mehrauli-Mahipalpur Road. F.5(3)/72-Mp pt.I	1-7-
3.	2/96	Proposed residential area near the PVC Bazar at Tikri Kalan,Rehtak Road. F.Dir./NP/95/247	8-12
4.	3/96	Proposal for 33 KV grid s/stn. at Shastri Nagar(Gulabi Bagh) Zone H-1 F.4(2)/AP/II/95	13-14
5.	4/96	Proposal of Kabristan/burial ground on the West of Marginal Bund Road near Laxmi Nagar,Trans Yamuna Area. F.20(4)/91-Mp	15-16
6.	5/96	Planning permission/NDC and regularisation for petrol pump sites in rural use zones in Delhi F.7(23)/67-Mp pt.I	17-18
7.	6/96	Request from CPWD for relaxation in gross density from 250 PPH to 300 PPH for construction of general pool housing type V and VI quarters near Vasant Vihar,New Delhi. F.3(38)/95-Mp	19
8.	7/96	Re-developement of Mata Sundari Road Area - Scheme submitted by CPWD. F.3(46)/90-Mp	20-21
9.	8/96	Proposal for 33/11 KV S/Stn. at Tri Nagar to DESU. F.29(6)/95/IL	22-23
10.	9/96	Location of 400/200 KV S/Stn. near Maharani Bagh/ River Yamuna Bed. F.6(2)/92-Mp	24-25



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10.	9/96	Location of 400/200 KV Sub-station near Maharani Bagh/River Yamuna Bed. F.6(2)/92-MP	

APPENDIX TABLE

ACTION TAKEN REPORT ON THE DECISIONS OF THE 5<sup>TH</sup> TECHNICAL COMMITTEE MEETING HELD ON 19.12.95

Sl.No.	Item No. / SUBJECT	EXTRACT OF DECISION	PRESENT POSITION AND FOLLOW UP ACTION
1.	63/95 Action taken report on the decisions of Tech. committee meeting held on 21.11.95 and 28.11.95 F.1(28)91-MP	<u>WOC</u> Actions taken discussed and noted.	---
2.	107/95 Grant of NOC for acquisition of 100 heccts. of land for ash disposal of Badarpur Thermal Power Station.F3(73)84-MP	The proposal of acquisition of additional 100 hect. land for BTPS was approved with certain conditions.	Decision of the Tech. Committee based on draft minutes was sent to Jt.Secy. Ministry of Power, through FAX on 19.12.95 and approved minutes sent on 3.1.96.
3.	108/95 Change of land use of an area measuring 26 ha. and 4.04 ha. (10 acres from 'agricultural & water body (use zone M-4) to Manufacturing'(Use Zone M-2) fly ash brick plant only) at Badarpur and Rajghat Power House. F3(56)89-MP-Pt.I	Change of land use from 'agricultural & water body use to Manufacturing use - M-2 for fly ash brick plant only was recommended for further processing for issue of final notification.	Draft agenda for the Authority meeting being forwarded.
4.	109/95 Change of land use of an area measuring 27.25 ha. (67.30 acres) 'rural use' zone' to 'transportation' (airport) in the south of Mehrauli-Mahipalpur Road New Delhi.F3(61)90-MP	Change of land use from 'Rural' use to 'Transportation' (Airport) was recommended for processing further. Issue of final notification.	Draft agenda for the Authority meeting being forwarded.



5. 110/95  
Regarding permission for additional construction school, Indology Research Centre, Office etc. and change of land use for the plot of Shree Atma Vallabh Jain Samarak Shikshan Nidhi, GT K. Road (Narela sub city) F3(115)-76-MP
- The 'concept in principle' submitted by Samarak Nidhi was agreed with the suggestion that the land requirement be further examined as per MPD-2001 provisions and applicable development control norms for specific use premises. The Samarak Nidhi shall have to pay the 'development fee' at the prevailing rate of institutional allotment minus land cost or as worked out by Finance Department / Lands Department.
- Referred to Dir. (Narela) for taking further action.
6. 111/95  
Revision in approved road section of 60m., 45m. & 30 m.r/w in Dwarka sub-city. F1(62)90/DWK/Pt. 662
- The proposal for revised cross sections of K/w of 30 mt. 45mt. and 60 mt. were approved with the provision of overhead high tension line pylons for a limited length, in 2 parts, as has been agreed by DESU.
- Referred to Dir. (Dwarka) for taking further action.
7. 112/95  
Unified Building Bye Laws and consequent amendment in MPD-2001 Basement provisions.  
PA/Director (B) 281/95
- It was suggested that the matter be examined internally and if required, this be also discussed with MCD & NDRC.
- Referred to Dir. (Bldg.) for taking further action.
8. 113/95  
Display Boards on Building Sites  
PA/Director (Bldg.) 282/95
- It was suggested that these regulations made applicable in the Development areas of DDA, MCD and NDRC be also informed to follow the same in their respective areas.
- Referred to Dir. (Bldg.) for taking further action.

  
P.V. Maheshwari

-1-

Subject : Alignment plan of Road no.17 (Nelson Mandela Road)  
from Outer Ring Road to Mehrauli-Mahipalpur Road.  
File No. : F.5(3)72/MP/Pt.I.

.-.-.-.

1) LOCATION.

Road no.17 runs parallel to the west of Munirka Village/ J.N.U. Complex, between Outer Ring Road and Mehrauli-Mahipalpur Road. On the western side of the road Vasant Vihar DTC Depot, Police Station, Shopping Mall, Vasant Kunj Ph.II and I schemes are existing/proposed.

2) ZONAL/MASTER PLAN PROPOSALS.

This road was not proposed in MPD-62. This road with 45M R/W is proposed in MPD-2001. In the draft zonal plan of Zone 'F' prepared by DDA, the R/W of this road is shown as 45M. A tentative MRTS route is proposed along this road in MPD-2001. No High Speed Tram route is proposed along this road as per the plans available in DDA.

3) BACKGROUND.

An alignment plan of this road with 100 ft.(30.48 R/W) was earlier prepared in DDA and approved by V.C., DDA on 28/6/80 in file no.F.5(22)71/MP/Pt.I. As per the decision of Technical Committee dated 20/10/87, under item no.14, the R/W of the roads on the eastern and western side of J.N.U. is to be increased to 45M from the earlier approved 30M R/W.

An alignment plan of this road with 45M R/W road was discussed in the T.C. meeting held on 19/5/95 in which the following decision was taken :-

"The Technical Committee advised that a transportation study should be conducted to see whether it was necessary to have wider right of way of this road beyond 45M. Possibility of loop road as an alternative to larger right of way should also be studied on the location where bigger right of way is not possible. Based on the study, case should be brought before the Technical Committee."



4) DETAILS/EXAMINATION.

The R/W of this road was studied in the context of the network plan of Delhi-2001 to examine the necessity of wider R/W. Based on the network plan, following observations are made :-

- a) Road no.17 from Outer Ring Road to Mehrauli-Mahipalpur Road is a radial road between two major arterials. From the network plan of Delhi, it will be seen that between Mehrauli-Gurgaon Road and N.H.-8 in the Mehrauli-Mahipalpur segment i.e. in a distance of about 8 km. there are two radials in the form of road no. 16 & 17 apart from radials on either sides in the form of Mehrauli-Gurgaon road and N.H.-8. These two roads i.e. road no.16 & 17, being in the centre may act as shortest path to Outer Ring Road. With future developments proposed on the south of Mehrauli-Mahipalpur road, the traffic load on these roads is likely to increase. However, the efficiency of any road is determined by the following variables.
- i) No. of lanes for through traffic.
  - ii) Segregation of public transport and other/modes of traffic.
  - iii) Segregation of slow and fast traffic.
  - iv) No. of junctions/intersections falling on the road.
- b) Total length of this road is about 3 km. and there shall be five signalised junctions/intersections i.e. one with the Vasant continental road and the  $\angle$  roads leading to Vasant Kunj Ph.I & II. The R/W of Outer Ring Road is 45M and Mehrauli-Mahipalpur road is 75M. So a radial road between the two arterials may be 45M R/W. Apart from this, dedicated bus bays for public transport are proposed along this road. Main C/W will be used by other modes of traffic. In order to cope with any traffic load, MITS shall be the other alternative which could be accommodated in the C/V and the green belt proposed along this road.
- c) A detailed P.T. survey of the area bounded by Nelson Mandela Road and Guru Hari Kishan Public School was got done to examine whether a loop road could be proposed in order to compensate with the lesser R/W available between Outer Ring Road and road no.12/Vasant Continental Road intersection.

$\angle$  rest four  
with



- d) As per the plane table survey, it is seen that 14M wide road above/along the nallah on periphery could be constructed in the stretch between Police Station/Petrol Pump and Guru Hari Kishan Public School. In this proposal, a small strip of land may have to be acquired from Guru Harikishan Public School.
- 5) Other salient features of the proposal are as follows :-
- a) Alignment plan with 45M R/W has been prepared on the basis of Plane Table Survey supplied by Jt.Dir.(S), DDA. Between Outer Ring Road and Road no.12 intersection, 30M R/W is available and in this 6 lane divided C/W (11M on either side of the C/V) with 2.5M wide F/P on either side is proposed. In order to achieve the 45M R/W, equal widening is proposed on the either side by acquiring the setbacks of Vasant Vihar DTC Depot/Police Station etc. and the open spaces of the Munirka flats on the opposite side. A small strip of flats and temple would also be affected in this stretch. A new loop road of 14M has been proposed from the stretch upto Outer Ring Road as explained under para 4C.

Between Road no.12 intersection to the Sector 'C' Road 6 lane divided C/W (11M on either side) is proposed with 2M wide central verge, 7.5M wide dedicated busway, 1M wide verge and 2M footpath are proposed on both sides. Non conventional cross section is proposed to adjust with the site conditions and functional requirements. The service road along J.N.U. Boundary has been avoided as there is no approach road from this side and a dedicated busway has been proposed on both sides of C/W in the stretch.

- b) Junction of road no.12 and road leading to Vasant Continental are very close to each other and create traffic problems. Road leading to Vasant Continental has been realigned to form an intersection with road no.12.
- c) From the road no.12 intersection to the road leading to Sector 'C' of Vasant Kunj, the J.N.U. boundary has been taken as one edge of the R/W and entire widening is proposed on the other side. From the above said Sector 'C' road upto Mehrauli-Mahipalpur Road available R/W between the DDA flats on

- either side which is generally 45M has been retained.
- d) Between the Sector 'C' road upto Mehrauli-Mahipalpur Road 8 lane divided C/V (14M wide on either side of C/V) have been taken with 4.5M wide S/R, 2M inner footpath and 1M wide space for drains on outer edge.
  - e) 'T' junction with Outer Ring Road, Mehrauli-Mahipalpur Road and with the road leading to Vasant Kunj Phase-I & II have been integrated with the alignment plan with channelisers, slip roads, zebra X-ing and traffic signals as shown in the plan.
  - f) Bus boxes have been proposed at suitable location for proper carriageway efficiency.
  - g) The existing carriageway has been integrated with the proposed road cross-section to the extent possible.
  - h) The subway of Shopping Mall have been linked with the proposed bus stops along the road.

Ex.Engineer PWD Division-VII vide letter no.23(235)/ PWD VII(GOD)/946 dated 22/12/95 (copy placed as Annexure-I) has sent the feasibility of the alignment. In the said letter, it is mentioned that more than 100 Alistonia and other mixed variety of semi grown trees shall be affected. Three times the trees required to be cut shall be planted in the proposed inner and outer footpaths. The saplings planted along JNU side at a distance of 3.0M to 3.50M shall be shifted in the space of proposed for footpath before they become fully grown up trees. Some adjustments in the existing drains shall have to be done near Sector-C as mentioned in the para (3) of the feasibility. About 7-8M wide strip comprising of setbacks and some structures shall be affected in the stretch between outer Ring Road and Vasant Continental Road to achieve 45M R/W. No other structure is affected in the rest of the stretch.

#### RECOMMENDATIONS FOR CONSIDERATION.

The case is put up to the Technical Committee for consideration of the following :-

- a) Detailed alignment proposal as explained under para 4 & 5 above.
- b) Acquisition of the land for the road alignment and the loop road.
- c) PWD shall plant three times the trees required to be cut.
- d) PWD shall take suitable management measures to protect the road R/W.



( ASHOK KUMAR )  
DIRECTOR(T):DDA



( D.K. SALUJA )  
JT.DIRECTOR(T):DDA



No.23(235)/PMDVII(GOD)/ 946

Dated: 22.12.95

Sbri D.K. Saluja,  
Joint Director(T),  
Delhi Development Authority  
Vikas Minar, N.DELHI.

Sub: Feasibility of the modified alignment plan of  
Nelson Mandela Road (Road No.17) from Outer  
Ring Road to Mehrauli-Mahipalpur Road.

Sir,

Apropose to our meeting in your Office Chamber  
on 15.12.95 the feasibility of the modified plan of  
Nelson Mandela Road from Outer Ring Road to Mehrauli-  
Mahipalpur Road (as modified in DDA) has been studied  
in three parts, details of the same are as follows:

1. From Outer Ring Road to existing 'T' Jn. of  
Vasant X Continental Road.

A two lane C/W is in existence at present in this  
stretch. The available R/W is 30 mtrs. The widening is  
being done on the other side of the existing two lane road  
after leaving a C/V of 4.95 Mtr. width.

For implementing the modified plan the widening  
of road of 3rd lane towards Munirka can be done by dismant-  
ling the foot path. On the other side, it can be done  
by taking 3.75 M. width out of Central Verge. The  
remaining width of the C/V shall be 1.20 M. The existing  
electric poles will have to be shifted to accommodate  
them in the centre of 1.20 metre central verge in  
future. For implementing 45 M. R.O.W., the land on  
either side shall have to be acquired to achieve the  
said R.O.W. as reported in earlier feasibility report.

The two existing 'T' Jn. of Vasant Continental  
Road & Road No.12 are to be realigned to make cross  
junction as per detailed alignment proposal suggested  
by D.D.A.

2. From Vasant Continental Road intersection to  
Vasant Kunj Phase-II 'T' Junction.

A 7.5 Metre wide two lane road is in existence.  
The road is existing, leaving a gap of 7.5 M. from  
the J.N.U. Compound wall. Presently, the widening is  
being done on the other side of the existing road after  
leaving a Central Verge of 4.95 M. Further, widening  
for the 3rd lane shall be from the C/V and from the  
land towards Vasant Kunj Ph.II side. The dedicated  
busways as proposed can be constructed in future in that  
case the C/V shall have to be dismantled and redeveloped  
to construct the final phase cross section. However,  
the proposed central verge and foot path shall come in  
the existing carriageways.

3. From Vasant Kunj Ph.II road to Mehrauli Mahipalpur Road 'T' Junction:

To implement the ~~xx~~ modified plan the following features will be affected. While developing final cross section, the position of existing covered drain of 1.40 mtr. width on sector 'B' side recently constructed will have to be kept in the view. On sector 'C' side, the existing storm water drain as constructed by DDA can be covered and used as a foot path. Footpath of 2.10 Mtr. width constructed by PWD for about 500 mtr. length along sector 'B' shall have to be demolished to accommodate the proposed cross section. Entire Central Verge shall also have to be shifted accordingly.

More than 100 Alstonia and other mixed variety of semi grown trees shall be affected in this portion. Three times of the trees required to be cut shall have to be planted in the proposed inner and outer foot path. The saplings planted along JNU side at a distance of 3.0 to 3.50 mtrs. shall also have to be shifted in the space of proposed first foot path before they become fully grown up trees. No other pucca or semi pucca structure is affected in the proposed R/d.

Hence, it is requested that proposed modification may be kept in view with the work already executed/being executed by PWD to avoid heavy infructuous expenditure. In this connection, this office comments already furnished vide this office letter of even file no.1060 dtd. 23.2.95(copy enclosed for ready reference may also please be referred).

Yours faithfully,

V.P.GUPTA  
21/12/95

(ER. V.P.GUPTA)

Executive Engineer,  
PWD Divn.VII (GOD),  
R.R.Lines, Ring Rd.  
New Delhi-10.  
Ph.: 3294228.

Copy to:

1. The Superintending Engineer, PWD Circle-V (GOD), New Delhi for favour of kind information.
2. The Deputy Director of Horticulture, MSGO Building, HDD-II (PWD), New Delhi.
3. The Executive Engineer, Electrical Division No.II, I.S.B.I. Bldg., Delhi for favour of information. Shifting of poles, etc., if any, may please be discussed to avoid any complication as per modified plan.
4. The AE-II/PWDVII(GOD), New Delhi.

(ER. V.P.GUPTA)  
Executive Engineer,  
PWD Divn.VII (GOD)  
New Delhi.



Sub:- Proposed Residential Area near  
the FVC Bazar at Tikri Kalan, Rohtak Road.

No. Dir./NP/95/247.

BACKGROUND:

Jawalapuri FVC Market was completely ravaged in a major fire in June-95. Alongwith the huge losses incurred by the traders, it also posed a major threat to the adjacent residential areas. A site of 101 Hac. near the Tikri Kalan village, Rohtak Road was selected and planned to rehabilitate the Jawalapuri FVC Market.

The layout plan was approved by the Technical Committee on 26.9.95. The change of land use and declaration of the development area were also approved by the Authority on 16.10.95 and being processed.

About 2784 Nos. of warehousing plots of 25 sq.mt., 50 sqm. and 124 sq.mt. have been carved out besides 364 Nos. of 300 sqm. and 500 sqm. plots for light residential units for cleaning/reconditioning of FVC waste for further recycling. All ancillary social and physical infrastructural facilities have been provided to make it a self contained Project. The development is in progress and plots are likely to be allotted in Jan-1996.

2. PROPOSAL FOR RESIDENTIAL DEVELOPMENT:

This proposed FVC Bazar is expected to generate an employment of about 30,000 persons. Thus a population of about 1,00,000 shall be depending on various activities of the FVC Bazar. In order to accommodate this population approximately 20,000 DU's of different categories shall be required. Identification of the residential component of the proposed FVC Bazar was also suggested by the Technical Committee on its meeting held on 26.9.95.

In view of the above a residential colony comprising of various categories of housing needs to be planned at a walking distance from the FVC Bazar.

Initially about 3000 DUs of different categories could be planned (Ref. Annexure-1). This will be of a neighbourhood size for a population of about 15,000.

This neighbourhood shall have all the required



social and physical infrastructural facilities as stipulated in the MPD-2001. The total land required shall be about 30Hac.

3. PROPOSED SITE:

The location of the proposed residential colony has been identified After a survey and inconsultation with Land Management Branch. The same has been shown on Survey of India Plan as well as the part sajra plan of Tikri Kalan village. This site of about 30 Hac. is located along Rohtak Road and Tikri Kalan, Nilwal Road and within the proposed development area(ref. Annexure 2 & 3).

- The site falls in the proposed development area.
- Approachable by Rohtak Road and connected to the FVC Bazar.
- This residential colony will be outside the 500 Mt. "No habitation zone" stipulated by the Technical Committee and Authority.
- The site has been selected keeping in view the prevailing wind direction of Delhi(NE-SW).
- The land is flat and vacant.
- The newly built community hall and stadium of Welfare Deptt. GNCTD and the existing cremation ground has been proposed to be left from acquisition.
- As it is located along the Rohtak Road all services are available.
- The present land use of the site is "rural use".
- It is outside the proposed urban extension, MPD-2001.
- MPD-2001 norms shall apply the whole planning the area.
- The site will be connected to the FVC Bazar by a proposed 30M. road. Land for this shall be acquired along with this scheme.

4. Following proposals are placed before the Technical Committee for its approval.

- 1) Change of land use of about 30 Hac. from "rural use" to "Residential use".
- 2) Acquisition of land of about 40 hac. (inclusive of the 30M R/w connecting road shown on the plan annexed)
- 3) Policy and modalities to be worked out to allot these houses on preference to the people directly employed/working in the FVC Bazar.

*Subyondh Bazar*  
27/12/95

*DETAIL OF AREA CALCULATION*  
*Residential Component. PVC BAZAR*

ANNEXURE 1.

-10-

- |    |                                    |  |
|----|------------------------------------|--|
| 1. | Area of PVC Bazar,<br>Tikri Kalan. | 101 Hac.   |
| 2. | Estimated employment.              | 30,000 persons<br>@ 300 persons/Hac.gross.       |
| 3. | Estimated population.              | 1,00,000.  |
| 4. | No. of DU's                        | 20,000.  |
| 5. | Proposed development.              | 3000 DUs for a neigh-<br>bourhood of 15000 Popu. |

Category	Plot size in sq. mt.	No. of DUs.	Density DUs/Hac.	Total net area	% DUs
Janta/EWS	25	2000	250	8.0	66.7
L.I.G.	40	650	300	2.16	21.7
MIG	60	250	140	1.78	8.3
HIG	90	100	140	0.71	3.3
TOTAL		3000		12.65	100.00

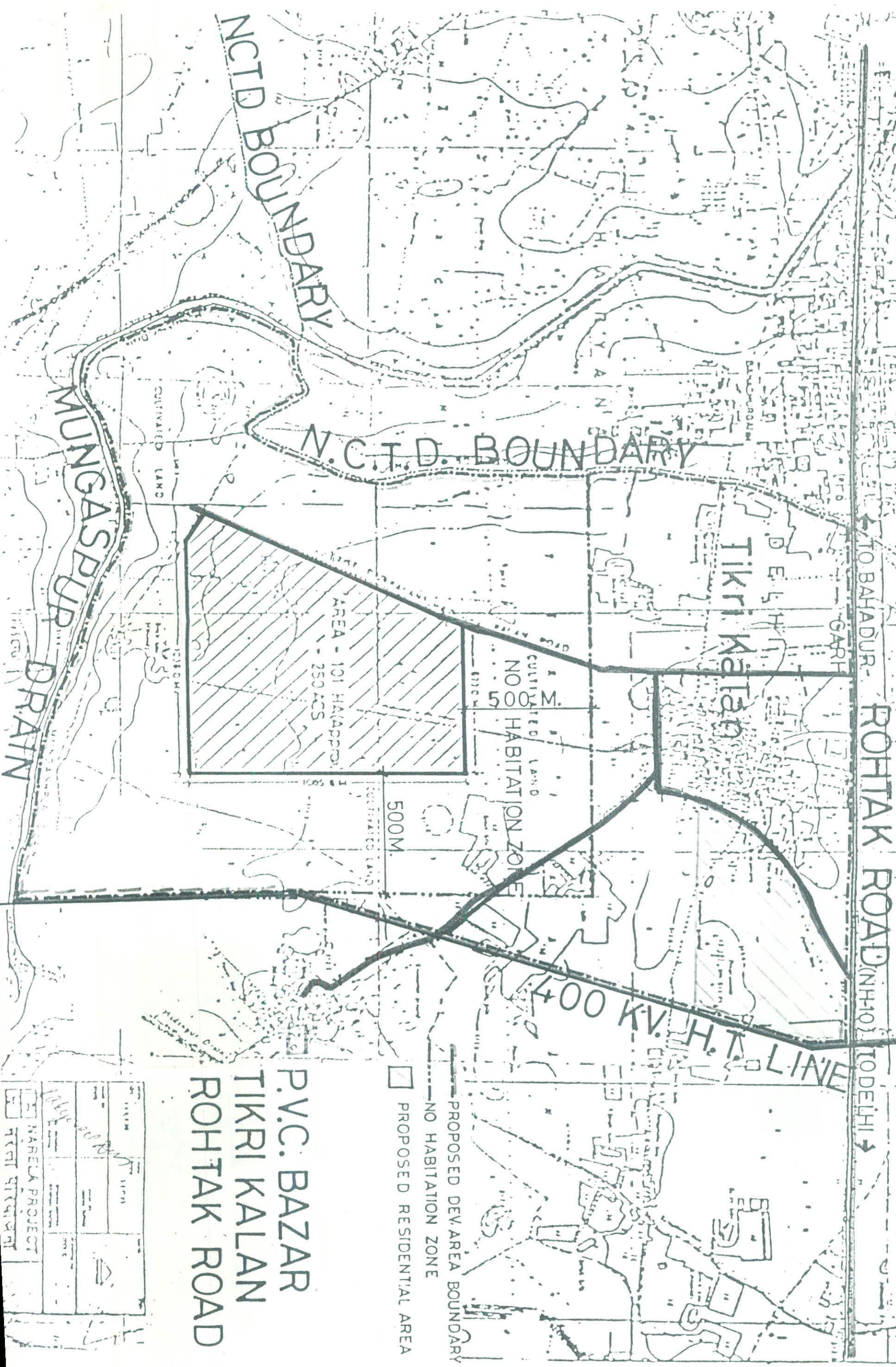
Area Calculations:

Net Residential area = 12.65 ha.  
 Net PSP/Com. Area = 12.092 ha.  
 Circulation/open space = 5.00 ha.  
 = 29.74 ha.

Say 30 Hac.

*22/1/51*  
*[Signature]*



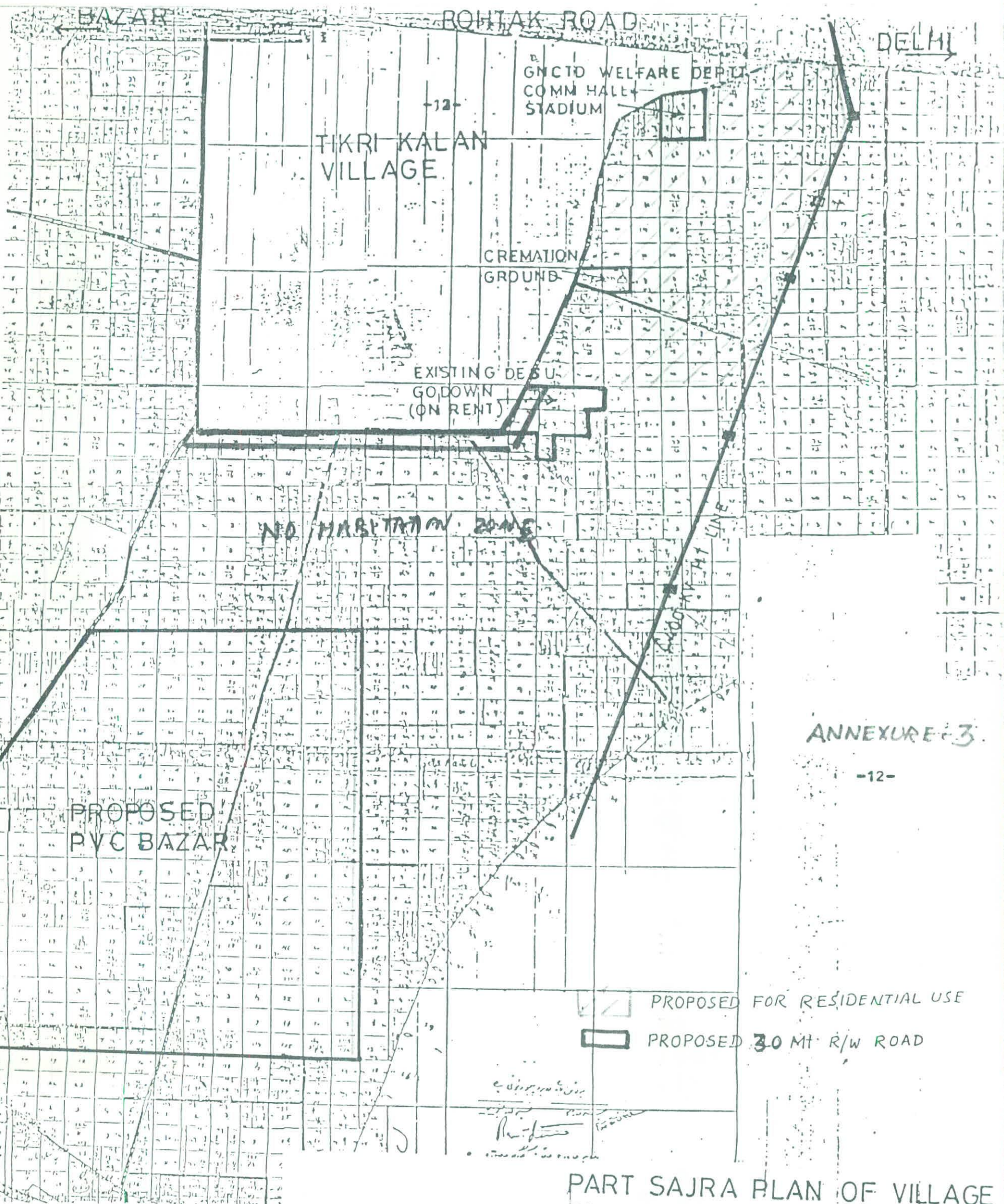


PROJECT NAME	TIKRI KALAN
PROJECT NO.	101
PROJECT AREA	250 ACS
PROJECT STATUS	PROPOSED
PROJECT DATE	2010
PROJECT LOCATION	TIKRI KALAN
PROJECT TYPE	RESIDENTIAL
PROJECT OWNER	DELHI DEVELOPMENT AUTHORITY
PROJECT APPROVED BY	DELHI DEVELOPMENT AUTHORITY
PROJECT APPROVED DATE	2010
PROJECT APPROVED FOR	TIKRI KALAN
PROJECT APPROVED BY	DELHI DEVELOPMENT AUTHORITY
PROJECT APPROVED DATE	2010
PROJECT APPROVED FOR	TIKRI KALAN
PROJECT APPROVED BY	DELHI DEVELOPMENT AUTHORITY
PROJECT APPROVED DATE	2010
PROJECT APPROVED FOR	TIKRI KALAN









ANNEXURE-3.

-12-

PART SAJRA PLAN OF VILLAGE  
TIKRI KALAN SHOWING  
LOCATION OF TIKRI KALAN VIL  
PROPOSED PVC BAZAR 400 KV  
HT. ROUTE ETC  
FOR REFERENCE ONLY.







Subject : Proposal for 33-KV grid S/stn. at Shastri Nagar (Gulabi Bagh) - Zone H-1

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File No.F.4(2)APII/95

**1.0 BACKGROUND :**

1.1 DESU vide their letter no.XD.SKN/1/495 dt.11.7.95 has requested for allotment of land for 33-KV grid S/Stn. at Shastri Nagar. In this letter it has been stated that the electricity demand in the surrounding area i.e. Gulabi Bagh, Shastri Nagar, Andha Mughal etc. is increasing day by day and it has become difficult to give stable power supply to these areas with the existing electrical net work. Therefore, it has become necessary to establish a grid to meet the growing load requirement besides giving connections to the bulk consumers, like pumping station of the MCD etc. All the colonies mentioned above are also under the jurisdiction of the MCD. However with a view to resolve the issue a meeting was held in the room of the CE(Elect.),DDA where it was suggested that DESU should explore the possibility of augmentation of the existing S/Stn. at Shahzada Bagh. In reply, DESU vide their letter no.SE(PLG) II:28:193 dt.27.11.95 has informed that it is not possible to install additional power transformers alongwith feeding arrangement at Shahzada Bagh to feed Shastri Nagar and adjoining areas including the MCD Pumping Station.

**2.0 PROPOSAL :**

2.1 The matter has been further discussed in the meeting held on 29.12.95 wherein DESU has agreed that the minimum land acceptable to them would be 50m x 45m against the normal standard size of 45m x 75m. A joint site inspection was also carried out with the representatives of DESU. The site has been accordingly identified near the existing petrol pump on Kalidas Marg (30m R/W) and is proposed for locating sub-station measuring 45m x 50m. The land use of the site under reference as per approved zonal plan, it is earmarked for a District park and as per MPD-2001 it is shown as gross residential. This site is just adjacent to the existing nallah. The land is lying vacant except only two trees which are coming within the proposed site. As per MPD-2001 public utilities

Sub : Proposal of Kabristan/burial ground on the West of Marginal Bund Road near Laxmi Nagar, Trans Yamuna Area.

File No.F.20(4)91-MP

**1.0 BACKGROUND :**

1.1 On the representation from Muntazima Committee, the Technical Committee recommended land measuring 1ha., West of Marginal Bund road, Ramesh Park, Laxmi Nagar for development of graveyard/kabristan in June,1989, subject to its processing of change of land use from 'recreational use' to 'public and semi-public facilities' (Graveyard/kabristan).

1.2 In july, 1993, the matter was further examined in detail before placing it to the Authority with a view to process the change of land use further. It was, however, found that the site earlier recommended by Technical Committee is located very near to the thickly populated residential area and thus, was found unsuitable. Joint inspections were also made with Muntazima Committee, Laxmi Nagar and it was agreed to identify an alternative location 2 to 3 km. from Laxmi Nagar.

1.3 With a view to prepare an overall Plan for cremation/burial/Cemetery sites in Delhi, the matter was discussed with MCD and accordingly the Technical Committee in its meeting held on 4.7.95 discussed the proposal for identifying the sites in Delhi. According to this a site had been identified on the western side of Marginal Bund near Laxmi Nagar, as there is no other land available in the nearby area.

**2.0 PROPOSAL :**

2.1 The proposed site of kabristan/burial ground measuring one hect. is situated on the west side of marginal bund road and on the south of existing cremation ground. The site is falling in Zone 'O' (Yamuna River Bed). As per the present site conditions, the proposed site is 1.5 mtr. above the present water level of river yamuna and 1.5 mtr. approximately below the bund road level.

Therefore, the site will require filling of about one mtr. before use. The site is presently accessible by an existing narrow road of about 3 mtr. wide but the same is proposed to be widened to 6 mtr. A 10 mtr. wide green buffer is also proposed in between the proposed Kabristan/burial ground site and existing cremation ground having a high boundary wall.

2.2 The proposed site falls in development area No.173 of DDA. The present status of the land has been got verified from the Lands Branch and they have observed from the record that the ownership of the land of this proposed site vests with the Canal Deptt. of U.P.Govt. and will have to be required to be taken by the Lands Branch,DDA.

2.3 Since, one hect. site falls in zone 'O' (Yamuna River Bed), this shall also require processing of change of land use from 'agriculture & water body' to 'public and semi-public (Kabristan/burial ground)'.

### 3.0 RECOMMENDATION

3.1 The matter is placed before the Technical Committee for consideration of proposal contained in 2.1, 2.2 & 2.3 above. (Plans are laid on the table).

*(Signature)*  
MURARI  
Dir (TYA)



-17-

Sub : Planning permission <sup>/MPD</sup> and regulation for petrol pump sites in rural use zones in Delhi.

Fd No F 7(23)/67-MP

Reference is invited to Authority's resolution no.129/95 dated 16.10.95 recommending permission of running a petrol pump on private land both in urban areas (including urban extension) and in the rural use zones & also the licence fee to be realised for granting planning permission. The Authority resolved as follows:

- i) Proposals contains in the agenda item be approved in principle in order to secure overall development of Delhi;
- ii) Detailed scheme for implementation of these proposals and the regulations thereof be formulated in consultation with the MCD and approval of the Ministry be sought for these regulations.

2. MPD-2001 permits petrol pumps i) along national highway; ii) in 11 villages (list annexed) identified as growth centres and; iii) on proposed major rural roads. The sizes and safety distance remain the same. The maximum size of petrol pump has been envisaged as 45m x 33m. As regards, the scheme for growth centres, MCD can be requested to accommodate 1 to 2 petrol pumps sites in the growth centre schemes.

3. Recommendation for consideration :

a) Location & Permissibility :

- i) In the rural use zones the petrol pumps are permitted on both private/govt. land/DDA lands.
- ii) The minimum road right of way will be 20m. in case of rural roads and the approved right of way in case of National Highways and other major roads.
- iii) Wherever road right of way is not approved, minimum set back will be 10m from the central line of the existing road. The land between existing road right of way and property line of the proposed retail outlet will be owned and maintained by the Oil Company and no construction will be allowed in this area except approach roads to the retail outlet sites.
- iv) General conditions of setting up of petrol pumps will be in accordance with IRC;12-1983 of the Indian Road Congress.

- v) Premises will have a defined boundary // As regards, its location in growth centre and national highway are concerned, there should not be any ambiguity.
  - vi) Premise use of the site will be governed as per MPD-2001 i.e. for sale of petroleum products to consumers and may include servicing of automobiles.
- b) Size and Building Controls :
- i) In rural areas considering the type of activity, maximum size of petrol pump is recommended to be increased to 60m x 45m. which will be a change in the Master Plan.
  - ii) Building norms shall be the same as applicable to Delhi Urban Area and wherever the plot is more than 33m x 45m, ground coverage & FAR will be restricted to the permissible ground coverage, FAR of this size.
- c) Other conditions :
- i) The one time licence equivalent to one year licence fee chargeable in urban area will be realised from the Oil Company as decided by the Authority.
  - ii) The Oil Company will apply to DDA for planning permission;
  - iii) Oil Company will simultaneously seek clearance from DCP (Licencing).
  - iv) After issue of clearance from DDA and DCP, Oil Company will seek approval of building plans from the local authority.

4. Proposal contained in para '3' above is submitted for consideration of the Technical Committee.

21/8/2001

S.NO. 7/ITEM NO. 6/96/TC

Sub: Request from CPWD for relaxation in gross density from 250 PPH to 300 PPH for construction of general pool housing type V and VI quarters near Vasant Vihar.

No.F.3(38)/95MP

1.0 BACKGROUND:

1.1 Reference is invited to the letter of SA(CPDO) dated 29.9.95 requesting DDA for the relaxation of density from 250 PPH to 300 PPH for their scheme near Vasant Vihar for construction of general pool housing accommodation. Subsequently, the matter was further discussed in the chamber of Secretary (UD) on 5.10.95 when the request was again made. The Vice Chairman, DDA assured that the request from the CPWD will be examined and convey decision quickly.

1.2 CPWD has prepared an overall plan for 26.82 Hac. out of which the scheme for 24.2 ha. stands approved by DDA vide letter No.F.23(6)81 Bldg. dated 26.2.86 and the proposal has been received for the construction of 126 number Type V and 26 number Type IV quarters in the remaining area of 2.6 hac. The gross density as per the approved layout plan has been calculated as 288 PPH.

2.0 DETAILED EXAMINATION:

2.1 The land owned by CPWD forms part of the gross residential area as per the MPD-2001 to be developed @ 250 PPH. According to CPWD approval has already been accorded for the density of 288 PPH which is 250 PPH+15% variation.

3.0 PROPOSAL :

3.1 The proposal is to consider the modification in the Master Plan for increase in the gross residential density from 250 PPH to 300 PPH as one time exception.

4.0 The matter is placed before the Tech. Committee for its consideration.

*CLP*  
KC (DeB)



Subject: Redevelopment of Mata Sundari Road Area - Scheme  
Submitted by CPWD.

F.3(46)/90-MP

1.0 BACKGROUND

1.1 Reference is invited to the letter dated 25.10.95 from the Sr.Architect, CPDO, CPWD requesting the following:

- i) To accord approval to the modified development plan.
- ii) To consider the reduced parking at 1.33 Equivalent Car Spaces (ECS) per 100 sq.m floor space indicated in the MPD-2001 in case for low category Govt. quarters.

1.2 Earlier, the proposal was discussed in the Technical Committee Meeting held on 4.7.95 under item No.38/95 where the areas for different uses were readjusted as below:

a) General Pool Housing	25 acres
b) Slum Tenements	10 acres
c) Delhi Admn. Quarters	10 acres
d) Community Facility/open space	28 acres

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Total	73 acres
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1.3 The matter was again discussed in the Tech. Committee Meeting held on 12.9.95 under Item No.73/95 and where it was resolved that issue of utilisation of land of Mata Sundri area was discussed in detail and Tech. Committee agreed to the proposal of reservation of 10 acres of land for Slum Deptt. with the observations that if necessary Slum Deptt. can approach the Ministry for increased quantum of area.

1.4 All pending issues relating to, CPWD and Govt. pool housing were discussed in the Chamber of Secretary (UD) on 5.10.95, where it was assured that revalidation and approval of layout will be done by the Bldg. Deptt. expeditiously. Director (Bldg.) has referred the matter to CFO for clearance of Multistoreyed resdl. complex.

2.0 Detailed examination

2.1 As regards the scrutiny of modified layout plan is concerned, it is pointed out that the components

as fixed by the Tech. Committee in its meeting held on 4.7.95 has not been followed by the CPWD. The plan consists of 9 pockets earmarked for redevelopment and out of 73 acres about 45.5 acres has been utilized by CPWD for their residential scheme. The details have not been given for the area to be given to Delhi Admn. for their staff quarters and also the required area under community facilities to the extent of 28 acres. The breakup of the area does not conform to the decision of the Tech. Committee.

2.2 In regard to the relaxation in the parking norms the Master Plan is very clear and according to this 1.33 ECS per 100 sq. mtr. floor area to be provided. CPWD has not indicated the exact relaxation required in these parking standards.

### 3.0 Recommendation

3.1 The CPWD should modify the plan indicating the breakup of land clearly alongwith the detailed type designs of different units as per the Tech. Committee decision and submit to the Building Deptt., DDA for scrutiny and approval.

3.2 As regards the relaxation in car parking, the details may be provided so that the relaxation required can be considered by the Tech. Committee.

4.0 The proposal contained in para 3.0 above is submitted for consideration of the Tech. Committee.

*CPD*  
AC(DCB)



SUB: Proposal for 33/11KV S/Stn. at Tri Nagar  
to D.E.S.U.

(F.29(6)/95-IL.

**1.0. BACKGROUND:**

1.2 D.E.S.U. vide their letter No.SE(PLG.)II/21/14 dated the 10th May,1995 requested for allotment of area measuring 75m x 45m for the construction of 33 KV Grid Sub-station at Tri Nagar. It has also been stated in the letter that the electricity load demand in Tri Nagar and in surrounding areas of Tri Nagar i.e. Kanahya Nagar, Vishwas Nagar etc. has increased. It has been further stated that it has become increasingly difficult to give power supply to these areas with the existing electrical network.

**2.0 DETAILED EXAMINATION:**

2.1 The case has been examined and it was found that most of the unauthorised colonies/other colonies fall in the jurisdiction of M.C.D. However, to resolve the problem, a joint <sup>site</sup> inspection was carried out on 25.10.95 with the representatives of D.E.S.U. The identified site was found to be located in the Community Centre and was, therefore, not found suitable. It was decided that D.E.S.U. will explore possibility of augmenting the existing sub-stations in the area and submit a report in this regard.

2.2 C.E.(Elect.),D.E.S.U. vide his letter dated 16.11.95 has pointed out that there is no possibility for further augmentation of existing sub-stations and to meet the power demand to give uninterrupted and reliable power supply, DDA may again consider for allotment of 33KV S/Stn. sites.

**3.0 PROPOSAL:**

3.1 A joint inspection was again done on 1.12.95 with the representatives of DESU. Area MLA Sh.Nand Kishore was also present. Two alternative sites were identified in the Development Plan of Lawrence Road Industrial Tenements Residential Scheme to the north-east of Local Shopping Centre in Block 'B'.

**3.2 ALTERNATIVE PROPOSAL I:**

There is a site reserved for Fire Station. The area representative suggested that there are already two Fire Stations existing in the vicinity and no more Fire Stations are required. This statement, however, will have to be got confirmed from Fire Department.

SUBJECT:- Location of 400/220 KV sub-station near Maharani Bagh/River Yamuna Bed.

F-6(2)92-mp/

1-0 BACKGROUND:

In February, 1992 DESU initiated the case for 400/220 KV sub-station at Maharani Bagh for the establishment of 400/220 KV sub-station with a stipulation that 220 KV sub-station established during the 8th Five Year Plan and its upgradation would be in the 9th Five Year Plan.

It was also submitted by DESU that for the total power requirement of Delhi by the end of century would be 4000 MW and is to be proposed to met with 5,400 KV sub-station at the locations a) Karawal Nagar b) Bawana (c) Bijwasan (d) Jaitpur and (e) Maharani Bagh.

This was considered by the Technical Committee in its meeting held on 26.4.94. wherein following was decided:-

"The Technical Committee constituted a group consisting of Chief Architect, Addl. Commr. (AP) and a representative of DESU to examine the proposal submitted by DESU. It also desired that DESU should work out the details on a larger size map keeping in view the proposal of fly-over near Maharani Bagh as finalised by NOIDA. The matter should be reported to the Technical Committee in its next meeting."

Keeping in view the decision of the Technical Committee SE(Plg.) DESU vide his letter dt. 30. 11.95 has submitted the proposal for 2 alternate sites <sup>which</sup> could be considered to be allotted by DDA, each measuring <sup>400x400M.</sup> with loop in proposal.

2-0 OBSERVATIONS:-

On the alternate site No.1 part of the area is being utilised for cremation ground and alternate site No.2 major portion of the land is unacquired.

3-0 ACTIONS TAKEN:-

The lands owned by DDA in the vicinity of the proposed site are identified on the Sajra plan of village Kilokari and have been further inspected with the representatives of DESU (SE (Plg.) and Ex.Eng.Plg.) along with the representatives of the lands deptt. of DDA.



4.0. PROPOSAL :- Based on the inspection and the availability of the land a site measuring about 16 hect in the south of existing approach road to Pantoon Bridge in continuation to the cremation ground sites as shown on the copy of the plan is placed before the Technical Committee. for its consideration with the following observations:-

- i) The land vesting immediately with DDA is handed over to DESU to take up the work.
- ii) The land under stay could be handed over after the vacation of these stays by court.
- iii) DESU will seek the clearance from Chief Engineer (I&F) for setting up the electric sub-station.
- iv) The land use of the proposed site measuring about 16.00 hect is changed from Agriculture and Water Body to utility (electric sub-station).

5.0. The proposal contained in Para 4 above is placed for the consideration of Technical Committee.

RECEIVED  
27/4/96