

DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

No.F.1(15)96-MP

Dated: 14.05.96

Minutes of the 63rd Technical Committee meeting held on 7.5.96 at 10.00 A.M. in Conference Hall, Vikas Minar, 5th floor, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY

1. Sh.Anil Kumar, Vice-Chairman (In chair)
2. Sh.R.K.Bhandari, Engineer Member.
3. Sh.Arun Mhaisalkar, Commr.(Plg.)
4. Sh.Chandra Ballabh, Addl.Commr.(DC&B)
5. Sh.K.K.Bandyopadhyay, Addl.Commr.(AP)
6. Sh.A.K.Jain, Addl.Commr.(Projects)
7. Sh.M.N.Khullar, Chief Architect.
8. Sh.R.K.Jhingan, Director(Landscape)
9. Dr.S.P.Bansal, Director(PPR)

NEW DELHI MUNICIPAL COMMITTEE

10. Sh.C.L.Mehta, Architect.

MUNICIPAL CORPORATION OF DELHI

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

CENTRAL PUBLIC WORKS DEPARTMENT

12. Sh.Kapil Setia, Dy. Architect.

TOWN & COUNTRY PLANNING ORGANISATION

- 13 Sh.K.T.Gurumukhi, Addl.Chief Planner

D.E.S.U.

14. Sh.V.K.Sakhija, ACE(Plg.)
15. Sh.S.K.Mehta, S.E.
16. Sh.A.C.Bhatnagar, H.S.

SPECIAL INVITEES

17. Sh.Pritam Singh, Dy.Secy. from Delhi Agricultural Marketing Board for item no.55/96
18. Sh.Pradip Behari, A.C.A-I,DDA
19. Sh.B.L.Khurana, Chief Engineer(E)
20. Sh.B.K.Jain, Director(SP)
21. Sh.D.K.Saluja, DirectorA(T)
22. Sh.Prakash Narain, Director(DC&MP)
23. Sh.S.Srivastava, Director(AP)-I
24. Sh.A.K.Gupta, Director(Narela)

*OK*

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

Sub : Action taken report on the decisions of 62nd Technical Committee meeting held on 23.4.96

F.1(28)91-MP

The action taken report on the decisions of the Technical Committee meeting held on 23.4.96 were discussed and noted.

2.1 **Item No.52/96**

Sub : Route alignment for erection of 33KV DC Tower Line from proposed 33/11 KV sub-station at Wazirabad water works to outer Ring Road (Road No.50) and laying of 2 nos. 3 x 300 sqm. XLPE cable upto 220/33KV station at Gopal Pur.

F.6(5)94-MP

The Technical Committee approved the route alignment as contained in para 2.1 and 2.2 of the agenda note.

3. **Item No.53/96**

Sub : Route Proposal for laying of 2 nos. 3 x 300 sqm. XLPE cables from 220/33 KV sub-station park street to Motia Khan sub-station.

F.6(4)95-MP

The Technical Committee approved the proposal of route alignment as contained in para 2.1 & 2.2 of the agenda note.

4. **Item No.54/96**

Sub : Change of land use of an area measuring about 3 acres (14520 sq.yds) from 'Public and semi-public' (Education & Research) to 'Residential'.

F.16(42)74-MP/Vol.II

The item was deferred for further detailed examination and recommendation in consultation with Lands & Legal Deptt., DDA.

5. **Item No.55/96**

Sub : Request for acquisition of land in village Haibatpur by Delhi Agricultural Marketing Board for fodder Market.


F.14(1)96/CRC/DDA

The proposal was agreed, in principle, with the following observations:

- i) DAMB will take up acquisition of the land with GNCTD directly.

*[Handwritten mark]*

- ii) DAMB will submit the details of their total proposals of such markets in Delhi.
- iii) The scheme be developed with the envisaged under Mini Master Plan proposal of GNCTD.
- iv) Interim arrangement of service would be made by DAMB until such time the regular services are provided by MCD.


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

Memo No.F.1(15)96-MP

Dated: 14.05.96.

Copy to:-

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

  
(P.V. MAHASHABDEY)  
Jt. Director (MP)

DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )


No.F.1(3)96/MP

Dated : 6.5.96

MEETING NOTICE

The 63rd Technical Committee meeting of the DDA will be held on 7.5.96 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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3.	53/96	Route proposal for laying of 2 nos. 3 x 300 Sqm. XLPE cables from 220/33 KV Sub-Station Park Street to Motia Khan Sub-Station. F.6(4)95-MP	3-4
4.	54/96	Change of land use of an area measuring about 3 acres (14520 sq.yds.) from 'Public and Semi-Public' (Education & Research) to 'Residential'. F.16(42)74-MP/Vol.II	5-8
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(CHANDRA BALLABH)  
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ACTION TAKEN REPORT ON THE DECISIONS OF  
THE 62ND TECHNICAL COMMITTEE MEETING HELD ON 23.4.96.

S.NO. ITEM NO./SUBJECT

EXTRACT OF DECISIONS

PRESENT POSITION AND FOLLOW  
UP ACTION

1. 63/95  
Action taken report on the decision of  
61st. Technical Committee meeting held  
on 9.4.96. F.1(28)/91-MP  

The action taken report on the decisions of the  
Technical Committee meeting held on 9.4.96  
alongwith other urgent DESU cases were discussed  
and noted.

Decision of the Technical  
Committee conveyed to Ex.Engg.  
DESU and C.E.(Elect.), DDA on  
2.5.96.
2. 44/96  
Route alignment for laying one no. addl.  
3 X 300 sqm.XIPE cable from Rohtrak Road  
to Shahzadawala Bagh 33/11 sub-station.  
F.6(7)/95-MP  

The Technical Committee approved the route  
alignment.

Decision of the Technical  
Committee conveyed to Ex.Engg.  
DESU and C.E.(Elect.), DDA on  
2.5.96.
3. 45/96  
Route proposal for laying of 2 nos. 3 X  
300 sqm. XIPE cable from I.P.Station  
to proposed 33/11 KV sub-station at G.B.  
Pant Hospital.  
F.6(3)/94-MP  

The Technical Committee approved the route  
alignment.

Decision of Technical Committee  
conveyed to Ex.Engg., DESU and  
C.E.(Elect.), DDA on 2.5.96.
4. 46/96  
Route alignment for laying 4 nos. 3 X  
300 sqm., XIPE cable from Naraina 220/33  
KV sub-station to Inderpuri DWS sub-  
station near Loha Mandi Naraina.  
F.6(5)/95-MP  

The Technical Committee approved the route  
alignment.

Decision of the Technical  
Committee conveyed to Ex.Engg.  
DESU and C.E.(Elect.), DDA on  
2.5.96.
5. 47/96  
Proposal for construction of an elevated  
road on Mathura Road(NH-2) in the  
stretch passing through Badarpur village  
Mehrauli-Badarpur Road 'T' junction and  
Jaitpur Road 'T' junction.  
F.5(2)/96-MP  

The Technical Committee approved alterna-  
tive I (cf para 2.3.6) of the agenda note  
with the following observations:  
i. The detailed proposal with the concept  
approved by the Tech. Committee shall be  
got approved from DJAC/DDA.  
ii. PWD should immediately take up urgent  
necessary steps for early implementation of  
NH - 2 bye-pass.

Decision of the Technical  
Committee conveyed to S.E.  
(PWD) on 2.5.96.



- 48/96  
Request of Delhi orthodox Syrian Church Society for 'MCC' reg. change of land use of existing 'primary school' in 2.0 acres site in Safdarjung Dev. Area in 'secondary school' policy.  
PA/JD/AP/I/95-D-100
6. The item was deferred for further detailed examination and recommendation.
- Referred to Area Planning Wing for further examination and report up in the Technical Committee in May, 96.
- 49/96  
Proposal for de-notification of 282 nos. colonies/schemes from Development Area of the Authority where maintenance of Civil services are handed over to MCD.  
F.15(8)/96-MP Pt.I
7. The Technical Committee recommended the denotification of 282 colonies/schemes from DDA Development Area under section 12-A of D.D.Act. 1957 for approval of the Authority.
- Agenda for the Authority will be submitted by 8.5.96.
- 50/96  
Proposal for 66 KV Grid sub-station site at Saket for District Centre.  
F.6(5)/96-MP
8. The Technical Committee approved the proposal (near Shivalik CHBS/Vijay Mandal Monument).
- Referred to Area Planning Wing for taking further action.
- 51/96  
Allotment of land for establishment of 33 KV Grid sub-station at Rani Bagh.  
PA/Dir.(AP)II/95/745
9. The Technical Committee approved the proposal.
- Referred to Area Planning Wing for taking further action.

  
P.V. Maheshwari

Subject: Route alignment for erection of 33 KV DC Tower line from proposed 33/11 KV Sub Station at Wazirabad Water works to Outer Ring Road (Road No. 50) and laying of two Nos 3 x 300 sq. m.m. XLPE Cable upto 220/33 KV Station at Gopalpur.

File No. F.6(5)/94/-MP:

1.0 INTRODUCTION & BACKGROUND :

1.1 Executive Engineer (Plg.)-I, DESU has submitted the above said proposal for improvement of Power supply to Wazirabad Water Works where a 33/11 KV grid S/stn. is proposed to be established. Total length of the underground and overhead route is 1.70 kms. Total Route proposal is shown in DESU's drawing No. 13-4435.

2.0. ROUTE PROPOSAL :

2.1. The underground cable route starts from the 220/33 KV Sub-Station at Gopalpur and is taken parallel to Road No. 50 between the embankment and S/Stn. upto the edge of the supplementary drain in a length of 0.50 Kms. From here the route is taken overhead on the tower structure upto the proposed 33 KV Sub-Station at Wazirabad Water Works in a length of 1.20 Kms. In this stretch the O/H route crosses the supplementary drain and is then taken through agriculture field. Landuse of this area as/master Plan of Delhi-2001 is agriculture use. Zonal Plan for this area has not been prepared. No trees/structure are affected in the route proposal.

2.2. Alternative routes proposals were studied by DESU and this was the most desirable route amongst the various alternatives. 5 towers shall be erected in the land under agricultural use. The area is being encroached by unauthorised developments as per the report of DESU. DESU shall ensure that the underground route does not joints with any of the existing under ground services. Necessary road cutting permission shall be obtained from Local authorities before start

Sub : Route proposal for laying of 2 Nos. 3X300 Sq.mm. XLPE Cables from 220/33 KV S/Stn. Park Street to Motia Khan Sub-Station :  
File No FG(4)95/MP.

1.0. INTRODUCTION|BACKGROUND:

1.1. Executive Engineer(Plg.)-I, DESU has submitted the above said proposal to strengthen the power supply at Motia Khan 33/11 KV S/Stn. to meet the growing power demand of Paharganj, Motia Khan, Sadar Bazar and its adjoining area, and system flexibility. The total length of the underground cable is 3.70 Km. To provide additional 33 KV power at Motia Khan, DESU has proposed to lay two numbers 33 KV underground cable each of size 3X300 Sq.mm to 33 KV grid S/Stn. at Motia Khan. Route proposal is shown in DESU's Drawing No.11-4468.

2.0. ROUTE PROPOSAL:


2.1. The 33 KV underground route starts from 220/66/33 KV S/Stn. at Park Street, it is then taken along existing 28.70M, 15.8M., 30.4M, 35M, 22.4M, Chitra Gupta Road & Sadar Thana Road) & 11.3 M. R/W layout roads of DIZ Area to meet the 33 KV at Motia Khan. The 33 KV route shall cross Panchkuian Road, D.B.Gupta Road & Jhandewallan which are Master Plan roads. The entire route is proposed to be laid below the footpath portion leaving 0.50 Mt. to 1.50 Mt. from edge of the existing R/W. The width of existing footpath is varying between 0.70 Mt. to 2.50 Mt. The width & depth of proposed trench shall be 0.50 Htr. X 1.0 Mt. and it shall not foul with any

of the existing underground services in the area. The approved R/W of the roads could not be ascertained due to the non-availability of detailed layout plan showing exact R/W roads in this area. However, the cables are to be laid below the footpath portion only.

- 2.2. DESU shall co-ordinate with local authorities for road cutting<sup>etc.</sup> before the start of work. New Power connection shall be given to the persons having approved building plans & proper valid licences for industrial/household units. No trees, underground services and structures are affected in the proposal as per the feasibility report of DESU.

3.0. RECOMMENDATIONS :

- 3.1. The case is put-up to the Technical Committee for approval of the underground route as explained under para 2.1 & 2.2 above.

  
29/4/86  
( D.K. SALUJA )  
DIRECTOR (TT) | PLANNING

Sub : Change of land use of an area measuring about 3.0 acres (14520 sq.yds.) from 'Public and Semi-Public' (Education and Research) to 'Residential'.

F.No.F.16(42)74-MP/yr.IV-.--.-

### 1.0 BACKGROUND

The possession of land measuring about 3.0 acres to the North of Mother's International School abutting Aurobindo Marg (Mehrauli Road) was taken over by DDA sometime in 1995. The land use of the pocket as per Master Plan for Delhi-2001 is 'Public and Semi-Public' (Education & Research). The Supreme Court of India vide its order dt.12.12.95 (Civil Appeal No.4579 of 1995) has directed the DDA to process the change of land use of this pocket to the extent required for carving out 19 plots and related amenities from 'Public and Semi-Public' to 'Residential'.

### 2.0 DETAILS/EXAMINATION

This pocket measuring about 3.0 acres of land in the Master Plan for Delhi-62 was residential. In the approved Zonal Development Plan for zone F-10 & 16, the pocket was earmarked for 'Institutional' indicating a high school and a petrol pump notionally. IN the Master Plan for Delhi-2001 the land u/r was designated under the land use category 'Public and semi-public' (Education & Research). In compliance of the Supreme Court orders, the land use of this pocket is required to be changed and processed under the provisions of D.D.Act.

### 3.0 RECOMMENDATIONS/SUGGESTIONS

It is recommended that land use of an area measuring about 3.0 acres (as indicated on the plan laid on the table) in the North of Mother's International School on Mehrauli Road be changed from 'Public and semi-Public' (Educational & Research) to 'Residential'.

*(S. SRIVASTAVA)*  
DIR (AP) I

*(K.K. BANERJEE)*  
AC (AP)

AGENDA NOTE FOR TECHNICAL COMMITTEE DECISION

Sub : Request for Acquisition of land in village Haibatpur by Delhi Agricultural Marketing Board for Fodder Market. File No.F.14(1)96/CRC/DDA.

1. BACKGROUND :

Jt. Secretary DAMB, vide letter dt. 21.12.95 addressed to the Secretary, L&S, GTNCTD, copy to Jt. Dir (LM), DDA, has requested for acquisition of about 10 acres of land near Haibatpur village in the west of Delhi. Jt. Dir. (LM) had forwarded the case to the Planning Wing, DDA on 15.2.96 in order to examine, whether there is any scheme of the Planning Wing on the piece of land under consideration for DAMB, before issuing No Objection Certificate. The case, after having been examined in the A.P. Unit and the Z.P. Section was sent to this Unit on 23.4.96.

2. INTRODUCTION :

The Delhi Agricultural Marketing Board, an autonomous body of the Govt. of NCT, requires the said land, approx. 10 acres for PUBLIC PURPOSE, i.e., to develop a Fodder Market in the West of the Delhi state, opposite the existing New Grain Market, Haibatpur. It has been indicated in the letter mentioned above that part of this land is presently being used for unauthorised parking of trucks, which creates congestion on the adjoining ( Haibatpur to Jharoda Kalan ) road. The letter also indicates that about 80% of the estimated compensation are available with DAMB which would be deposited with the Land Acquisition Collector before taking possession.

3. GENERAL INFORMATION ABOUT THE SITE :

The land under consideration for DAMB is in two parcels, one measuring about 8 acres and the other about 2.5 acres. The latter is Nazul land, as expressed in the letter mentioned above. It will be got transferred to DAMB separately, through the Land & Development Office, Govt. of India. The 8 acre land is under private ownerships and acquisition proceedings have been requested for this parcel only. Vide the same letter as mentioned above, DAMB has already furnished the details of khasra nos., etc. in their letter enclosed as annexure-I.

4. EXAMINATION REPORT OF PLANNING WING, DDA :

1) The site location (based on the khasra nos. supplied), was got marked on part photocopy of the Survey of India sheet no: 11, through the office of the Jt. Dir. ( NL ), DDA. Copy of the same is laid on table. As per the records of the Planning Wing, there is no scheme proposed on the site under consideration.

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ii) It is observed that the site falls under Rural Use Zone.

iii) We may agree in principle. However it would be proffered that the scheme is integrated with the village development plan to be prepared by the MCD. Development Controls etc would have to be accordingly worked out by the Town Planning Dept. of the MCD, as a special case in consultation with DAMB, since MPD-2001 does not contain norms for Fodder Market.

5. RECOMMENDATION :

It is recommended that based on the facts given in para 4 above, the land (about 10 acres) may be considered for planning permission for development of a Fodder Market, in favour of DAMB. The interim arrangement of services would be made by DAMB until such time that the regular services are provided by the MCD.

Put up for consideration of the Technical Committee, DDA.

  
2/5/96

Surojit Dass  
Asst. Dir. (Plg.)

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5. Under the circumstances you are requested to kindly get the land in question acquired through the Land Acquisition Collector by issuing notifications under Sections 4, 6 and 17(1) of the Land Acquisition Act, 1894 at the earliest possible so that development of project could be taken up without further loss of time in public interest.


Yours faithfully,

Encl.: As above

(G.S. THANEVAL)  
JOINT SECRETARY

Copy forwarded to :

1. Addl. District Magistrate (Land Acquisition), DC Office, Tis Hazari Courts, Delhi with the request to direct the Land Acquisition Collector (Palam North) to prepare draft notifications for approval and further necessary action by Land & Building Department, Govt. of NCT of Delhi. Copies of the above mentioned revenue extracts are enclosed for ready reference.
2. ADM-cum-Director (Panchayats), Room No. 137, Tis Hazari Courts, Delhi with the request to issue 'NOC' to the Land & Building Department to the effect that the land in question is not covered for a plotment under 20-Point Programme.
- ✓ 3. Joint Director (Land Management), DDA, Vikas Sadan, New Delhi for favour of information and necessary action.
4. Land Acquisition Collector (Palam North), Office of the Dy. Commissioner, Tis Hazari Courts, Delhi for favour of information and necessary action.
5. PS to Chairman, DAMB for favour of information of the letter.

  
20/12/55  
(G.S. THANEVAL)  
JOINT SECRETARY,  
D.A.M.B.



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