

DELHI DEVELOPMENT AUTHORITY

No. F.1(9)96-MP

Dated: 11.3.96

Minutes of the 59th Technical Committee meeting held on 20.2.96 at 10.00 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. Sh. R.L. Hans, Engineer Member
3. Sh. K.N. Khandelwal, Finance Member
4. Sh. Arun Mhaisalkar, Commissioner (Plg.)
5. Sh. M.N. Khullar, Chief Architect
6. Sh. Chandra Ballabh, Addl. Commr. (DC&B) - Member Secy.
7. Sh. K.K. Bandyopadhyay, Addl. Commr. (AP)
8. Sh. R.K. Jhingan, Director (Land scape)
9. Dr. S.P. Bansal, (NCR/UE & PPR)

TOWN & COUNTRY PLANNING ORGANISATION

10. Sh. K.T. Gurmukhi, Addl. Chief Planner

DELHI POLICE

11. Sh. Balbir Singh ACP(T)

D.E.S.U.

12. S.K. Choudhary, XEN

C.F.W.D.

13. Sh. Y.D. Sharma, Senior Architect
14. Sh. R.S. Kaushal, Senior Architect

LAND & DEVELOPMENT OFFICE

15. Sh. L.D. Gaudotra E.O.

M.C.D.

16. Sh. Shamsheer Singh, Addl. Town Planner

SPECIAL INVITEES.

17. Sh. R.S. Gupta, I.G. (Prisons) Tihar Jail for item No. 30/95
18. Sh. Prakash Narain Dir. (DC & MP)
19. Sh. A.K. Gupta Director (Narela) - Nodal officer (LM)
20. Sh. S. Srivastava, Dir. (spl. Project) - Nodal officer (LD)

1. Item No.63/95

Sub : Action taken report on the decisions of Technical Committee meeting held on 6.2.96 (58th)

F.1(28)91-MP

Action taken report was discussed and the following observations were made:

i) Item No.21/96 at S.No.5 page 2 of the minutes para (ii) part, be read as under.

"Approval of the total urban renewal scheme be delinked from detailing and development of land belonging to M/s Dewan & Sons."

ii) Under item no.22/96, S.No.10 in the para, 5th line of minutes, 'including the existing land use premises' be added between '1.5ha.' and 'as on'. The sentence will read 'Objection for consideration of 1.5 ha. including the existing land use premises as net area for.....'

iii) In future the agenda items be strictly prepared as per the format circulated by Master Plan Section.

2. Item No.28/96

Sub : Regarding 80 bedded hospital on Khasra Nos.14/21,22,15 6/1, 7,8,15/9/1, 15/9/2 in village Pandwala Kalan Najafgarh, Goomenhera Road.

F.13(2)95-MP

The Technical Committee recommended to process the change of land use of about 1.4 ha. land from 'rural use' to 'public and semi-public facilities (Hospital)' with the following conditions:

- a) The trust shall leave atleast 15 mtr. space in front from the middle of the road for future expansion of the road.
- b) It would be the responsibility of the Trust to arrange water supply, power and waste disposal arrangements untill such time these are extended by the MCD.
- c) The development would be as per the norms and provisions of Master Plan-2001.

3. Item No.29/96

Sub : Change of land use of about 39.3 ha. (97.0acres) of land in village Bawana for resettling 6 CRPF battallion (to be shifted from rural area) from 'rural use' to 'public and semi-public facilities' (PS-4; Police District Battallion)

F.20(2)96-MP

The Technical Committee recommended to process

the change of land use of about 39.93 ha. (97.0 acres) from 'rural use' to 'public and semi-public facilities' (PS-4 Police Distt. Battallion). The Campus will be divided in three parts and the regulations be applied as under:-

- a) i) Academic including Administration (45% of the total land area)
ii) Max. ground coverage 33.33%
iii) Max. floor area ratio 80
iv) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and, if used, for parking and services shall not be counted in FAR.

- b) Residential (25% of the total area)

This will be developed at a gross density of 400 pph. Land shall be reserved for residential facilities @ 9.2 sq.mtr. per person. Sub-division regulations as given for group housing shall apply.

- c) Sports & Cultural Activities (15% of the total area)
i) Max. ground coverage 10%
ii) Max. floor area ratio 15


- d) Parks and landscape (15% of the total area):
Suitable landscape plan to be prepared for this area.

- e) Max. permissible height 15 metres

4. Item No.30/96

Sub : Land for New Jails in Delhi U.T.
F.JD/NCR&UE/(96)/F.2

The matter was discussed and on the request of Inspector General, Delhi (Prison), the item was deferred for further examination.


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

DELHI DEVELOPMENT AUTHORITY

No. F.1(9)96-MP

dt. 22.2.96

Draft minutes of the 59th Technical Committee meeting held on 20.2.96 at 10.00 A.M. in the Conference Room of Vikas Minar, 5th floor, DDA, New Delhi.

The following were present:

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1. Shri Anil Kumar, Vice Chairman (In Chair)
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18. Sh. Prakash Narain Dir. (DC & MP)
19. Sh. A.K. Gupta Director (Narela) - Nodal officer (LM)
20. Sh. S. Srivastava, Dir. (Spl. Project) - Nodal officer (LD)

ORIGINAL
Approved
dated 7.3.96
8/2/96

1. **Item No.63/95**

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F.1(28)91-MP

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2. **Item No.28/96**

Sub : Regarding 80 bedded hospital on Khasra Nos.14/21,22,15 6/1, 7,8,15/9/1, 15/9/2 in village Pandwala Kalan Najafgarh, Goomenhera Road.

F.13(2)95-MP

The Technical Committee recommended to process the change of land use of about 1.4 ha. land from 'rural use' to 'public and semi-public facilities (Hospital)' with the following conditions:

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c) The development would be as per the norms and provisions of Master Plan-2001.

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Sub : Change of land use of about 39.3 ha. (97.0acres) of land in village Bawana for resettling 6 CRPF battallion (to be shifted from rural area) from 'rural use' to 'public and semi-public facilities' (PS-4; Police District Battallion)

F.20(2)96-MP

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This will be developed at a gross density of 400 pph. Land shall be reserved for residential facilities @ 9.2 sq.mtr. per person. Sub-division regulations as given for group housing shall apply.

- c) Sports & Cultural Activities (15% of the total area)

- i) Max. ground coverage 10%
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- d) Parks and landscape (15% of the total area):

Suitable landscape plan to be prepared for this area.

- e) Max. permissible height 15 metres

4. Item No.30/96

Sub : Land for New Jails in Delhi U.T.

F.JD/NCR&UE/(96)/F.2

The matter was discussed and on the request of Inspector General, Delhi (Prison), the item was deferred for further examination.

Handwritten signature/initials

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(3)/96-MP

Dated: 15.2.96

MEETING NOTICE

The 59th Technical Committee meeting of the DDA will be held on 20.2.96 at 10.00 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

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ACTION TAKEN REPORT ON THE DECISIONS OF TECHNICAL
COMMITTEE MEETING HELD ON 6.2.96 (58th)

Sl. No. 1/Item No.63/95/TC

Sl.No. / SUBJECT

EXTRACTS OF DECISION

PRESENT POSITION AND FOLLOW
UP ACTION

1. 63/95
Action taken report on the decisions of the 57th Tech. committee meeting held on 23.1.96
F1(28)91-MP
Action taken report was discussed and it was decided that the actions to be taken be expedited by the concerned departments simultaneously.
2. 18/96
Grant of NOC for storage of petroleum class 'B' and 'C' products in rural areas in Delhi.F7(4)91-MP
The guidelines earlier formulated by the Tech. committee for urban areas in its meeting held on 25.7.95 be followed in rural areas also. DCP(L) be informed accordingly.
Decision of the Tech. committee conveyed to DCP(L) on 14.2.96.
3. 19/96
Formulation of development control norms for Club buildings
F3(44)94-MP
The norms contained in para 3 of the agenda were approved subject to that for plot sizes more than 10,000 sqm These control shall be restricted to the areas as applicable in case of 1 hect plot only surplus area over 1 ha. should be used for open air activities, landscaping and parking only. These are to be processed for requisite modification in MPD-2001.
Agenda note for the Authority will be submitted by 23.2.96.
4. 20/96
Land use and development control norms for land owned by M/s Edward Leventers plot located in block no. 48, Sardar Patel Marg, New Delhi.
F17(18)70-MP
Deferred with the observations that this be examined further.
5. 21/96
Issue of NOC for constn. of commercial complex on property no. 7361 (pt.) Remnagar on Main -utab Road to M/s Dewan & Sons Investment Pvt. Ltd.
F3(274)61-MP
Urban renewal scheme for the area measuring 3.34 ha. and comprising of pvt./DDA land and the property no. 7361(pt.) was presented. The Tech. committee made certain observations.
Under examination in Area Planning Wing.

The scheme finalised in light of the observations brought before the Tech. Committee in March 1996.

5. 22/96
Proposed integrated Freight Complex
Narela Sub city.
Dir./NP/93/114(Pt. II)

The layout of IFC and detailed sub plan for the area for food grain fruit and veg. mkt. with certain recommendations:
(i) Land under litigation, leftover land and additional land about 15 hec. to be acquired immediately.
(ii) Possibility of utilising the land falling under 66/220/400 AV HT lines for nursery / floriculture on licence basis be explored in consultation with DMB and DESU.
(iii) Notification for acquisition of remaining land for IFC, district centre and 100 mtr. express way be issued.
(iv) To initiate processing for change of land use for 360 hect.
(v) To process and finalise transportation for the IFC Narela.
(vi) Detailed scheme for submission to DUA for entire IFC Narela be prepared within time frame.

Under examination in Narela Project Unit.

7. 23/96
Proposal of 30/45m R/W Road in place of an existing drain passing along Anand Vihar CHBs.
S.PA/JD(TVA-II)95/662/AC(TVA)

The proposal submitted by PWD for construction of 30 mt./15 mt. road on the existing unused drain was not agreed. Its utilisation was approved as under:
(i) Land scavenging scheme of the nallah integrating parking / open spaces of adjoining localities be prepared by Dir. (Land scape)
(ii) A Cycle track be provided linking shopping complex.

The decision of Tech. Committee conveyed to PWD on 14.2.96. Landscape Deptt. is to prepare land scape scheme.

8.

24/9/6
220 KV grid sub station at Siri Fort.
F6(3)91-MP

Possibility of alternative site be again explored through a joint inspection of a team comprising of CA, CE(B) Dir.(AP) I (Convener) Dir.(IS) and CE DESU. Min. area requirement for grid sub station including indoor sub station be also worked out. The matter be brought in the Tech. committee in March 1996.

Under process with Area Planning wing.

9.

25/9/6
Electrification of residential plots near Khyala at Chokhandi Identification of land for 33 KV sub station.
PA/DIR/AP-11/95/314-G

Alternative site no. 1 adjoining nallah was approved. The proposal has already been approved by the Screening Committee to provide site measuring 45 mt. x 75 mt.

Plan under modify with Area Planning wing.

10.

26/9/6
General Pool housing at sector 10, R.K. Puram
F20(24)86-MP

The area of the service centre will be about 1.8 ha. by including the approved land use as recommended in MP-2001. There is no objection for consideration of 1.5 ha. as net area for Service Centre. L&DO / PWD be requested to finalise the detail lay out plan for Service Centre.

Decision conveyed to Senior Architect, CPWD on 14.2.96
Copy to WCD & L&DO for Service Centre

11.

27/9/6
Proposal for 66 KV grid sub-station site at Saket,
F204/7E(E)

Alternative site no. 1 near Shivalik CHBS was agreed. The proposal be further processed in consultation with the Lands Deptt. and Dir.(IS) in case the site is not found feasible / alternative site no. 2 (FC - 30) may be considered and brought before the next T.C.

Under examination with Area Planning wing.


P.V. Mahalingam
JSCMP

Sub : Regarding 80 bedded hospital on Khasra Nos.14/21,22,15,6/1,7,8, 15/9/1, 15/9/2 in village Pandwala Kalan, Najafgarh, Goomenhera Road.

File No.F.13(2)/95-MP

1.0 BACKGROUND

The proposal is regarding 80 bedded hospital site at village Pandwala Kalan, Najafgarh-Goomenhera road,Delhi on a land measuring 14,192 sq.mt. (1.42 hect.) by The Shri Hansnagar Ashram Trust referred by the Addl.Town Planner, MCD for land use clearance, vide their letter dt.1.1.96.

2. OBSERVATIONS

i) The case has been examined in the Urban Extension Unit. According to MPD-2001, the site under reference falls outside the proposed urban limits-2001 in rural areas and the land use is 'rural' (as per the plan enclosed).

ii) AS per the provisions of MPD-2001, the norms for 80 bedded-Intermediate Hospital (Category.B) is as under:

Area for Hospital	=	0.60 ha.
Area for residential accommodation	=	0.40 ha.
Total	=	<u>1.00 ha.</u>

iii) AS per the letter of Shri Hansnagar Ashram Trust addressed to Director(MP),DDA dt.4.12.95, the land measuring 1.419 ha. (comprising Khasra Nos.14/21,22, 15,6/1,7,8,15/9/1,15/9/2 at village Pandwala Kalan, Najafgarh) is in possession of the Trust and is on the main village road connecting Najafgarh with Goomenhera.

iv) AS per the provisions of MPD-2001, public and semi-public facilities are permissible in the rural use zone provided they are within 0.5km. of the settlement. The proposed site is about one km. from the village abadi area as shown in the plan enclosed.

Sub : Change of land use of about 39.3 ha. (97.0 acres) of land in village Bawana for resettling 6 CRPF battallion (to be shifted from rural areas) from 'rural use' to 'public and semi-public facilities' (PS-4; Police District Battallion).

File No.F.20(2)96-MP

1.0 BACKGROUND AND LOCATION :

1.1 Reference to discussion in the meeting held in in the chamber of Special Secretary, Home Affairs on 18.1.96 and 2.2.96 when it was decided that about 41.2ha. (101.8 acres) of land at village Bawana (earlier notified for acquisition for shifting PVC market) be acquired by Delhi Admn. urgently and handed over to CRPF for locating six battallions presently in Central & Southern Ridge area. This has become necessary in view of the directions of the Hon'ble Supreme Court of India in CWP No.4677/85- M.C Mehta vs Union of India to shift the existing CRPF campus from Ridge Area to some other suitable location. It was also decided that tentative layout plan may be prepared by CPWD and the processing of change of land use will be done by DDA immediately as per the time schedule fixed by Supreme Court to complete the shifting by 15.5.95.

1.2 CRPF has informed about acquisition of approximately 41.2 ha. (101.8 acres) of land in village Bawana. This land is located towards North West of Delhi on Alipur Bawana Road and the Western Yamuna Canal runs along the Southern boundary of this land. The location plan and the akshajra plan have also been submitted. The site is presently accessible through 25m wide Narela Bawana Road. The land is at present under agricultural use and falls in the revenue estate of village Bawana 4 mtr. wide road also runs almost in the centre of the land dividing the site in 2 parts providing access to Ghoga Helicopter Base which is about ½km away from the site. At present there are 2 brick kilns, one farm house and a small iron factory existing within the site.

1.3 CRPF proposes to develop its campus to station 6 battallion which would be self-contained and will be sharing common facilities and staff quarters. They will be single storey barracks for Jawans in each battallion with administrative and other buildings. A part of this land has been proposed to be developed for type I to.

Type VI residential quarters for officers and staff. In the proposal, Alipur-Bawana Road has been shown 80m wide as per Urban Extn. Plan, MPD-2001. The plan also indicates that the other existing road which is providing access to Helicopter Base would be widened to 20mtr. The net area after these 2 road widening works out to about 39.3 ha. (97.0 acres). Most of the buildings have been proposed single storey structure besides few residential quarters block which will be in 2 storeys.

2.0 DETAILED EXAMINATION :

2.1 The matter has been examined with respect to MPD-2001 CRPE proposes to develop this campus initially as a temporary camping site and gradually convert it to permanent camping site to be developed in a phased manner. The change of land use will, therefore, be necessary. As regards the application of development control norms, this premises, in the public & semi-public use zone PS.4, the norms suggested for large campus more than 8 ha. (referred page 163-164 of 1.8.90 gazette) with slight modification as has been agreed in case of National Security Guard to increase maximum ground coverage for the administrative block, taking into account the requirement of single storey barracks forming part of the battalion complex^{are suggested.} The campus will be divided into 3 parts & regulations to be applied are given below:

- a)
 - i) Academic including (45% of the total land area) administration
 - ii) Max. ground coverage 20%
 - iii) Max. floor area 80 ratio
 - iv) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and, if used, for parking and services shall not be counted in FAR.

NOTE : The Technical Committee has approved increase of 20% ground coverage to 33.33 without increasing the FAR in case of National Security Guard in file No.F.20(16)/95-MP (refer Technical Committee decision dt.12.9.95 under item no.71/95).

- b) Residential 25% of the total land area.
This will be developed at a density of 400 ppp gross. This land shall be reserved for residential facilities @ 9.2 sq.mtr. per person. Sub-divided regulations as given for group housing shall apply.

(Signature)

- c) Sports & Cultural activities(15% of the total area).
 - i) Max. ground coverage 10%
 - ii) Max. floor area ratio 15
- d) Parks & landscape (15% of the total land area); suitable landscape plan to be prepared for this area.
- e) Maximum permissible height 15 m.

3.0 RECOMMENDATION FOR CONSIDERATION

3.1 The matter is submitted for the consideration of Technical Committee for change of land use of about 39.3 ha. (97.0 acres) from 'rural use' to 'public and semi-public facilities' (PS-4; Police District Battallion).

~~CR~~

AC (D-ER)

Sub: LAND FOR NEW JAILS IN DELHI U.T.

File No.: JD/NCR&UE/96/F.2

1. BACKGROUND :-

- i) Inspector General, Delhi Prisons, vide D.O. No. F.15 (762)/Gen./CJ/95-96/6660 dt. 17th Nov., 1995 addressed to Dir. (Lands), has requested for allotment of land measuring about 700 acres for new jails in Dwarka and Narela sub-city projects, in order to meet the needs of prisoner population upto 2005 A.D.
- ii) The case for new site in Dwarka was examined in the Dwarka Project office and it was informed that a site of about 10 ha., earlier indicated for a District Jail in Sector 16-B (Phase-II) is to be relocated beyond the Dwarka Project area on Najafgarh Road. As regards a site for jail in Narela, the case is under consideration of the Narela Project office. The proposal under consideration is for a suitable site near Dwarka Project, in South-West Delhi.

2. OBSERVATIONS :-

The request of I.G. (Prisons), GNCTD, was examined with regard to the provisions of the MPD-2001. A discussion meeting was organised on 7th Feb., 1996, followed by specific site inspection on 14th Feb., 1996 with representatives of Delhi Prisons and Dwarka Project Office. The salient observations are as given below :-

- i) As per the MPD-2001 (ref. page no: 139, Gazette of India, Extraordinary), one District Jail site for 10 ha. population measuring 10 ha. in area is to be allocated.
- ii) In the letter from I.G. Prisons, GNCTD, mentioned above, the requirement of about 700 acres (283.20 ha) was made. In the light of the present concept of open jails, where jail inmates are to be engaged in construction/productive activity through agriculture, vocational training etc. the land of about 150 ha. each for North, South, East and West Delhi was emphasised. Accordingly, a site in West-Delhi, was decided.
- iii) Three alternative locations near Dwarka were discussed (as shown on plan laid on table). Based on the criteria of accessibility, availability of utilities and services and distance from inhabited area, Alternative - 1 was found appropriate. This land falls in the Rural Use Zone" and measures approximately 165 ha.

iv) Description of the site of Alternative - 1 (About 165 ha.):-

- a) The site is located along Najafgarh road. It is bounded by the Najafgarh road in the North, Najafgarh nalla in the East, the proposed urban expressway on the West and a minor road connecting Najafgarh town with Kakrola village on its south.
- b) Unauthorised building activity is taking place along Najafgarh road and also along the southern peripheral road.
- c) There is an earthen mound located within the site called Masodabad kot.
- d) The rest of the site is clear of pucca structures, barring a few sporadic farm houses-type buildings and is mostly under agricultural use. A few clusters of full grown trees also exist on the site.

3. RECOMMENDATIONS/PROPOSALS :-

With the observations given above, it is proposed that an area measuring about 165 ha. (described in alternative-1) be considered for acquisition and change of land use from "Rural" use to "Public and Semi-Public (District Open Jail)", with following conditions :-

- i) The R.O.W. of Najafgarh road (about 60 m.) would be maintained.
- ii) Interim arrangements of services would be the responsibility of the Delhi Prison authorities, till the time Municipal services are extended in this area.
- iii) The Development control norms of Educational Campus as per MPD-2001, shall be applicable.
- iv) Land required for junction improvement of Najafgarh road and proposed expressway, will be surrendered by the jail authorities, in case required.

4. The case is put up for consideration of Technical Committee as in para-3, above.

(Signature)