

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No. F.1(6)97-MP

Dated: 9.4.97

Minutes of the 76th meeting of Technical Committee held on 25.3.97 at 10.00 A.M. in the Conference Hall, Vikas Minar, I.P.Estate, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY

1. Sh.P.K.Ghosh, Vice-Chairman (In chair)
2. Sh.Vijay Risbud, Commr.(Plg.)
3. Sh.K.K.Bandyopadhyay, Addl.Commr.(MPD)
4. Sh.Chandra Ballabh, Addl.Commr.(AP)
5. Sh.A.K.Jain, Addl.Commr.(DC&B)
6. Sh.M.N.Khullar, Chief Architect
7. Sh.R.K.Jhingan, Director(Landscape)

T.C.P.O.

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

M.C.D.

9. Sh.Sunil Mehra, J.T.P.

C.P.W.D.

10. Sh.R.S.Kaushal, Sr.Architect(H&TP)

DELHI POLICE

11. Sh.Ravinder Suri, Inspector

DELHI VIDYUT BOARD

12. Sh.S.C.Chattopadhyay, S.E.(Plg.)I

SPECIAL INVITEES

13. Sh.K.N.Agarwal, CE(YBP) PWD for item no.9/97
14. Sh.Pradeep B.hari, ACA(I)
15. Sh.C.L.Agarwal, ACA(II)
16. Sh.B.L.Khurana, Chief Engineer(Elect.),DDA
17. Sh.J.P.Kukreti, SE(Plg.)PWD for item no.9/97
18. Sh.Sham Lal, EE,PWD023 for item no.9/97
19. Sh.Rajeev Singhal, EE(Plg.)PWD for item no.9/97.
20. Sh.I.D.Kalra, SPAN Consultant for item no.9/97.
21. Sh.T.R.Bhau SPAN consultant for item no.9/97.
22. Sh.S.S.Chadha, SPAN consultant for item no.9/97.

23. Sh.Anant Ram, SE,PWD C.VII for item no.9/97.
24. Sh.D.Taneja, Jt.Dir.(Tech) Deptt. of Training & Technical Education, Govt. of Delhi for item no.10/97.
25. Prof. N.Ranganathan, Consultant for item no.14/97.
26. Sh.A.K.Gupta, Director(Narela)DDA for item no.14/97.
27. Sh.B.K.Jain, Director(SP),DDA
28. Sh.Prakash Narain, Director(DC&MP)DDA for item no.10/97.
29. Sh.Shamim Ahmad, DLM,DDA
30. Sh.I.Mohan, Director(AP)III for item no.8/97.
31. Sh.D.K.Saluja, Director(TT)DDA for item no.9/97, 11/97,
12/97 & 13/97.
32. Sh.R.M. Lal, Jt.Director(AP)III,DDA for item no.8/97.
33. Sh.Tapan Mandal, Dy.Dir.(DC&MP)DDA for item no.10/97.
34. Sh.R.K.Jain, Jt.Director(NCR)DDA

1. Item No.1/97

Sub : Action taken report on decisions of 75th Technical Committee meeting held on 4.2.97.
Fl(2)97-MP
Actions taken were noted.

2. Item No.8/97

Sub : Change of land use from 'Agricultural and Water Body' to 'Public and Semi-public i.e Burial Ground in the West' of Marginal Bund at Laxmi Nagar.
F.20(4)91-MP

After discussion the Technical Committee recommended that the proposal be referred to the Yamuna Committee and I&F Deptt., GNCTD for clearance.

3. Item No.9/97

Sub : Construction of Road under Bridge (RUB) on Road No.58 & Road No.64 passing below Delhi Ghaziabad Railway Line
F.5(4)96-MP

The proposal as contained in para 3 of the agenda note recommended for approval with the observation to work out detailed intersection design of Road No.58 and 64 below the bridge & cross section by the PWD, GNCTD.

4. Item No.10/97

Sub : Land distribution and development norms for Technical Education Centre, Polytechnic, ITI, Coaching Centre etc.
F9(2)96-MP

The Technical Committee after detailed discussion recommended that the land distribution for Technical Education Centres (A&B) & Development Control Norms for 'Public and semi-public facilities' as given in MPD-2001 be applied.

5. Item No.11/97

Sub : Proposed approach road for 656 MIG flats constructed by DDA at Jahangirpuri from Road No.50.
PA/DD(TT)DDA/96

After deliberating on the various proposals, the Technical Committee approved Alternative-I as contained in the agenda note.

6. Item No.12/97

Sub: Resitement of retail outlet from village Bhelolpur Khadar, Ring Road opposite Sarai Kale Khan.

F13(1)93/CRC/Pt.I

The item was deferred with the observation that the same be examined first by the Lands Deptt.

7. Item No.13/97

Sub: Site for petrol pump in Jasola (Supreme Court reference under shifting of petrol pump from ridge area)

PA/Dir.(AP)II/CA/96/1486

The Technical Committee was informed that since the proposal has already been examined and approved by Commr.(Plg.) as per the power delegated through notification, the item is withdrawn.

8. Item No.14/97

Sub: Integrated Freight Complex at Narela.

F.20(7)96-MP

It was decided that the proposal be discussed in a separate meeting.



(A.K.JAIN)
ADDL.COMMR.(DC&B)
MEMBER SECRETARY

Memo No.F.1(6)97-MP

Dated: 8.4.97

Copy to:-

1. OSD to VC for the information of the later.
2. Engineer Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (PLanning)
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Architect, DDA
8. Addl. Commr. (DC&B)
9. Addl. Commr. (AP)
10. Addl. Commr. (MPD)
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer
16. Sr. Architect, (H&TP) I CPWD
17. Deputy Commissioner of Police (T)
18. Chief Engineer (Plg.) 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(6)97-MP

Dt.

Draft minutes of the 76th meeting of Technical Committee held on 25.3.97 at 10.00 A.M. in the conference Hall, Vikas Minar, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

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2. Sh. Vijay Risbud, Commissioner(Plg.)
3. Sh. K.K. Bandyopadhyay, Addl. Commr(MPD)
4. Sh. Chandra Ballabh, Addl. Commr.(AP)
5. Sh. A.K. Jain, Addl. Commr. (DC&B)
6. Sh. M.N. Khullar, Chief Architect
7. Sh. R.K. Jhingan, Director (L.S)

T.C.P.O.

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

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9. Sh. Sunil Mehra, J.T.P.

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15. Sh. C.L. Aggarwal, ACA(II).
16. Sh. B.L. Khurana, Chief Engineer(Elect.)DDA.
17. Sh. J.P. Kukreti, S.E.(Plg), PWD for item no. 9/97.
18. Sh. Sham Lal, E.E. PWD-23 for item no. 9/97.
19. Sh. Rajeev Singhal, E.E (Plg.) PWD for item no. 9/97.
20. Sh. I.D. Kalra, SPAN consultant for item no.9/97.

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22. Sh. S.S. Chadha, SPAN consultant for item no. 9/97.
23. Sh. Anant Ram , S.E. PWD C.VII for item no. 9/97.
24. Sh. D. Taneja, Jt. Director (Tech.), Deptt. of Training & Tech. Education, Govt. of Delhi for item no. 10/97.
25. Prof. N. Ranganathan, Consultant, for item no. 14/97.
26. Sh. A.K. Gupta, Director (Narela) DDA for item no.14/97.
27. Sh. B.K. Jain, Director (SP), DDA.
28. Sh. Prakash Narain, Director (DC&MP), DDA for item no.10/97.
29. Sh. Shamim Ahmad. DLM, DDA.
30. Sh. I. Mohan, Director (AP) III, DDA for item no. 8/97.
31. Sh. D.K. Saluja, Director (TT), DDA for item no.9/97, 11/97, 12/97 & 13/97.
32. Sh. R.M. Lal, Jt. Director (AP) III, DDA for item no.8/97.
33. Sh. Tapan Mandel, Dy. Director (DC&MP), DDA for item no. 10/97.
34. Sh. R.K. Jain, Jt. Director (NCR) DDA.

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Sub : Action taken report on decisions of 75th Technical Committee meeting held on 4.2.97.

F1(2)97-MP

Actions taken were noted.

2. Item No.8/97

Sub : Change of land use from 'Agricultural and Water Body' to 'Public and Semi-public i.e Burial Ground in the West of Marginal Bund at Laxmi Nagar.

F.20(4)91-MP

After discussion the Technical Committee recommended that the proposal be referred to the Yamuna Committee and I&F Deptt.,GNCTD for clearance.

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The proposal as contained in para 3 of the agenda note recommended for approval with the observation to work out detailed intersection design of Road No.58 and 64 below the bridge & cross section by the PWD,GNCTD.

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PA/DD(TT)DDA/96

After deliberating on the various proposals, the Technical Committee approved Alternative-I as contained in the agenda note.

contd.....2/-

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Sub : Site for petrol pump in Jasola (Supreme Court reference under shifting of petrol pump from ridge area).


PA/Dir.(AP)II/CA/96/1486

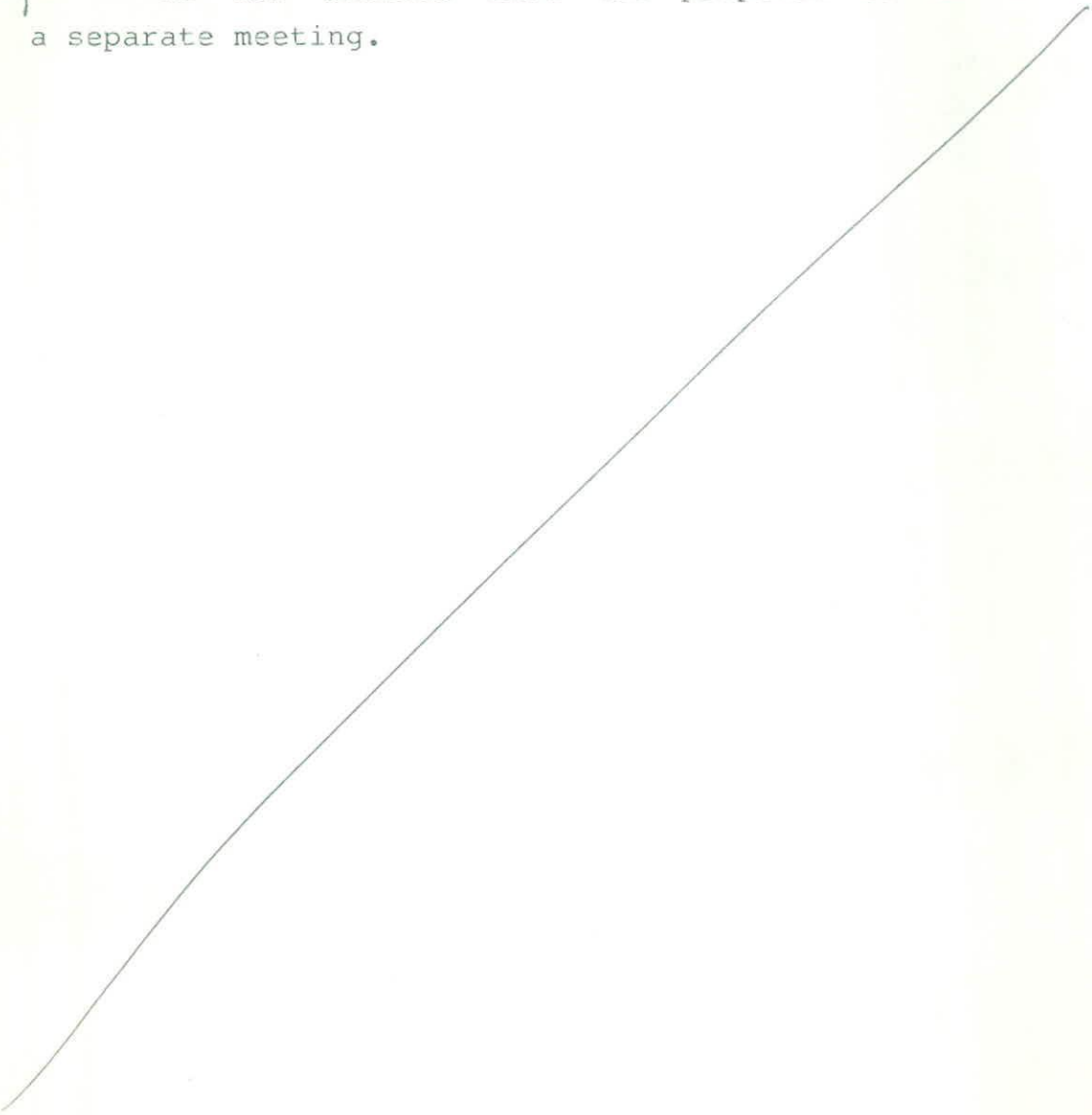
The Technical Committee was informed that since the proposal has already been examined and approved by Commissioner(Planning) ^{as per the powers delegated through notification} the item is withdrawn.

8. Item No.14/97

Sub: Integrated Freight Complex at Narela.

F.20(7)96-MP

 It was decided that the proposal be discussed in a separate meeting.



DELHI DEVELOPMENT AUTHORITY
OFFICE OF A.C.(DC&B)

....

No.F1(3)96-MP

Date: 19.3.97

MEETING NOTICE

The 76th Technical Committee meeting of the DDA will be held on 25.3.97 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

SL.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	1/97	Action taken report on decisions of 75th Technical Committee meeting held on 4.2.97	
2.	8/97	Change of land use from 'Agricultural and Water Body' to 'Public and semi Public i.e. Burial Ground' in the West of Marginal Bund at Laxmi Nagar. F20(4)91-MP	1-2
3.	9/97	Construction of Road under Bridge (RUB) on Road no. 58 and Road No. 64 passing below Delhi Ghaziabad Railway Lines. F5(4)96-MP	3-7
4.	10/97	Land distribution and development norms for Technical Education Centre, Polytechnic, ITI, Coaching Centre etc. F.9(2)96-MP	8-16
5.	11/97	Proposed approach Road for 656 MIG flats constructed by DDA at Jahangir-puri from Road No. 50. PA/DD(T)DDA/96	17-24
6.	12/97	Resitement of Retail outlet from village Bhelolpur Khadar, Ring Road, opposite Sarai Kale Khan. F13(1)93/CRC/Pt.I	25-28
7.	13/97	Site for petrol pump in Jasola (Supreme Court Reference under shifting of Petrol pump from Ridge area). F.PA/Dir.(AP)II/CA/96/1486	29-30
8.	14/97	Integrated Freight Complex at Narela Scheme. F20(7)96-MP	31-33

ACTION TAKEN REPORT ON THE DECISIONS OF THE 75TH TECHNICAL COMMITTEE HELD ON 4.2.97.

SL.NO. / SUBJECT

EXTRACT OF DECISIONS

PRESEN POSITION AND FOLLOW UP ACTION.

1. 1/97
Review of Action Taken Report on the decisions of the Technical Committee from the period 1.1.96 to 31.12.96
K.1(2)97-MP

referred.

2. 2/97
request of MCD for change of land use of an area measuring 3.275 ha. from 'Recreational' (District Park) to 'Commercial' (1.7375 ha.) and partly Institutional (1.5 ha.) for covering of the drain at Mharani Bagh. F3(86)96-MP

referred with the observations that the MCD may be requested to submit technical feasibility of the proposal and ownership of the land.

Decision of the Tech. Committee has been conveyed to Senior Architect, MCD, on 17.2.97.

3. 3/97
Availability of additional open spaces in Delhi at the City level for (i) Play grounds (ii) General Parking (iii) stabling of buses during the night hours.

referred with the observations that the proposal be further examined in consultation with the BCP (T) and specific recommendations be brought before Tech. Committee.

The subject matter was discussed with BCP (T) on 6.3.97 and is under process.

4. 4/97
Laying of peripheral services within the R/w of Nelson Mandela Marg. F.5(3)72-MP-Pt.I

Revised proposal was approved as contained in para '4' of the agenda note with the following observations:
1) The width of the central verge be increased by 1 mtr. (from 2 mtr. to 3 mtr.) to accommodate the underground cables.

Decision has been conveyed to the SE(PWP SE(R)I DESU, CE (South Zone)/DWSPU, CE (Bled) DDA, SE (Civild) I. DDA and CA (HUPW) on 20.2.97.

11) For increasing the central verge, the cycle track be reduced by 0.5 mtr. (4.5 mtr. to 4 mtr.) and the carriage-ways by 0.25 mtr. on either side.

5. 5/97
 i) Route alignment of two 66 KV U/G cable circuits from 220 KV Vasant Kunj S/ Stn. to west of JNU 66 KV S/ Stn. under construction near Vasant Conti- mental Road)
 ii) Route alignment of four 66 KV U/G cable circuit from 66 KV S/ Stn. at 'C' Block, Vasant Kunj to NUU 66 KV S/ Stn. F.5(5)96-MP

Decision of the Tech. committee has been conveyed to the Chief Engineer (Plg.) ELSU on 17.2.97.

6. 6/97
 Integrated Freight Complex, Narela. F.20(7)95-MP

Listed for consideration of the Tech. Committee in its meeting on 25.3.97.

Discussed with the observations that members may sent their views/ suggestions on the proposal to Director (Plg.) Narela within a weeks time. The proposal be put up to the Tech. committee.

7. 7/97
 Proposal to consider 'CNG' Mother Station sites as a 'Utility' premises in the Master Plan of Delhi - 2001. F3(15)95-MP

It was recommended that the use premises of CNG plot, be included under 'Public Utility' be permitted in all use zones except in regional parks and developed district parks. Amendments in the Master Plan be processed accordingly.

Agenda stands submitted for consideration of Authority.


 P.V. Maheshwarkatay
 JDCMP

Sub: Change of land use from Agricultural and water Body to Public and semi public i.e. Burial Ground in the west of Marginal Bund at Laxmi Nagar.

F.20(4)91-MP

The Authority vide its resolution no. 25/96 dated 19.12.96 approved the proposal of an area measuring 1.00 ha. (2.47 acres) falling in zone 'O' for change of land use from "Agricultural & Water Body" to "Public and semi public facilities (Kabristan & Burial Ground)" on the west of Marginal Bund Road near Laxmi Nagar, for processing under section 11 A of the DD Act 1957.

2. The Under Secretary (DD) MOUA&E was requested on 14.3.96 to convey the approval of the Govt. of India to issue a public notice for inviting objections/suggestions from the public. The said approval from the Ministry was received vide letter no. K-13011/10/96-DDIA, Govt. of India dated 9.10.96.

3. Accordingly a public notice was issued on 30.11.96 for inviting objections/suggestions from the public. In response to the public notice only 2 objections/suggestions have been received which are from (i) Addl. Commr. (Project) ^{WDA} and (ii) Director (TT) ^{WDA}. The objections/suggestions have been examined by the Planning Wing and the comments are placed at Annexure I.

- 1) In response to the objection/suggestion from Addl. Commr. (Projects) ^{WDA} that the proposal would need clearance from I&F Department, GNCTD and Yamuna Committee CWC being located in the River Bed Zone 'O'. It is observed that the necessary clearance would be obtained by the Development Agency i.e. MCD/Muntaxima Committee.
- ii) Director (TT) has suggested that the proposal may be seen with respect to the approved alignment plan of the Marginal Bund Road, approved in principle by the Tech. committee on 27.11.86.

In this regard it is observed that the necessary provision for access will be made by Director (TT) in consultation with the implementing agency.

4. The observations as given in paras 1 and 2 above are placed before the Tech. committee for its consideration and approval for further processing of the case for issue of final notification.

Jt. Director (AP) III

Director (AP) III

OBJECTIONS/SUGGESTION REGARDING CHANGE OF LAND USE OF 1.00 HAC FALLING IN 'O' ZONE FROM AGRICULTURE WATER BODY TO PUBLIC & SEMI PUBLIC (KABRISTAN/BURIAL GROUND ON THE WEST OF MANGINAL BUNDTH ROAD NEAR LUXMI NAGAR

Sl. No.	REF. LETTER NO.	NAME OF OBJECTION	BRIEF SUMMARY	REMARKS
1.	F. 20(4) 91-MP dated 22.11.96 received on 31.1.97	Change of land use from I&F Deptt. and GNCTD.	Prop. of change of land use from 'water body' to 'Public & Semi Public' i.e. Burial ground.	A C project has stated that clearance will be taken by Development Agency. No action is required at this stage.
2.	F. 20(4) 91-MP dated 21.12.96 on 27.12.96	Regarding entry to Burial ground/near Luwmi Nagar.	As informed by Dir.(TR) alignment plan of Marginal Buyl Road stands approved by T.C in principle.	Necessary provision for Entry will be made by Dir.(TR) in consultation with the implementing Agency.

26/12
Jf. Director AP (III)

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Director AP (III)

Sub : Construction of a Road Under Bridge (RUB) On Road No.58 and Road No.64 passing below Delhi-Ghaziabad Railway Lines :

File No.F.5(4)/96-MP

1.0 INTRODUCTION/BACKGROUND

S.E(PWD), Circle-VII, GNCTD has submitted a draft Report for the feasibility study of RUB on Road No.58 and Road No.64 passing below Delhi-Ghaziabad Railway Lines and G.T.Shahdra Road. Road No.58 & 64 are Master Plan roads with 45 Mtr. R/W. Linkage of Road No.58 and 64 is proposed in MFD-2001 and the Zonal Plan of Zone-'E' approved by the Technical Committee/ Authority. Location plan is placed as Annexure-I

1.2 PWD,GNCTD has got the proposal prepared by a Consultant and submitted for DBA's consideration. The existing traffic volume on Road No.58 and 64 are 12564 PCU's and 9891 PCU's respectively which are far less than the capacities as per their functional character. The traffic volume on Master Plan Road No.56 and Road No.57 in the same Zone are 52603 PCU's and 59025 PCU's respectively which indicate satisfactory utilization. Their volumes of traffic are due to the continuous link with G.T.Shahdra Road by providing two ROB's on the existing Railway Lines.

This shows that by providing a link between Master Plan Road No.58 and 64 by a RUB on the existing Delhi-Ghaziabad Railway Line, the traffic volume on Road No.58 will increase and shall provide a shorter link between North and

South of the Railway Lines. This will reduce the traffic volume on the Road No.56 and 57 respectively. This link is also essential for disposal of traffic from the proposed CBD Shahdra.

As per the studies conducted by the Consultant, total traffic diverted to proposed RUB by the end of the century would be 59114 PCU's which would require 6 lanes divided carriage-way Road. It would further increase to 75446 PCU's 89606 PCU's and 10642 PCU's in the Years 2006, 2011 and 2016 respectively and with this 8 lane divided carriage-ways may be required.

2.0 PROPOSAL/EXAMINATION

- 2.1 The width of the RUB has been proposed as 35.2 Mtr. This consists of 14 Mtr. wide carriage-way on both sides of central verge of 1.2 Mtr. and foot-path of 3 Mtr. width. The clear height of RUB is proposed. No service roads on either sides have been proposed. This road would also ~~attract~~ attract cycle traffic due to a large number of industrial/service sector works. No provision has been made for cycle track.

On the Road No.64 eight lane divided carriage-way is proposed. The intersection of Road No.58 & 64 below two level road flyover on G.T.Shahdra Road is just at a distance of 20 Mtr. from the starting point of the RUB. No right turning movement is proposed at this junction and central verge is continued upto the RUB/Road No.58.

2.2 FEASIBILITY

As per the feasibility report submitted by PWD an area of 13475 Sq.Mtrs. land belonging to MCD/PWD/DDA/Private has to be acquired for implementation of the Scheme, 163 Nos. of Electric Pole/Single Pole/Telephone Poles etc. and 174 Nos. of trees are affected in the proposal as given in the draft report.

3.0 OBSERVATIONS

The proposed ROB is following the alignment of Road No.58 and Road No.64 which is as per MPD-2001. This is a very important link connecting northern and southern part of G.T. Shashtra Road. At present it is a missing link and important facilities like Hospital, Industrial Area, Facility Centres/Divisional Sport Complex, CBD-Shashtra and District Court, have been proposed along this road. This link shall also connect Road No.57 joining Vikas Marg in the south and Wazirabad Road through Road No.69 in the north. The proposed facilities for movement of to and fro traffic from both sides of the Railway Line shall effectively benefit on the whole, and reduce of traffic congestion on Road No.57 and 56. The proposal should integrate the following in the alignment :-

- i) 3 Mtr. wide cycle track on either sides of the main carriage-way with a clear height of 2.70 Mtr. below the bridge.
- ii) Service roads of 5.50 Mtr. width on surface level for approach to the adjoining factories on either sides.
- iii) Detailed intersection proposal of road No.58 & 64 below the bridge.

A number of plots/structures of Industrial Area across the Railway lines upto G.T. Road are affected in the RUB proposal and widening of approaches, acquisition proceedings for the same shall be taken-up after the project is approved by DDA.

4.0 RECOMMENDATION

The case is put-up to the Technical Committee for consideration of the RUB proposal as submitted by PWD subject to integration of the proposals mentioned in para-3 above.

Ch
13/3/97

(CHANDRABALLABH)
ADDL. COMM. (DC&B) / PLG.

D.K. Saruja
13/3/97

(D.K. SARUJA)
TR. (TT) / G. / DDA.

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SUB : Land distribution and development norms for Technical Education Centre, Polytechnic, ITI Coaching Centre etc.

F.9(2)96-MP.

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BACKGROUND

1. Reference has been received from Commr.(LD) requesting Plg. Deptt. to formulate the development control norms for Technical Institutes on the pattern as in MPD-2001 it is provided in case of other educational institutes such as Primary School, Sr. Sec. School, College etc. Fact is that - time to time the Directorate of Technical Education, GNCTD (now) Department of Training and Technical Education (DTTE), Govt. of Delhi have been sponsoring/recommending to DDA for allotment of land for establishment of Institutes for Diploma level education, giving a break up of land to be utilised for institute, building, sports/play areas etc. One of the such cases is Bhartiya Brahmin charitabale Trust where the Deptt. of Tech. Edu. GNCTD has recommended for 2.38 ha. of land out of which 50% is for institute building and 50% is for 'sports/recreational.

MPD-2001 PROVISIONS

2. MPD-2001 has provided land area distribution for 'play area' 'building area', 'Parking', 'residential' etc. for educational facilities like Primary School, Sr. Sec. School, Integrated Schools, College and large educational campus (Refer Ann.I). However, MPD-2001 has not provided the 'land distribution' in similar manner for Technical Institutes though, these are also basically educational institutes.

- 2.1 MPD-2001 has also not specified the Development norms for these categories of institutes.
- 2.2 In the Master Plan two categories of Technical Education Centres have been provided, In both the categories the total area of 4 ha. each has been further distributed as given under :-

1) TECHNICAL EDUCATION CENTRE 'A'

Total area for centre	4.00 ha.
a. Area for ITI	1.60 ha.
b. Area for Polytechnic	2.40 ha.

ii) TECHNICAL EDUCATION CENTRE 'B'

Total area per centre	4.00 ha.
a. Area for Technical Centre	2.10 ha.
b. Area for ITI	1.60 ha.
c. Area for Coaching Centre	0.30 ha.

ISSUES IDENTIFIED

3. Following issues were identified for inviting further inputs from the AICTE and Deptt. of Training and Technical Education, GNCTD.
- i) No. of such institutes per 10,00,000 population,
 - ii) Whether land for ITI, Polytechnic & Coaching Centres be provided separately or as part of the Tech. Education Centre (A&B) or both types of arrangements shall be required.
 - iii) The Technical Institutes which can be added to the list of MPD-2001 (i.e. polytechnic/ITI/coaching centre).
 - iv) The requirement of total land and areas for various institutes break-up (i.e. Institute Building, Play field, residential & Parking).

EXAMINATION.

- 4.0 All India Council for Technical Education (AICTE) has published a book on 'Norms & Standards on Technical Education'. The book provides the categories of Technical Education right from the level of Post Graduate, Under Graduate courses to the level of Diploma & Polytechnic programmes.

This book further indicates the categorywise 'Infrastructure Norms', Details are given in Ann. II .

- 4.1 Further, the 'Issues' mentioned at para '3' and the 'Norms & Standards' of AICTE have been discussed with Deptt. of Training and Technical Education, GNCTD (DTTE) being the recommending department for land allotment. Details are given in Ann. III.
- 4.2 Furthermore, Asstt. Dir.(Tech. Education), Deptt. of Training and Technical Education (DTTE), Govt. of Delhi pointed out their opinions, vide letter no. F.63/57/91-92/TEPL/23301 dt. 12.12.96 of which the salient features are as under (refer Ann.IV)-
- i) Factors to decide 'Land Area' and its 'Apportionment are based on :-
 - a. AICTE norms b. Norms of Directorate general of Employment and Training etc. & c. Shortage of land in Delhi.
 - ii) Recommendations of DTTE :-
 - a. DTTE's assessment (on 'land area' & its apportionment) should be accepted in toto :
 - b. Area for 'Play field' is to be determined by the DTTE.
 - c. This is an arrangement till the wider exercise for modification of MPD-2001 in this regard is completed.
- 4.3 For a specific site allotted in Dwarka Project, norms for Technical Centre - 'B' measuring 3.5 ha. were considered by the Technical Committee in its meeting held on 25.8.93 under Item No. 85/93 and recommended the following land distribution and development controls :-

a. Land Distribution

S.No.	Component	Area in ha.	%age of plot area
i.	Play field area (This is comparable with area of Sr. Sec. School)	1.0 ha.	28.6%
ii.	Building area for technical centre (including polytechnic & ITI)	2.0 ha.	57.1%
iii.	Residential area including hostel (This is comparable with the area provided for residential use for integrated school with hostel facility)	0.50 ha.	14.3%
TOTAL		3.5 ha.	100.00%

b. The Development Control norms for building area were approved as :-

- i. Max. Ground Coverage 25%
- ii. Max. FAR 100
- iii. Max. height 14 mtr.
- iv. Basement If provided shall be counted in FAR.
- v. The development control for residential building shall be as per MPD-2001 for Group Housing and set backs as per MPD-2001.

OBSERVATIONS

5. As per the various relevant consideration of MPD-2001 in case of various 'Educational Uses' a 'PLANNING STANDARD' and 'DEVELOPMENT CONTROL NORMS' for 'Technical Education' requires to be adopted to enable for recommending a uniform pattern of land allotment of such types.

PROPOSED RECOMMENDATIONS :

6. Keeping in view the above, land distribution and development controls already approved by the Technical Committee (ref. para 4) & Dev. Norms of MPD-2001, the following Norms and Development Controls for Technical Education Centre (A) & (B) applicable for the total plot as well as for its other components

such as polytechnic, Industrial Training Institute etc. are suggested :-

(A) Proposed land area Distribution :-

- i) Building Area 70% of the plot area.
- ii) Play Field 30% of the plot area.

(B) Proposed Development Controls Norms :-
(applicable for land component under building)


- Max. Gr. Cov. 25%
- Max. F.A.R. 100
- Max. Height 15 mtr.

OTHER CONTROLS

- i) Maximum 15% out of the Total Floor Area Permissible for building activity shall be allowed for Residential including Hostel purpose, if proposed for.
- ii) Basement below ground floor and to the maximum extent of ground coverage and if constructed, shall be counted in FAR.

7. The proposed recommendations contained in para '6' above is submitted for consideration of Tech. Committee. The matter shall be submitted to the Authority for further processing the modifications in MPD-2001, as per D.D. Act 1957.


(T. MONDAL)
DEPUTY DIRECTOR(DC&MP)


Director(DC&MP)
CD 17/05/12
A.C.(DC&B)

It shall be utilised for creche which could be run by public, private or voluntary agencies. Specific areas have been reserved for city level integrated schools to accommodate central schools and public schools.

Planning standards for educational facilities are given below:

Upto Senior Secondary Level:

- (a) **Pre-primary, Nursery school**
1 for 2500 population
Area for School 0.08 ha
Pre primary/Nursery school to be located near a park
- (b) **Primary school (Class I to V)**
1 for 5,000 population
Strength of the school 500 students
Area per school 0.40 ha
School building area 0.20 ha
Play field area with a minimum of 18m x 36m to be ensured for effective play 0.20 ha
- (c) **Senior Secondary School (VI to XII)**
1 for 7,500 population
Strength of the school 1000 students
Area per school 1.60 ha
School Building area 0.60 ha
Play field area with a minimum of 68m x 126m to be ensured for effective play 1.60 ha
- (d) **Integrated School without hostel facility (Class I to XII)**
1 for 90,000 to 1,00,000 population
Strength of the school 1500 students
Area per school 3.50 ha
School building area 0.70 ha
Play field area 2.50 ha
Parking area 0.30 ha
- (e) **Integrated School with hostel facility**
1 for 90,000 to 1,00,000 population
Strength of the school 1000 students
Area per school 3.90 ha
School building area 0.70 ha
Play field area 2.50 ha
Parking area 0.30 ha
Residential, hostel area 0.40 ha
- (f) **School for Handicapped**
1 for 45,000 population
Strength of the school 400 Students
Area per school 0.50 ha

School building area	0.20 ha
Play area	0.30 ha

Higher Education-General

- (a) **College**
1 for 1.25 lakh population
Student strength of the college 1000 to 1500 students
Area per college 4 ha
College building area 1.8 ha
Play field area 1.8 ha
Residential including hostel area 0.4 ha
- (b) **University Campus**
1 each in Planning Division E, F and G
1 in the Urban Extension
Area of the university campus 10 ha
- (c) **New University**
1 in the Urban Extension
Area 60 ha

Technical Education

- (a) **Technical Education Centre (A)**
1 such centre provided for every 10 lakh population to include one industrial training institute and one polytechnic
Strength of the polytechnic 500 students
Strength of the ITI 400 trainees
Area per centre 4.00 ha
Area for ITI 1.60 ha
Area for polytechnic 2.40 ha
- (b) **Technical Centre (B)**
1 provided for 10 lakh population to include 1 ITI, 1 technical centre and 1 coaching centre
Area per centre 4.00 ha
Area for technical centre 2.10 ha
Area for ITI 1.40 ha
Area for coaching centre 0.30 ha

Professional Education

- (a) **New Engineering Colleges**
2 numbers to be provided in Urban Extension
Strength of the College 1500 to 1700 students
Area per college 60.00 ha
- (b) **New Medical College**
2 sites of 15 ha each in Urban Extension. This includes space for specialised general hospital.

Recommendations of All India Council for Tech. Education.

- i. The book on 'Norms & Standards on Technical Education' published by the All India Council for Tech. Education (AICTE) has divided the Technical Education in following categories :-
 - a. Engineering & Technology (Degree Programme)
 - b. Management Education

AND

 - Computer Application (MCA)
 - c. Pharmacy Education (Diploma & Degree Pro.)
 - d. Architecture Education (Degree or equivalent) Programme.
 - e. Town & Country Planning Education (Under Graduate & Post Graduate).
 - f. Hotel Management & Catering Technology (Dip. & Degree Programme).
 - g. Technical Education (Polytechnic Instt.)
- ii. In the Chapter TECHNICAL EDUCATION (Poly technic Institute) of this book, Diploma programmes have been classified in following categories :-
 - a. Diploma Programme in Engineering/Technology.
 - b. Diploma Programme in other Discipline.
 - c. Diploma Programme in Applied Arts/Crafts.
- iii. Further this book has also given
- INFRASTRUCTURE NORMS i.e. norms for Institute building area and total land area requirement etc. for above mentioned Technical Instt. These norms are directly related with in-take/per year and no. of courses & duration of courses.
- iv. AICTE has further mentioned that the above Diploma programmes/Infrastructure should be considered as broad guidelines and suggests to promote innovations in design/revision of curriculam by the curriculam Development Centres in the state, and Technical Teachers Training Institute at various states.

Brief of the discussion held with officers of Deptt. of Training & Technical Education :-

- i) MPD-2001 provisions i.e. Technical Education Centres (A) & (B) each for every 10 lakh population are reasonable.
- ii) Keeping in view the contribution of private applicant/voluntary organisations in this field, it will be desirable to have following two options :-
 - a. Allotment of Technical Education Centre (A) & (B) as a composite centres (MPD-2001).
 - b. Allotment of land to individual institutions of ITI, Polytechnic, coaching centre, etc. on the basis of recommendations of Deptt. of Training & Technical Education, Govt. of Delhi. This could be done out of the area earmarked for Technical Education Centre (A) & (B).
- iii) However, a wider exercise may be initiated jointly by DDA in consultation with the Deptt. of Trg. & Tech. Edu. and AICTE to work out detailed land requirements of Technical Education Centre as part of the exercise for modification in MPD-2001. This is also required to list out the new courses being added by AICTE to meet the market requirements.
- iv)
 - a. The land area as provided in MPD-2001 for Tech. Edu. Centre (A) & (B) as well as land components for ITI, Polytechnic & Coaching Centres may be considered as optimum requirement, till any revisions is made.
 - b. Keeping in view the scarcity of land in the metropolis, the Deptt. of Trg. & Tech. Edu. GNCTD, may recommend land area for allotment and also 'land distribution' for institute building, play fields and residential building out of the total area recommended for the institute. However, it may be restricted to optimum area as recommended in MPD-2001.

GOVERNMENT OF DELHI
DEPARTMENT OF TRAINING AND TECHNICAL EDUCATION
C-BLOCK, VIKAS BHAWAN, I.P. ESTATE, NEW DELHI

No.F.63/57/91-92/TEPL/ 23301

Dated 12/12/96

To
Director (D.C. & M.P.),
Delhi Development Authority,
Vikas Minar,
I.P. Estate,
New Delhi

(Kind Attn: Shri Prakash Narain)

Subject: Land distribution and development norms for Technical Education Centre (T.E.C.), Polytechnic, I.I.I. Coaching Centre etc.

Sir,

Please refer to letter no. F .1(3) 96-MP dated 15.11.96 from Delhi Development Authority regarding the Technical Committee Meeting which was to be held on 19.11.96. Vide this letter, a note on the subject cited above was enclosed, to be discussed in the Technical Committee. It may be recalled, however, that this item could not be taken up in the meeting. Subsequently, the undersigned had discussed this matter with you in your office, and you had sought this Department's opinion on the recommendations made in the above note. I am glad to inform you that the matter was considered at the appropriate level by the Government of Delhi.

In this connection, it may be noted that every application for recommending land allotment for technical/professional institutions is processed through a Screening Committee of this Department, based on the Guidelines formulated for this purpose with the approval of honorable Lt. Governor. Area of land as well as its apportionment are decided in view of the norms of statutory bodies such as A.I.C.T.E., Directorate General of Employment and Training etc, as well the shortage of land in Delhi.

It is our proposal that for the purpose of land allotment to the technical/professional institutions, this Department's assessment should be accepted in toto, as D.D.A. may not be able to make a more objective assessment in view of the complex nature of technical requirements. Further the area of play fields may be left to be determined by this Department, till the wider exercise as envisaged by D.D.A. for amending M.P.D-2001 in respect of land requirements of technical education, is completed.

Yours faithfully,

(JOSEPH MATHEW)
ASSIT. DIRECTOR (TECH. EDUCATION)

- 17 -

Sub : Proposed approach road for 656 MIG Flats constructed by DDA at Jahangirpuri from Road No.50.

File No. PA/DD(T)/DDA/96 :

1. INTRODUCTION/BACKGROUND

The proposal is regarding the construction of an approach road for 656 MIG Flats at Jahangirpuri from Road No.50. Executive Engineer (ED-3), DDA has requested for an approach road to the Flats from Road No.50. Accordingly, a survey plan of the area was done by Jt.Director (Survey) in DDA. Location Plan is placed as Annexure-I.

2. DETAILS & EXAMINATION

(i) The proposed link has not been shown in MPD-2001 as the R/W of the Road is less than 30-36 Mtr., whereas, the link has been shown in the draft zonal plan of Zone-'C' but, the R/W width of the road has not been indicated in the plan (which connect Jahangirpuri with Road No.50) adjoining the Group Housing Plot. In the layout plan of re-settlement Scheme of Jahangirpuri, the R/W of this road link has been shown as 24 Mtr. (refer Annexure-II).

(ii) About 120 Mtr. away towards G.T.Karnal Road, a road is in existance, which is approaching to Village Bhalswa in a slope due to the level difference. The level between Road No.50 and Village Bhalswa is about 3 Mtr. By connecting this proposed link as per Zonal

3/3

Plan/Layout plan of Jahangirpuri re-settlement colony a leftⁱⁿ and left-out with two closely spaced junctions shall be formed with the Road No.50 i.e. one with Village Bhalswa & other is with road leading to Jahangirpuri scheme as shown in Alternative-III. Further as per the layout plan of the Re-settlement Scheme of Jahangirpuri prepared by the Slum Deptt., a plot of 1000 Sq.Yds. has been allotted to Farmers Education Centre along with the proposed Road as shown in the plan (placed at Annexure-II). Keeping a distance of 50 Ft. apart from the Road No.50, on the Western Side of this proposed link. Level difference between the Road No.50 and the edge of the MIG Flats is about 5 Mtrs.

3. PROPOSAL :

Three alternatives have been proposed for the above scheme, details are as follows :

Alternative No.1

In this alternative, the existing Road passing in-front of the 556 MIG Flats has been extended upto the existing road of Village leading towards Road No.50 (from the Village Bhalswa with a R/W of 24 Mtr. wide) forming an intersection with Road No.50 as shown in the plan and also with existing road leading to Bhalswa Lake. From the existing bridge on supplementary drain on the western side of existing bridge as shown in the layout plan of the Bhalswa Lake received from the office of the Director (Landscape), DDA, there shall be a signalised junction at this proposed junction. Additional Bridge on the supplementary drain has also been proposed for a proper circulation with this Intersection. In this proposal,

52
3/3

the proposed link has to be connected in a slope from Jahangirpuri to Road No.50 due to level differences (about 5 Mtr. between Road No.50 & starting point of the proposed Road).

(b) Alternative No.2

In this alternative, the proposed link with Road No.50 has been treated at this junction as left in left-out movement only, the remaining proposal shall be as/alternative-I. With this, no direct link from Village Bhalswa and Bhalswa Lake has been proposed and traffic shall take a 'U' Turn for right turning movements from the next junction.

(c) Alternative No.3

This has been described at Sl.No.2 (ii) above.

4. FEASIBILITY

The alternative proposals were sent to SE(Civil Circle-II), DDA Chief Architect (HUPW), Director (Landscape), Director (AP-I), Director (LM), DDA and Town Planner, MCD for their comments/feasibility. SE(Civil Circle-II), DDA vide letter dated 30.10.1996 and 29.11.1996 (Refer Annexure-III and IV) has sent the feasibility report that all the three proposals are feasible at site. However, the alternative No.3 has not been accepted by Delhi FWD earlier. SE(CC-II), DDA has recommended that the alternative No.1 is more suitable as the crossing is already existing at the junction of Road No.50 and road leading to Bhalswa Village. Further no structure, major underground/overhead services or big trees are

EW
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affected in the carriage-way in Alternative No. I & II as suggested. The land falling in the said alignment is in possession of DDA and there is no problem in construction of Road.

As per the observations of SE, Civil Circle-XI (Assembly) DDA & Chief Architect, DDA, Alternative-I proposal is most suitable for implementation.

As no comments have been received from Director (LM), DDA & Town Planner, HCD they may give their views when the case is discussed in T/C.

5. RECOMMENDATIONS FOR CONSIDERATION

Alternative proposals are put-up to the Technical Committee for consideration.



(D. K. SALUJA)
DIRECTOR (TT) | PLANNING



(S. K. SHARMA)
ASSTT. DIR. (TT) | PLNG.


(CHANDRA BALLABH)
ADDL. COMM'R. (DC&B) | PLANNING

BHALASWA LAKE

PROPOSED LINK

200 M. WIDE DRAIN ROAD No: 50

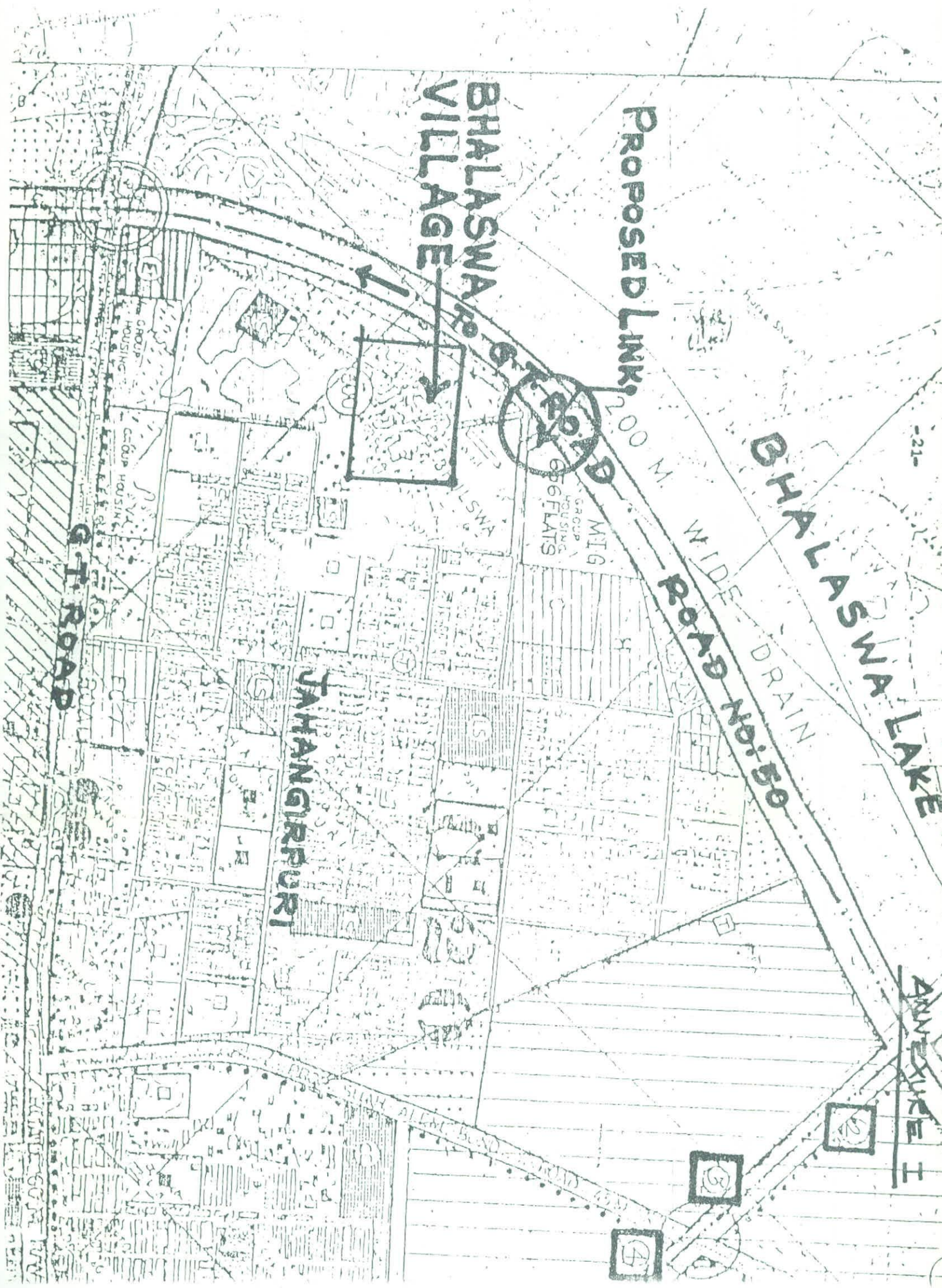
BHALASWA VILLAGE

GROUP HOUSING 66 FLATS

JHANGIRPURI

G.T. ROAD

ANNEXURE I



PART PLAN OF RESETTLEMENT
**SCHEME AT JAHANGIRPURI (Plyceu
(SUM & J.J.)**

SITE FOR FORMERS EDUR
MEASURING 1000 0 50 105

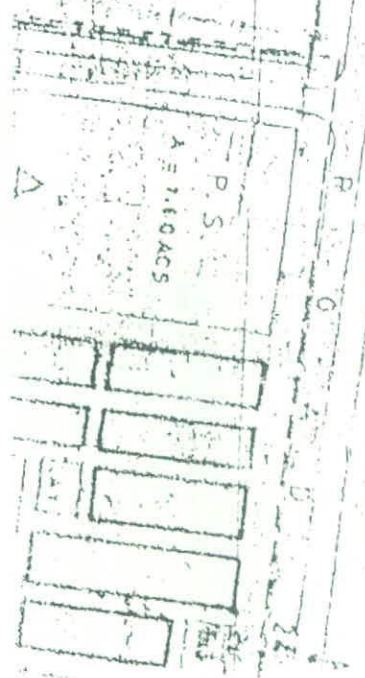


GROUP HOUSING

COLLEGE

M-16

ANNEXURE II



OFFICE OF THE S.E. CIVIL CIRCLE-11
DELHI DEVELOPMENT AUTHORITY PITAMPURA

No: F4(7)/SE/CC-31/DDA/6638-37

Dated: 30-10-96

To:

Shri R.S. Yadav,
Jt. Director (Transport Traffic),
Delhi Dev. Authority,
Vikasa Minar, NEW DELHI

Sub: Approach Road for 656 MIG flats at Jahangirpuri
near village Bhalsawa.

Ref: Your letter No: PA/JD(TT)96/DDA/376 dated 1st Oct., 96
received in this office on 25/10/96.

With reference to your above mentioned letter,
it is stated that all the three proposals are feasible
at site. However, the alternate No:3 has not been
accepted by the Delhi PWD earlier. Now we are left
with only two alternatives, alternate No:1 & 2. This
office recommends that the alternate No:1 is more sui-
table as the crossing is already existing at the junction
of road No:50 and road leading to Bhalsawa village. The
item may kindly be put up in the Technical Committee at
the earliest for approval.

Handwritten notes on the left margin:
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11/11/96

Handwritten notes:
Date: 11/11/96
456

Signature:
(S.P. RUSTUJI) 28/10/96
SE.CC.11

Copy to:-

- 1. CE(NZ)DDA
- 2. EE/ND:8 for information.

Handwritten: Urgent

Handwritten: To put up in the file

Handwritten: 11-11-96

S.E. CIVIL CIRCLE-11

Handwritten: For inclusion

Handwritten: Director T-T may also see before we
take further steps in the matter
the technical feasibility report of S.E. CC-11 also.

Handwritten: Urgent

Handwritten: 11-11-96

Handwritten: Director T-T
11/11/96
11/11/96
11/11/96

The Joint Quarter (T.T.)
D.D.A.

Sub:- Proposed approach roads for 656 MIG houses
from Thangofmia from Road No 50.

The comments on Alternatives I, II & III on the
proposal prepared by your office have already been
sent to you vide an letter dt 30/10/86. Further
as decided by you, it is clarified that no major
structure, underground and overhead services
affected in the carriage ways of Alt No I & II
suggested by you. The land falling in the said
alignments is in possession of DDA and there is
no problem in construction of roads.
Alternative No I is most suitable for
construction.

Sd/-
29/11/86.
(S.P. Rustagi)
SF/CO-11

Subject: Resitment of Retail out let from village
Bhelapur Khaddar, Ring Road, opposite Sarai
Kale Khan.

File No.F.13(1)93/CRC/Pt1

I Background/Introduction:

Chief Divisional Manager, Indian Oil Corporation Ltd. vide letter No.BD:R:G dated 7.6.91 (Annexure I) requested V.C., DDA for allotment of a retail out let site for its dealer Smt.Nishi Gupta who had been issued a letter of intent under Ministry Nominee category by the Ministry of Petroleum vide their letter No.R.19015/67/91-10C dated 17.5.91. Allotment of the site was not considered at that point of time for want of clarification from the Ministry about the ban imposed by the Government in respect of certain L.O.I's issued by the Ministry. The L.O.I. holder of this case informed on 7.4.94 that the retail out let named Ashish Service Station was installed on a private land at a site on Ring Road, Village Bhelapur Khaddar on land which was temporarily taken on lease and further requested for allotment of an alternative site for resitment on the grounds that the aforesaid site is a notified land and the subject matter is pending in the High Court of Delhi. A stay order has also been granted by the Court in favour of the land owner. CMD, IOC vide letter DD/R/391 dated 12.2.96 along with enclosures have requested DDA for allotment of a site for the L.O.I. holder. The Company has also furnished a copy of the letter dated 14.6.93 (Annexure II) issued by Ministry of Petroleum and Natural Gas, indicating the vacation of the stay on further progressing of the dealership in the said case.

II. Details and Examination:

The existing petrol pump site is located on the eastern side of Ring Road on the junction of the road

Leading to the Pantoon Bridge over River Yamuna.

The land use of the site as per the earlier approved Zonal Plan of the zone D-18 is 'Recreational' (Distt. Park, Playground and open spaces). As per MPD-2001 the site falls in Zone 'O' for which the Zonal Plan is under preparation. The existing petrol pump site is objectionable due to the following reasons:

- (i) The existing petrol pump is located on the junction of the road leading to the Mayur Vihar Pantoon Bridge. As per MPD-2001 a petrol pump is to be located at a minimum distance from the road intersections i.e. (a) For minor road having less than 30 mts. R/W is to be located 50 mtr. away from the intersection (b) for major roads having R/W 30 mtrs. or more it is to be located 100 mtrs. away from the intersection. Therefore, a petrol pump is not permitted on the intersection.
- (ii) A major part of the petrol pump site is affected in the approved 91 mtrs. R/W of the Ring Road.
- (iii) This petrol pump site falls in Zone 'O' as per draft Plan the site under reference falls at the junction of a proposed 45 mtr. R/W road leading to Mayur Vihar Pantoon Bridge and it may be affected in the Design of the junction.

III. RECOMMENDATIONS FOR CONSIDERATION:

As per detailed examination in para II above Ashish Service Station is an objectionable petrol pump from planning point of view, therefore, it has to be resited. The same is placed before the Tech. Com for consideration of the above.

(D.K. SALUNGA)
12/3/07
(DIA. T.T)

(C. PRADH BALLABH)
11/21/07
A.P.D. COMM. T.T.B.

(D.Y. M. T.T)
11/21/07

F.No. P-19015/67/91-IOC
Government of India
Ministry of Petroleum and Natural Gas

New Delhi, the 14th June, 1993

To

The Director (Marketing),
Indian Oil Corporation Limited,
BOMBAY.

Sub: ALLOTMENT OF RO DEALERSHIP AT THE
DISCRETION OF GOVERNMENT.

Sir,

Under this Ministry's letter of even number dated 17th May, 1991, a retail outlet dealership was allotted to Smt. Nishi Gupta at New Delhi. The progressing of the dealership was subsequently suspended by Government pending review of the allotment.

2. The case has since been reviewed. Keeping in view all the aspects and the circumstances of the case, it has been decided by the Government to vacate the stay on further progressing of the dealership, in public interest. You are advised to take further necessary action in the matter accordingly.

Y faithfully,



(S.K. SINGH)
UNDER SECRETARY TO THE GOVT. OF INDIA
PH. No. 336407

Copy to:

- 1) Smt. Nishi Gupta / Smt. Rajni Ranjan Sahu,
9, Ferozshah Road, New Delhi.
- 2) Gu

SUBJECT: Site for petrol pump in Jasola (Supreme Court Reference: under shifting of Petrol Pump from Ridge area).
F.FA/Dir(AF)II/CA/96/1486

1.0: BACKGROUND :

As per the orders of Hon'ble Supreme Court in April '96 eleven petrol pump sites falling in Ridge Area were required to be shifted elsewhere. Accordingly, an exercise was carried out in planning and Architect wing of DDA in association with L&DO to identify new petrol pump sites for the purpose of their resitement. While doing so, views of several Oil Companies have been taken into consideration and finally in discussions with the Commr.(Plg.), DLM and Sh. Arun Jaitley (P/L) of DDA, a list of 11 new petrol pump sites was finalised and submitted to LDA's advocate on 13.9.96 as per instruction of Supreme Court, Ten out of eleven sites at different locations have already been approved by the Competent Authority leaving the only site under reference at Jasola yet to be approved.

2.0: DETAILS :

2.1: THE SITE :

The site under proposal is located on Road no. 13-A (45.0-mtrs wide) at Jasola leaving about 550 mts. from junction of Mathura Road and Road no. 13-A which passes between Jasola and Sarity Vihar leading to NOIDA. It measures around 36.0-mtrs. x 30.0-mtrs. and is, at present, lying vacant as per survey.

The land is acquired by DDA but physical possession of the same could not be taken due to litigation and stay in the Supreme Court as per information of Lands Branch dt. 18.11.96. However, Commr.(LM) subsequently intimated that the stay has been vacated by the Hon'ble Supreme Court and requested to take up the Planning approval.

2.2: EXAMINATION :

While identifying the new site, it was looked into whether the same has good potential to serve the purpose as well as is in conformity with the IRC guidelines and MFD-2001 norms. As the site forms part of the "non-hierarchical commercial complex" and is located near the proposed sports complex in Jasola, it was essential to seek consent of the Chief Architect as well as Director (Land Scape) and both of them have accorded the same.

However, as the new site is perceived as a constraint for the planning of the area, it is suggested that the same upon approval be got integrated at the time of preparation of detailed scheme for the Commercial Centre.

3.0: RECOMMENDATIONS :

The proposed site for petrol pump has been shown in the copy of the "structure plan" of Jasola residential area and placed in the Technical Committee for its consideration and approval. Upon approval further necessary action is to be taken up by Lands Branch for quick implementation of the Scheme/disposal of the Site.



(PARTHA DHAR)
JOINT DIRECTOR (AF)-II

$\frac{1}{2}$
AC/RT

- 31 -

Sub: Integrated Freight Complex, Narela.

File No.: F.20(7)/96/MP.

1.0 BACKGROUND

The proposal of Integrated Freight Complex, Narela was discussed by the Technical Committee in its meeting held on 4.2.97 (Item No.6/97 (Annexure 'A')) and the same was deferred with the observations that the members may send their views/suggestions on the proposal of Dir. (NP) within a week's time.

Integrated Freight Complex proposal at Narela was subsequently discussed in the meetings taken by Hon'ble Lt. Governor Delhi, Vice Chairman and Finance Member, DDA. During the presentation, Hon'ble Lt. Governor desired that Integrated Freight Complex Project at Narela be taken up on priority and efforts be made by all the concerned departments to expedite acquisition of land, designing/availability of services and other infrastructure, marketing strategy for disposal of land as well as shifting of the wholesale godowns/markets from the Walled City area etc. It was also desired that as the development of freight terminal by Northern Railway is very essential and if required matter may be taken up with Chairman, Railway Board.

2.0 VIEWS/SUGGESTIONS

As desired by Technical Committee views/suggestions from its members have not been received. The only suggestion/observation received is from Chief Transport planning Manager, Northern Railway vide letter dt. 24.2.97. He has sent the following observations:

The land required for the Railway freight terminal at Holambi Kalan (Narela) was earlier earmarked in the range of 125 hac. and now in the documents for the Technical Committee, it has been reduced to 73 hacs.

The observations made by CTPM, Northern Railway were also raised by him in the meeting taken by Finance Member, DDA on 24.2.97. During the meeting it was explained that detail plan for the freight terminal area (153 hac) is to be prepared either by the Northern Railway or Consultant to be appointed by DDA and requirement of the Northern Railway for railway sidings etc. shall be kept into consideration. However, Chief Transport Planning Manager, Northern Railway agreed in principle that the land required for railway siding and stockyards by the individual beneficiaries for identified commodity such as iron & steel, cement etc. will be added to the land component required for Northern Railway.

3.0 RECOMMENDATIONS FOR CONSIDERATION:

3.1 Modified layout plan (Laid on the table) and proposed development norms for various commodities/pockets (Annexure-'B' of Item No. 6/97/TC) for consideration and approval.

3.2 Following development controls are suggested for truck terminal (Integrated development).

Maximum ground coverage	:	10%
Maximum floor area ratio	:	25
Maximum height	:	14mt.
Other controls:		

- i) 80% of the total plot area shall be used for parking and circulation.
- ii) Basement below ground floor and to the maximum extent of ground coverage if provided will be included in FAR.

3.3 Remaining area of 331 hac. (approx) including the approach roads should be immediately acquired invoking emergency clause. Also land under farm houses should be acquired which is essential for the development of IFC in an integrated manner.

3.4 For further detailing of the plan the Consultants shall be appointed for following aspects:

- i) Environmental Impact Assessment.
- ii) Detailing of freight terminal by consulting organisations

It is suggested that RITES may be appointed as Consultant (P.S.U. under Ministry of Railway) which is associated in formulation of MRTS proposal in GNCTD. One station at Holambi Kalan is part/adjoining IFC Narela.

- iii) Services Consultant for designing and approval of services from MCD.

4.0 Proposal as contained in para 3.1 to 3.4 above is submitted for consideration and approval of the Technical Committee.

[Signature]
12/1/07
J.D.(M)

[Signature]
19/1/07

[Signature]

Minutes of the Technical
Committee Meeting on 4.2.97

SUB: INTEGRATED FREIGHT COMPLEX, NARELA
REF: F-20(7)/96/MP

1.0 BACKGROUND:

Technical Committee in its meeting held on 6-2-96 approved the Conceptual layout plan of IFC, Narela. Delhi Development Authority in its meeting dated 22-3-96 approved the proposal for processing change of landuse under Section 11-A of DT Act. (Annexure A). The proposal has been forwarded to Ministry of Urban Affairs and Employment on 11.4.96 for approval of the Central Government to Issue public notice for inviting objections/suggestions and the same is being pursued with Ministry of Urban Affairs and Employment.

As recommended by Technical Committee, Prof. N. Ranganathan is appointed as Transportation Planning Advisor. [has been

2.0 DETAILS & EXAMINATION:

2.1 Traffic & Transportation Plan:

Professor N. Ranganathan, Advisor has conducted surveys and studies for goods movement in Delhi and prepared draft Traffic & Transportation Plan for IFC, Narela. Brief report giving provisions in MPD-2001, traffic surveys, traffic characteristics, commodity flow, traffic projections/estimates, landuse break-up and development norms for various commodities/buckets is enclosed at Annexure 'B'. The major changes/modifications from earlier plan are given below:

- i) Increase in right of way of Alipur road from 50 mt. to 60 mt.
- ii) Green forest area adjusted as per the site condition survey.
- iii) MRTS station incorporated as per the proposal of RITES.
- iv) Division of freight terminal into two components viz., development by Northern Railway and by DDA.
- v) Interchange of site of district centre and freight complex.
- vi) Increase in area as per the detail P.T. survey.
- vii) Alternatives for site of freight terminal management of the project.

2.2 The modified scheme was presented in a meeting under the Chairmanship of Vice Chairman, DDA on 16.10.1996 where senior officers of DDA were present. In the meeting, the proposal was agreed in principle with the suggestion to finalise broad framework for formulating joint sector company (IFC Development & Management Company) under Company's Act with equity participation by DDA, Govt. of NCTD, financial institutions, association of wholesale traders etc.

Draft outline of the joint sector company has been prepared and sent to finance, legal and administration branch for finalisation.

2.3 a). Integrated Freight Complex as envisaged in MPD-2001 contains following two uses:

- I) Commercial, C 2 Wholesale and warehousing.
- II) Transportation Truck terminal/Freight Terminal /p.

b). MPD 2001 has suggested following development controls for wholesale trade/warehousing (019,020). (Integrated Development)

Maximum Ground Coverage : 20%
Maximum floor area ratio : 60
Maximum height : 14 mt.

c). No controls have been specified for truck terminal. The truck terminals developed by CIPO at Navi Mumbai were studied in detail. These truck terminals are planned in an integrated manner adjoining wholesale market. The broad analysis of truck terminal located at Navi Mumbai reveals following development controls:

Maximum ground coverage: 10.57
No. of stories : 3
F.A.R. : 25.5

Uses/Components:

- I) Parking and circulation area : 82%
- II) Other uses where building activities permitted: 18%.
- III) Uses provided lodging and restaurant complex, transit godowns, offices, spare parts and garages, fuel stations, facilities like weighing bridges, bathroom and toilets.

3.0 RECOMMENDATIONS FOR CONSIDERATION:

3.1 Modified layout plan(laid on the table) and proposed development norms for various commodities/pockets (Annexure-'B') for consideration and approval.

3.2 Following development controls are suggested for truck terminal (Integrated Development)

Maximum ground coverage : 10%
Maximum floor area ratio : 25
Maximum height : 14 mt.

Other controls:

1) 80% of the total plot area shall be used for parking and circulation.

(1) Basement below ground floor and to the maximum extent of ground coverage if provided will be included in FAR.

3.3 Remaining area of 331 ha. (approx.) including the approach roads should be immediately acquired invoking emergency clause. Also land under farm houses should be acquired which is essential for the development of IFC in an integrated manner.

3.4 For further detailing of the plan, the Consultants shall be appointed for following aspects:

- i) Environmental Impact Assessment.
- ii) Detailing of freight terminal by consulting organisations.

It is suggested that RITES may be appointed as Consultant (P.S.U. under Ministry of Railway) which is associated in formulation of MRTS proposal in GNCTD. One station at Holambi Kalan is part/adjoining IFC Narela.

III) Services Consultant for designing and approval of services from MCD.

4.0 Proposal as contained in para 3.1 to 3.4 above is submitted for consideration and approval of the Technical Committee.

DECISION

"The item was deferred with the observation that the Members may send their views/suggestions on the proposal to Director (Plg.)-Narela within a week's time. Accordingly, the proposal be put up to the Technical Committee."

Compared.

[Signature]
12-02-97

[Signature]
12/2/97

[Signature] 14/02/97
Member Secretary
Technical Committee
Delhi Development Authority

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

SPECIAL INVITESES :

1. Addl. Chief Architect-I, DDA
2. Addl. Chief Architect-II, DDA
3. Chief Engineer (Elect.) DDA
4. Director (SP), DDA
5. Director (Narela), DDA
6. Director (DC&MP), DDA