

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.1(26)97-MP

Dated: 5.1.1998

Minutes of the 83rd meeting of Technical Committee held on 9.12.97 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. P.K. Ghosh, Vice Chairman (In Chair)
2. Sh. Vijay Risbud, Commissioner (Plg.)
3. Sh. K.K. Bandopadhyay, Addl. Commr.(MPD)
4. Sh. A.K. Jain, Addl. Commr.(DC&B)
5. Sh. Pradeep Behari, Chief Architect
6. Sh. R.K.Jhingan, Director (LS)

T. C. P.O.

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

C.P.W.D.

8. Sh. R.S. Kaushal, SA (H&TP)I
9. Sh. P.C. Arora, S.E.
10. Sh. A.K. Malik, Architect

D.V.B.

11. Sh. D.K. Suri, Addl. CE (Plg. & SLDC)
12. Sh. D.P.S. Sachdeva, S.E. (Plg.) I
13. Sh. K.K. Narula, XEN (Plg.)I

M.C.D.

14. Sh. Shamshir Singh, Addl. T.P
15. Sh. C.P. Jain, SE (S) Coord.
16. Sh. Kundan Lal, Dy. Dir.(P&M)

DELHI POLICE:

17. Sh. S.K. Tyagi, ACP (DTP)

SPECIAL INVITEES:

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19. Sh. R.S. Yadav, CE (S) Slum) MCD
20. Sh. Jarnail Singh (Slum & JJ Deptt.)MCD
21. Sh. B.L. Khurana, CE (Electrical) DDA
22. Sh. N.K. Aggarwal, Director (SP) DDA
23. Sh. S.P. Bansal, Director (ZP)DDA

etc / TCPO, DEPCT

1. ITEM NO.61/97
Route I Strengthening of 33 KV single CKT O/H Single pole line from Shalimar Bagh 220 KV Grid S/Stn. to Shalimar Bagh 33 KV Grid S/Stn. near Khosla Hospital F.6(10)97/MP.
Route II - Erection of S/C 33 KV O/H line with GJoat conductor by T off the existing 33 KV S/Stn. near Khosla Hospital.
F.6(9)97/MP

The proposal of DESU was discussed in detail and it was observed that the cables should be laid either underground or at a single pole. Existing poles also require to be realigned as per the alignment plan of the road.

2. ITEM No.62/97
Route approval for 33 KV overhead-cum-underground lines with respect to Route No.1: Laying of 2 Nos. 33 KV 3x300 sq. m. XLPE cables from existing Lodhi Road 220/33 KV S/Stn. at NDSE.
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F.6(23)96-MP

The proposal is approved subject to condition that DVB will confirm in writing that cost of realignment/shifting of cables, if required, with the coming up of proposed Andrews Ganj flyover should be borne by the DVB itself.

3. ITEM NO.64/97
Scheme of 12.5 sqm. plot for relocation of squatters prepared by Slum & JJ Deptt., MCD
F.3(88)97/MP

The issue regarding size of plots was discussed in detail. It was observed that according to MPD 2001 minimum plot size of 25 sq. mtr. is proposed which may be reduced to 18 sq. mtrs. with 7 sq. mtr. of cluster open space per tenement. However, keeping in view the magnitude of the problem, Technical Committee approved the proposal

of Slum & JJ Wing for Naseerpur (Ext.7) as holding zone for immediate relocation of squatters from priority areas such as Jantar Mantar. It was further observed in the for/holding zones, segregation of water and sewerage lines be ensured through design/planning and due space provision may be kept for electric poles/services.

4. ITEM NO.65/97

Setting up of a ready mix concrete plant by CPWD At Ghitorni - to process change of land use.

F.3(7)94-MP

It was decided that a site visit will be organised with VC,DDA which is to be attended by Commr.(Plg.), Director (Landscape), Chief Engineer/Sr.Architect, CPWD.

5. ITEM NO.66/97

Change of land use from Rural to Industrial for an area measuring about 740 acres (299.6 ha.) near village Bawana.

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Commissioner (Industries) be requested to submit the details of all the sites for proposed change of land use, so that a comprehensive proposal can be processed under section 11 A of D.D.Act.

6. ITEM NO.67/97

Layout plan for Dr. Ambedkar old Age Home at Alipur.

F.3(32)76-MP

Technical Committee was informed that the land under reference does not fall within development area of DDA. The proposal given in para '4' of the agenda note is approved.

7. ITEM No.68/97
Development controls/building byelaws applicable for construction of Hotels in Delhi - representation from the Federation of Hotel & Restaurant associatio of India
F.10(1)96-MP

Deferred.

8. ITEM NO.69/97
Proposal of underground parking opposite Alankar Cinema, Lajpat Nagar.
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The representative of MCD confirmed that the demand for underground parking is from residents themselves and it is not likely to raise any objections from the adjacent localities. The proposal of MCD for proposed nderground parking is approved subject to :-

- i) Development of a park above the underground parking; and,
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(A.K.JAIN)
ADDL.COMMR.(DC&B)
MEMBER SECRETARY
Dated: 5.1.1998

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7. Commissioner (LM)
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o/c VIKAS MINAR

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6/1/98
To A.

6/1/98

11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, (I&B)
16. Sr. Architect, (H&TP)CPWD
17. Deputy Commissioner of Police (T)
18. Chief Engineer (Plg.)DVB
- ✓19. Director (Land Scape) *6/11/98*
20. Secretary to L.G.

Special

- ✓21. Director (T.T.) DDA → *6/11/98*
 - ✓22. Director (AP-I) DDA *6/11/98*
 - ✓23. Director (AP-II) DDA *6/11/98*
 - ✓24. Director (AP-III) DDA *6/11/98*
 - ✓25. Director (MCR & PPR) *6/11/98*
 - ✓26. Director (Narela) DDA *6/11/98*
 - ✓27. Director (Z.P.) DDA *6/11/98*
 - ✓28. Director (~~SP~~ DDA (CSD (PC)) *6/11/98*
-
- ✓29. Director (Building) DDA
 - ✓30. Director (Rohini Plg) DDA
 - ✓31. Director (Dwarka) DDA


 (P.V. MAHASHABDEY)
 JOINT DIRECTOR (MP)
 5.1.1998

Distributed by Mahesh Singh Tandon
 6/11/98

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e/c R/D

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26. Sh. J.S. Sodhi, Joint Dir. (AP I) DDA
27. Sh. S.P. Pathak, Joint Director (Narela)
28. Sh. S. Das Dy. Dir. (Narela) DDA
29. Smt. Archana Mahapatra, Dy. Dir. (ZP) I
30. Sh. H.S. Dhillon, Dy. Dir. (TT)
31. Sh. P.K. Behra, Dy. Dir. (AP) II

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15. Land & Development Officer, (I&B)
16. Sr. Architect, (H&TP)CPWD
17. Deputy Commissioner of Police (T)
18. Chief Engineer (Plg.)DVB
19. Director (Land Scape)
20. Secretary to L.G.


(P.V. MAHASHABDEY)
JOINT DIRECTOR (MP)
5.1.1998

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

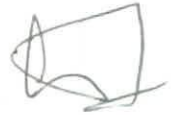
No.F.1(1)97-MP

Dated 4.12.1997

MEETING NOTICE

The 83rd Technical Committee meeting of the DDA will be held on 9.12.97 at 10.00 A.M. in the Conferene 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.



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

I N D E X

<u>Sl.No.</u>	<u>ITEM NO.</u>	<u>Particulars</u>	<u>Page No.</u>
1.	61/97	Route I Strengthening of 33 KV single CKT O/H Single Pole line from Shalimar Bagh 220 KV Grid S/Stn.to Shalimar Bagh 33 KV Grid S/Stn.near Khosla Hospital.F.6(10)97/MP Route II-Erection of S/C 33 KV O/H line with GJoat conductor by T off the existing 33 KV Shalimar Bagh Wazirpur II to Shalimar Bagh 33 KV S/Stn.near Khosla Hospital. F.6(9)97/MP	1-5
2.	62/97	Route approval for 33 KV over-head-cum-underground lines with respect to Route no.1: Laying of 2 nos.33 KV 3x300 sq.m.XLPE cables from existing Lodhi Road 220/33 KV S/Stn.to existing 33 KV S/Stn. at NDSE. Route no.2:Laying of 2 nos. 33 KVKV 3x300 sqm.XLPE cables from Lodhi Road 220 KV S/Stn. to proposed 33 KV S/Stn.at HUDCO complex on Khelgaon Road. Route no.3:T off Kilokari Ridge Velly 33 KV D/C Tower line from Tower line 181 to proposed 33 KV S/Stn.at HUDCO complex on Khelgaon Road. F.6(23)96-MP	6-14
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5.	66/97	Change of land use from Rural to Industrial for an area meas.about 740 acres(299.6 ha.)near village Bawana F.20(5)97-MP	28-31

Sl.No.	ITEM NO.	PARTICULARS	PAGE NO.
6.	67/97	Lay out Plan for Dr. Ambedkar old Age Home at Alipur. F.3(32)76-MP	32-33

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

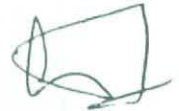
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SR.NO. 1, ITEM NO. 61/97/TC

Sub: ROUTE-I: Strengthening of 33 KV Single Ckt O/H Single Pole Line from Shalimar Bagh 220 KV Grid Sub Stn. to Shalimar Bagh 33 KV Grid Sub-Station. Near Khosla Hospital.
File No. F.6(10)97-MP

ROUTE-II: Erection of S/C 33 KV O/H Line with Goat Conductor by T-Off the existing 33 KV Shalimar Bagh Wazirpur-II to Shalimar Bagh 33 KV S/Stn. Near Khosla Hospital.
File No. F.6(9)97-MP

1. INTRODUCTION:

Route-I: Ex. Engg. (P)-I, Delhi Vidyut Board has submitted the above said proposal vide letter dt. 26.5.97 to strengthen the existing O/H feeder from Shalimar Bagh 220 KV Grid sub stn. to Shalimar Bagh proposed 33 KV Grid S/stn. near Khosla Hospital by providing additional poles along with the existing poles thus making a two poles structure at each point.

The length of the route is 2.7 Kms. as shown on the Drawing No. 13/4061. The location plan is placed at Annexure-I.

Route-II: EE(P)I/DVB vide letter dated 25.4.97 has submitted the proposal to energise the proposed sub stn. at Shalimar Bagh near Khosla Hospital by T/Off with the existing 33 KV Shalimar Bagh Wazirpur-II Over Head line passing by the side of Western Yamuna Canal. The proposal has been shown in Drawing No. 13/4513. The length of the route is 0.3 Km. has been taken overhead. The location plan is placed at Annexure-II.

2. DETAILS OF THE ROUTES

Route-I: The O/H line has been proposed parallel to the existing 33 KV O/H pole line from Shalimar Bagh to Wazirpur-II upto Shalimar Bagh 33 KV Sub Stn. (near Khosla Hospital) along the Western Yamuna Canal and two spans of 45 mtr. each have been proposed in the area behind Shalimar Bagh Sub Stn. near Khosla Hospital upto the Canal Boundary as shown in the cross section 'BB'.

CONTD....2/-

The proposed additional pole shall be erected at 1.8 Ms. from the existing modified poles making it two pole structure. The cost of the route if taken O/H is 43 Lacs and Rs. 2.2 Crores if taken underground. EE(Plg.-I)/DVB has certified that No other alternative is available.

Route-II: It has been proposed to energise the sub station by T/off the existing 33 KV O/H line from Shalimar Bagh-Wazirpur-II (Passing by crossing the Western Yamuna Canal) to the proposed Grid Sub Stn. at Shalimar Bagh near Khosla Hospital as shown in the plan. The length of the route is 0.30 Km. which shall be created in the open green area behind the proposed sub stn. and shall be over head.

3. DDA's OBSERVATIONS

Route-I: In this stretch road no. 37 ext. is proposed to be constructed. This will connect Ring Road with Outer Ring Road. Alignment Plan has already been approved by the Authority vide item no. 131/92 dt. 8.9.92. This road is yet to be constructed.

From the Survey Plan & alignment Plan it has been noticed that existing poles of O/H 33 KV line are existing in zig zag manner & some are with proposed Footpath/maincarriage-way and some are even out of the right of way line. The case was discussed with Ex. Eng. DVB. DVB has agreed to modify the existing poles according to alignment plan.

The discussions with DVB Officers indicate that proposed 2nd pole shall be at a distance of 1.8 mt. from existing/modified pole & other will be a projection of about 0.9 mt. on each side of the route. This will make the total width of the route as 4 mtr. (approx.). Thus the total width of the footpath shall have O/H 33 KV lines.

The Planning Wing is of the opinion this shall not be desirable as pedestrians psychologically will feel unsafe & also such a proposal shall close the option for tree plantation etc. on the footpath. It is suggested that route be taken as underground in the foot

path portion and DVB should co-ordinate with FWD at the time of implementing the Scheme.

Route-II: In this proposal, the proposed H.T. Poles shall be erected in consultation with the concerned Deptt. in such a way that no tree shall be affected.

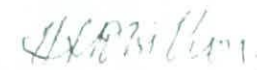
4. FEASIBILITY

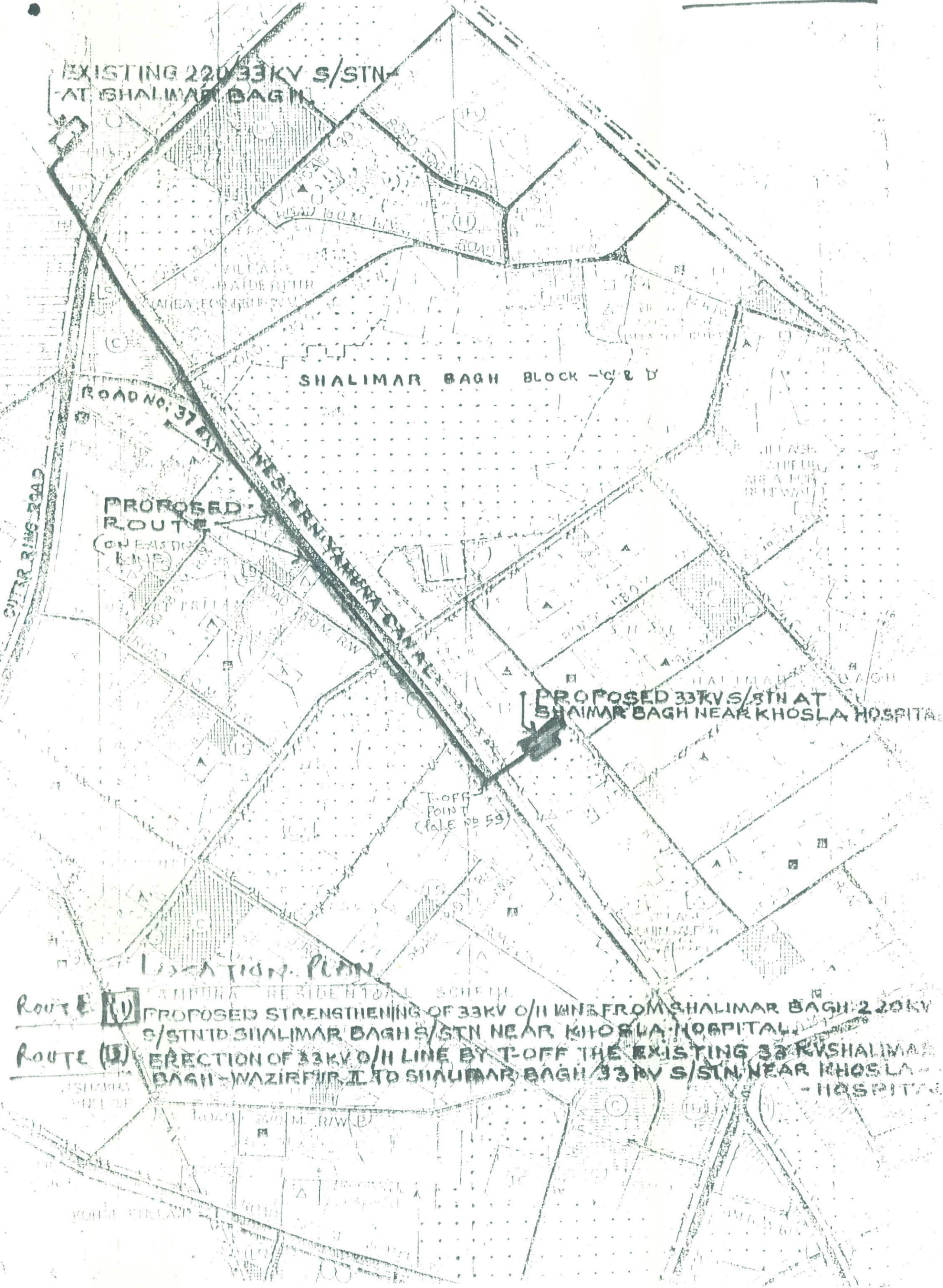
As per the feasibility report sent by the EE, DVB vide letter dt. 29.7.97 that no tree structure is affected in the proposal.

5. RECOMMENDATIONS FOR CONSIDERATION

The route I as proposed in Para 2 and as per the observations in para 3 is overhead v/s underground above and route II as proposed in para 2 and as per the observations in para 3 are placed before the Technical Committee for consideration.

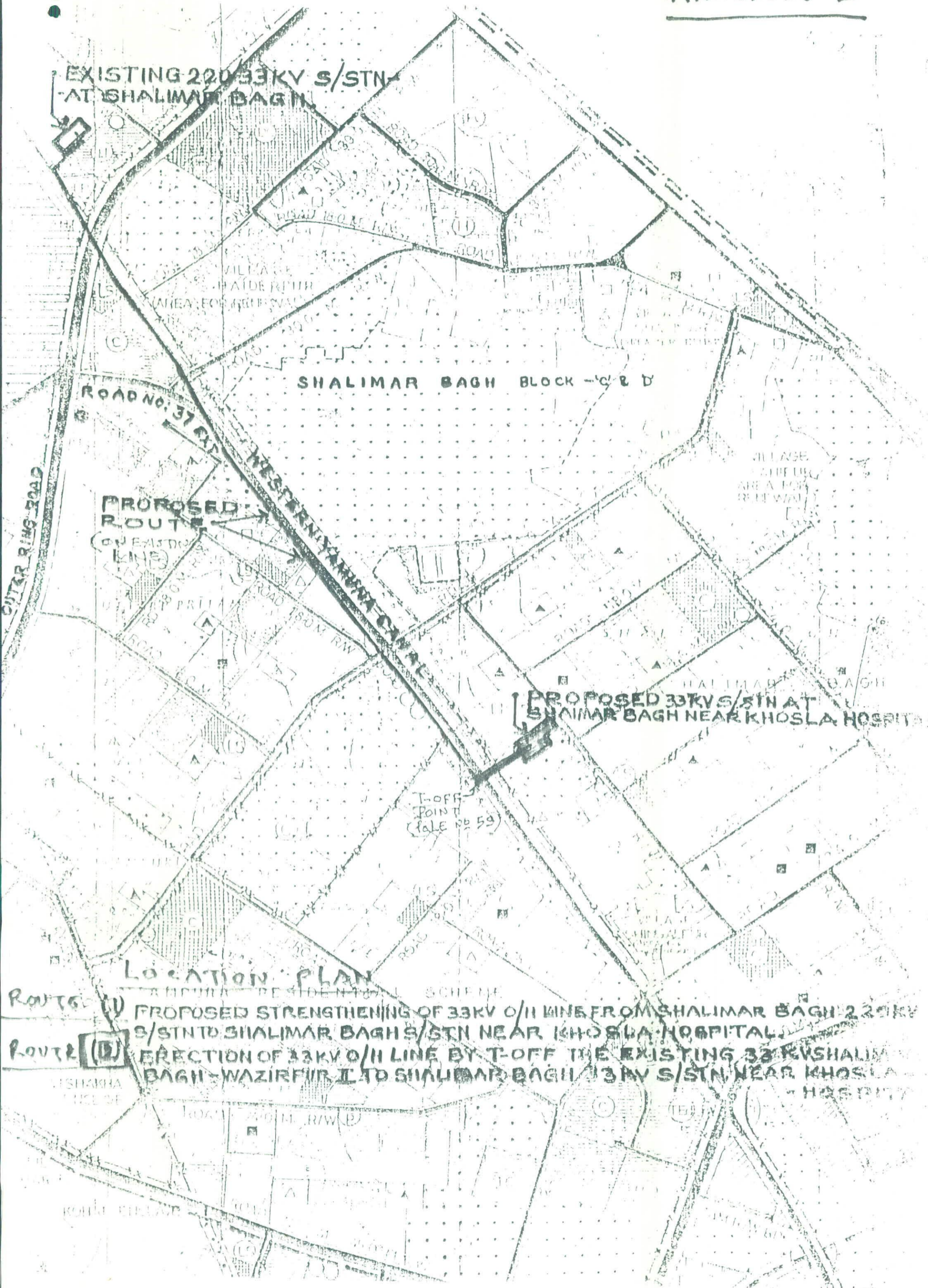

(S.K. SHARMA) 4/11/97
Asstt. Director (TT)


(H.S. DHILLON) 4/11/97
Dy. Director (TT)



LOCATION PLAN

- Route (A) PROPOSED STRENGTHENING OF 33KV O/H LINE FROM SHALIMAR BAGH 220KV S/STN TO SHALIMAR BAGH S/STN NEAR KHOSLA HOSPITAL.
- Route (B) ERECTION OF 33KV O/H LINE BY T-OFF THE EXISTING 33KV SHALIMAR BAGH - WAZIRPUR TO SHALIMAR BAGH 33KV S/STN NEAR KHOSLA HOSPITAL.



EXISTING 220/33KV S/STN AT SHALIMAR BAGH

SHALIMAR BAGH BLOCK - C & D

ROAD NO. 37 EXT. WESTERN YAMUNA CANAL

PROPOSED ROUTE (A)

PROPOSED 33KV S/STN AT SHALIMAR BAGH NEAR KHOSLA HOSPITAL

T-OFF POINT (Pole No 59)

LOCATION PLAN

Route (A) PROPOSED STRENGTHENING OF 33KV O/H LINE FROM SHALIMAR BAGH 220KV S/STN TO SHALIMAR BAGH S/STN NEAR KHOSLA HOSPITAL

Route (B) ERECTION OF 33KV O/H LINE BY T-OFF THE EXISTING 33KV SHALIMAR BAGH WAZIRPUR II TO SHALIMAR BAGH 33KV S/STN NEAR KHOSLA HOSPITAL

VISHAKHA ENCLAVE

SR.NO.2, ITEM NO.62/97/TC

Sub: Route approval for 33 KV overhead-cum-underground lines with respect to:

- Route-I Laying of 2 nos. 33 KV 3X300 sq. mm XLIE cables from existing Lodhi Road 220/33 KV S/Stn. to existing 33 KV S/Stn. at NDSE.
- Route-II Laying of 2 nos. 33 KV 3X300 sq. mm XLIE cables from Lodhi Road 220 KV S/Stn. to proposed 33 KV Sub Stn. at HUDCO complex on Khelgaon Road.
- Route-III: T.C.F. Kilokari Ridge Valley 33 KV D/C Towerline from Tower No. 181 to proposed 33 KV S/Stn. at HUDCO Complex on Khelgaon Road.

File No. F6(23)96-MF

1. INTRODUCTION

Ex. Engineer (Htg.) I, DVB vide letter dated 16.9.96 has submitted the above said routes to increase the Flexibility of power supply in NDSE area, ii & iii) to energise the proposed 33 KV S/Stn. at HUDCO COMPLEX and feeding the new developments of HUDCO Complex.

Lodhi Road 220/33 KV S/Stn. are existing and 33 KV S/Stn. at HUDCO Complex is proposed.

The length of the route for S.No.I, II & III are 4.38 km., 4.38 km. and 0.7 km respectively and is proposed to be partly underground and partly overhead as shown in DVB's drawings No.13-4486. The location plan is enclosed at Annexure-I.

2. ROUTE DETAILS:

The Route No. I & II have been proposed from the existing 220/33 KV Lodhi Road S/Stn. to the existing 33 KV S/Stn. at NDSE and to the proposed 33 KVS/Stn. at HUDCO Complex as underground below the Foot Path portion of Internal/Layout Plan Roads of Lodhi Road Complex. Internal Roads of Defence Colony, Kotla Imbarakpur Road and Ring Road/Khelgaon Road and existing Railway lines except in the portion of open Drain, where the route has been proposed as overhead.

The Route No. III has been proposed by T-off from Tower No. 181 of Pilokri Ridge Vally 33 KV D/C powerline as underground below the foot path of Khelgaon Road and the Layout Plan Road of HUDCO Complex.

The detail of the Route I to III have been given in Annexure-II.

3. DDA OBSERVATIONS

Route No. I & II have been proposed underground in the Foot paths of the Master Plan/ Zonal Plan/Layout Plan roads and the existing Railway line except in the portion of the existing open drain where it has been proposed as over head.

Route No. III has been proposed by T-off from H.T. Tower as underground through the Foot path of Khelgaon Road and Layout Plan road of the HUDCO Complex.

The observations & recommendations have been given in Annexure-II.

4. FEASIBILITY

No trees are affected as per the feasibility Report sent by SE (Plg.-1) DVB vide letter dt. 16.9.96.

5. RECOMMENDATIONS FOR CONSIDERATIONS

The route proposed by DVB as explained in para 2 above with the following modifications and action.

- a) On the Internal roads of Iodi Road Complex (32.5 m & 38 m wide)
 - i) Cables be laid in the 2.70 m wide inner Foot path (on the western and southern side respectively).
- b) Between the Railway junctions and all of the existing open Drain upto Defence Colony Road
 - i) The cables be laid in 2.1 Pipe in two tiers by Railway Deptt for which DVB has already deposited Survey and II (charging) estimate. (rk)

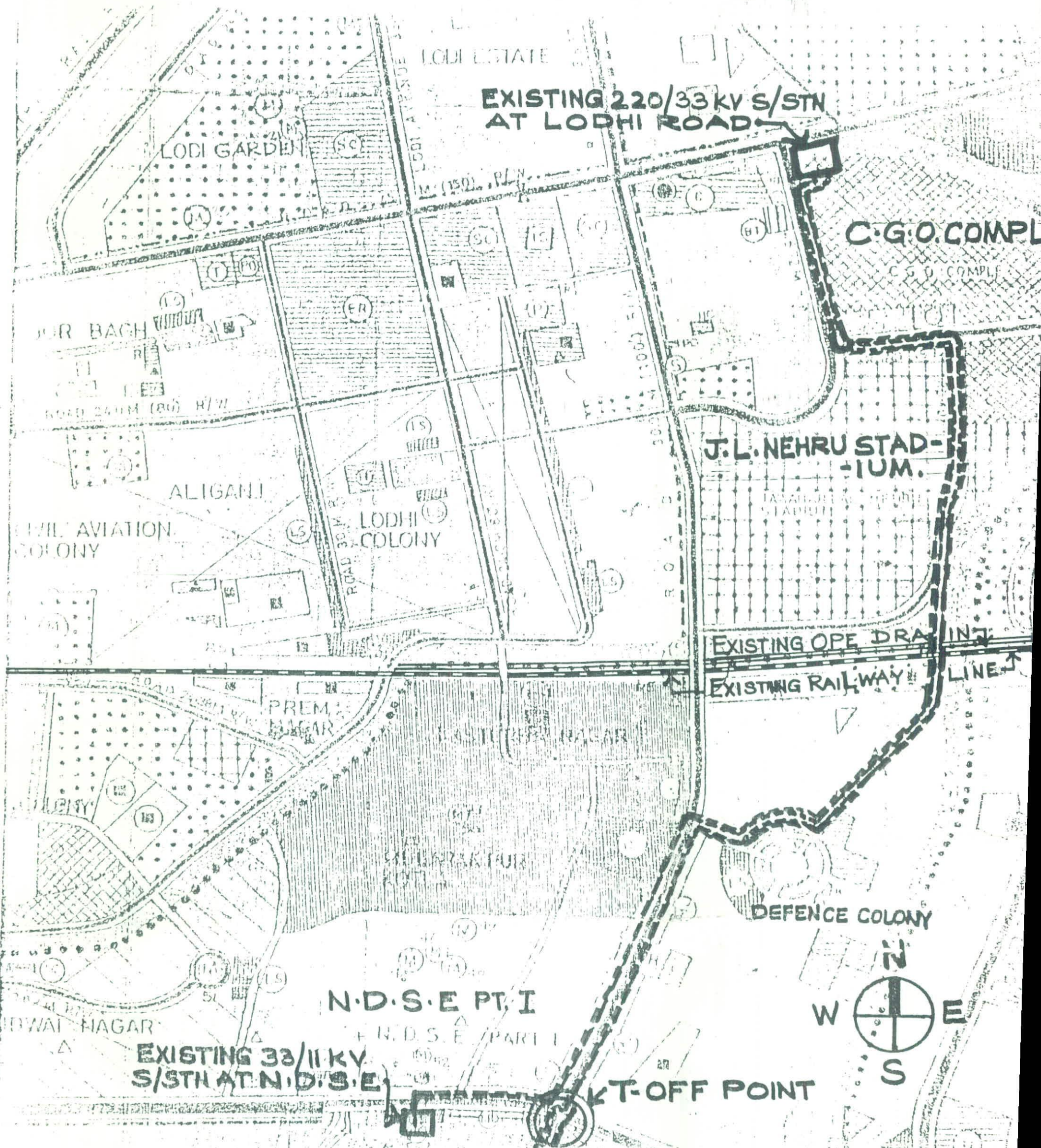
as informed by ES (Fig. I) DVB.

- c) In the Route No. II & III from Ring Road to HUDCO Complex Sub/Stn.
 - i) The Cables be laid in 1.52 m wide Eastern Footpath of the Khelgaon Road.
- d) The proposal be integrated with the proposal of grade Separator at the **Inter - Sec.** of Ring Road and Khelgaon Road with the level proposed road in the NDSE area with parking/Commercial provisions.
- e) The DVB shall obtain permission from the other concerned agencies before carrying out the implementation of the Scheme.

The matter is placed before the Technical Committee as explained in Para 2 and Para 5 above for consideration.


(S.K. Sharma) 5/11/87
Asstt. Director (T)


(H.S. Dhillon)
Dy. Director (T)



LOCATION PLAN

- 1. LAYING OF 2 NOS 33KV CABLES FROM LODHI ROAD 220/33KV S/STN TO EXISTING 33KV S/STN AT N.D.S.E.
- 2. LAYING 2 NOS 33KV CABLES FROM LODHI ROAD 220KV S/STN TO PROPOSED 33KV S/STN AT HUDCO COMPLEX ON KHEL GAON ROAD.
- 3. T/OFF KILOKRI RIDGE VALLEY 33KV D/C TOWER LINE FROM TOWER NO. 181 TO PROPOSED 33KV S/STN AT HUDCO COMPLEX ON KHEL GAON ROAD.

ROUTE DETAILS / D.O.A. OBSERVATIONS AND RECOMMENDATIONS

ROUTE DETAILS BY DTP

D.A. OBSERVATIONS

D.O.A. RECOMMENDATIONS

ROUTE I: Proposed 2 nos. 33 KV 3X300 sq. mm ALPZ cables from the existing Lodhi Road 220/33 KV sub stn. to the existing 33 KV 5/33 sub. at HDSSE.

(Underground route except in the open drain portion where overhead has been proposed)

Common route detail for Lodhi Road Sub Stn. to HDSSE sub stn. and HDSSE Complex Sub Stn.

Common route from Lodhi Road Sub Stn. to Jafar Chowk. (Four cables underground and overhead)

a) On internal road (existing 32.5 m wide) of Lodhi Road Complex connecting Lodhi Road and internal road 45.72 m W/W of Lodhi Road Complex.

i) in the Eastern foot path at distance of 14.5 mtrs. from the centre of the central verge

i) The W/W of this road is 45.72 m wide as per the detail plan

ii) The proposed cables fall at the junction of service road and footpath.

iii, The underground sewer line and trees are existing.

i) Cables be laid in the inner foot path (eastern) of 376m wide of the standard road section for 45.72 m W/W road without affecting the underground service line and trees.

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b) On Internal road (Existing 38.5mtr. width) of the Lodhi Road Complex from the junction of 45.72 m W/W road to the junction of 14 mtr. W/W road

i) In the southern footpath at a distance of 17 mtr. from the Centre of Central Verge.

i) The W/W of this road is 45.72 m as per Zonal Plan -

ii) The cables fall in the service road-cum-cycle track portion of the standard road section.

i) Cables be laid in the inner footpath (Southern) of 2.70m wide ~~2.70m~~ the standard road section of 45.72m W/W road.

c) On 24 m W/W road of Lodhi Road Complex from 45.72m W/W road upto the open area as shown in the plan.

i) In the Western Footpath, keeping a distance of 2.5 m from the edge of the road W/W

i) W/W of this road is 24 m as per the Zonal Plan/Layout Plan of the complex.

i) Agreed

d) In the Open area over the open drain and below the railwaylines upto Defence Colony road

i) Under ground cables extended from 24 m W/W road upto open drain

i) In the open area of the Lodhi Rd. Complex.

i) Agreed

ii) Overhead taken on the open drain by erecting 2 nos. Double poles structure across the drain.

ii) No Comments

ii) Agreed

iii) Below the railway lines upto the Aly. Qrs.

iii) No Comments

iii) Agreed

iv) Between the Aly. Qrs. and Wall of the existing open drain upto Defence Colony roads

iv) Available space is very less for laying the cables. A very big grown up tree is existing and under ground cables are also existing as informed by EE, JVB.

iv) The cables shall be laid in GI pipe in 2 tiers by Aly Deptt. for which JVB has already deposited survey and plan charges (deposit work) as informed by EE (Insg.)1, JVB

1.	2.	3.
<hr/> <hr/>		
<p>'B(<u>Remaining Route upto NDSE sub stn. (Route No. I)</u> <u>2 cables under ground)</u></p>		
<p>a) <u>On the Internal Roads of Defence colony from Aly. Jrs. to Kotla Mubarakpur Road (Bhishma Pitamah Marg)</u></p>		
<p>i) Below the Western Footpath keeping 1.5 m, 1 m and 1 m away from the existing property line on 16 m, 14 m and 23.2m wide existing roads.</p>	<p>i) The proposed route is through the internal roads of Defence Colony.</p>	<p>i) Agreed</p>
<p>c) <u>On Kotla Mubarakpur Road (Bhishma Pitamah Road) from the junction with Defence Colony Rd (23.2 m wide) to Ring Road</u></p>		
<p>i) Below the Western foot path of existing 38 mtr. wide Road keeping 1 m distance from the existing property line.</p>	<p>i) The W/W of this road is 30.48 m (100 ft.) as per the Zonal Plan.</p>	<p>i) Agreed.</p>
<p>c) <u>On Ring Road from Kotla Mubarakpur Road (Bhishma Pitamah Road) to NDSE Sub Stn.</u></p>		
<p>i) Below the inner footpath keeping a distance of 9.75 m away from the Boundary wall. The existing width of the Road is 35.65 m.</p>	<p>i) The W/W of the Ring Road is 64 m as per Zonal Plan and 60-64 mtr. as per the Master Plan.</p>	<p>ii) Agreed as proposed.</p>
<p>ii) Finally the U/G cables connect the existing S/Strn. at NDSE by crossing the Ring Road.</p>	<p>ii) There is a proposal of two level Road in this stretch with U/G shopping/ parking which is in the planning process.</p> <p>iii) The cables may be taken in the outer foot path but due to the existing underground sewer - line MTNL cables and O/H 11 KV DVB line the U/G cables in this portion is not possible as informed by the EE (Fig.) I, DVB.</p>	<p>ii) This aspect needs to be considered.</p>



AE II : Connecting Existing 220 KV/33 KV S/Stn. at Lodhi Road to proposed S.Stn. at HUDCO Complex

C) From Lodhi Road S/Stn. to the Internal roads of Defence Colony.

i) Same as explained in Route I at (A)

i) Same as Route I at 'A'. i) Same as route I at 'A'.

D) From Internal Roads of Defence Colony to proposed Sub Stn. at HUDCO Complex (2 cables underground)

a) From the Internal Roads of Defence Colony to Rotla Mubarakpur Road (Bhism Pitamh Road)

i) In the Eastern footpaths of the Internal Defence Colony Roads of 16 m, 14m & 23.2m R/W keeping 1.5m, 1m and 1m respectively away from the property line/Central Park Boundary

i) The proposed route is passing through the internal roads of Defence Colony.

i) A greed.

b) On Rotla Mubarakpur Road (Bhism Pitamh Road) from the junction with Defence Colony Road (23.2 m)R/W to the main road.

i) In the Eastern footpath of the 38 m R/W existing road, keeping a distance of 1 m from the existing property line.

i) In the footpath portion MTL cables, light cable, open/covered drain are in existence.

i) EE (DVB) informed that only two cables of 5" is to be adjusted in the footpath portion and no other alternative is available.

ii) The R/W of this road is 30 m (100 ft.) as per the Zonal Plan.

c) From main rd. to proposed S/Stn. at HUDCO COMPLEX

i) After crossing the main rd the underground cables have been proposed in the western side footpath of the main road at a distance of 1.5 m away from the property line.

i) The R/W of the road is 30 m as per the Zonal Plan.

ii) The cables should be laid within 1.50 m wide footpath on the Eastern side of the main rd.

i) The cables be taken within 1.50 m footpath on the Eastern side along with the cables as proposed in the T off, proposed to HUDCO Complex.



ii) In the Northern footpath at a distance of 1.5 m away from the R/W line of the Internal Road of HUDCO Complex.

ii) Internal Road of HUDCO Complex.

ii) Agreed.

ROUTE III : From T O-off Kilkari Ridge Valley Tower Line to propose S. Str. at HUDCO Complex (One cable underground)

i) By T Off from Tower No.181 from Ring Road to Khel Gaon Road.

i) The R/W of Ring Road is 64 mtr. as per the Zonal Plan and 60-64 m as per the Master Plan

i) Agreed

ii) Eastern footpath of Khelgaon Road by keeping 2 mtr. away from the Property line.

i) The R/W of the road is 30.48 m as per the Zonal Plan and cables fall in the cycle Track portion as per the standard cross section of the Road.

i) The cable should be laid in 1.52 m wide footpath as per the standard cross section of the road.

iii) The cable has been proposed in the internal road of the HUDCO Complex on the Northern footpath keeping a distance of 1.5 m away from the R/W line of the road.

ii) Cables laid in the Internal road of ii) the HUDCO Complex. Agreed.

OTHER OBSERVATIONS:

There is also a proposal of Grade Separator at the junction of Ring Road at Khelgaon Marg/ Kotla Road and two level Road on Ring Road in NDSE along with an underground parking and commercial use provisions. The work shall be carried out by DDA and the tenders for allotment of designing the scheme is under process. This may affect this Scheme for providing cables underground. at the existing sub stn. at NDSE II and the junction of the Ring Road with Khelgaon Road.

SR NO. 3, ITEM NO. 64/97/TC

Sub: Scheme of 12.5 Sq. M. plots for re-location of squatters, prepared by Slum & JJ Dweller, MCD
File No. F.3(88)/97-MP

INTRODUCTION: Addl. Commissioner, Slum & JJ Deptt. of MCD vide letter No. PA/AC(S/JJ)/97/D.719 dated 4.11.97 (Annexure 1) has submitted a scheme for relocation of squatters from project sites, for consideration of the Technical Committee/ Authority.

2. PROPOSALS

- A. Average size of one Pocket 5 hactares
B. Density 275 plots per Hactares
C. Plot size 12.5 Sq.m. + common courtyard of sqm. per plot.
D. Approach Road 9.00 M/6.00 M R/W
E. Internal lanes/pathways 3.00 M (for providing access to courtyards)
F. Community facilities 15% to 20% of pocket area

- (i) Primary School 1500-2000 sq. m.
(ii) Basti Vikas Kendra 500 sqm.
(a) Balwari
(b) Crech
(c) Training-cum-production centre.
(iii) Convenient Shopping Centre 1000 sq.m.
iv) Electric Sub-station(2 Nos.) 70 sq.m.
(v) Parks/Shishu Vatikas 2000 Sq.m.
(vi) Jan Suvidha Complex 1500 sq.m.
(vii) UGR & Pump House 500 sq.m.
(viii) Religious Sites (2 Nos.) 500 sq.m.
(ix) Primary Health Centre 200 sq.m.

G. INFRASTRUCTURE STANDARDS:

- (i) Water Supply 20 gallon/per capita per day through tubewells and individual water connections

Contd....2..

- (ii) Toilet facilities (a) One W.C. per ten families.
(b) One bathroom per twenty families
- (iii) Drains For domestic effluent rain water open surface drains be provided.
- (iv) Sanitation MCD Sanitation Deptt. will look after this work.
(Man power will be provided @ one Safai Karamchhari for 200 jhuggies).
Dhalaos will be constructed at site.
- (v) Electrification D.V.B. for individual connections.
- (vi) Internal Lanes/pathways and courtyards, approach roads, parks, shishu Vatikas will also be provided.
- (vii) Post maintenance of services/infrastructure shall be maintained by respective civic agencies.
- (viii) Participation of N.G.O./Voluntary agencies for community development inputs.

3. OBSERVATIONS

3.1 MPD-2001 PROVISIONS

- i) MPD-2001, as amended vide notification No.K-12015/S/79-DDII A/II A/IB dated 15.5.95 provides for following, in respect of resettlement and Jhuggi Jhopries (JJ) for institu upgradation.
- a) Max. net density 250 tenements per hact.
- b) Plot size-Minimum 25 sq.m. however, it may be reduced to 18 sq. mtrs. with 100% coverage provided an area @ 7 sq. mtr. per plot/tenements is clubbed with the cluster open space.
- c) Path ways:
- i) Min. 2 mtr. wide upto 30 mtr. in length
- ii) Min.3 mtr. wide upto 50 mtr. in length.

-: 3 :-

ii) Under the same amendment, it is provided to adopt the norms of ISS-8888 formulated by the BIS which stipulate a max. net density upto 300 DUs per hac. A copy of the relevant provisions of ISS-8888 is annexed (Ref. Annexure II).

3.2 Provisions of Draft Unified Bldg. Bye-laws: Draft Unified Bldg. Bye-laws 1993 provide for specific norms/regulations for resettlement in Jhuggi Jhopri (JJ) upgradation. These are annexed (Ref. Annexure III).

3.3 General building requirements for Low Income Housing as per IS-888-1978 stipulate parameters for sizes of habitable spaces (Ref. Annexure IV).

3.4 Expert Study Group: Govt. of Delhi vide order No.F.1(2)90/UD/2529 dated 19.2.96 constituted an Expert Study Group under the chairmanship of Sh. M.N. Buch to study in detail the problems and issues related to rehabilitation of JJ/ Slum Dwellers in Delhi. Its report is yet to be finalised.

4. The matter is placed before the Technical Committee for its consideration.

P. Bansal
(S.P. BANSAL)
Dir (ZP).

PROPOSED PLANNING AND INFRASTRUCTURE STANDARDS
FOR 12.50 SQM. PLOTS

PLANNING STANDARDS

1.	Average size of One Pocket	5.00 Hectares
2.	Density	275 plots per hect.
3.	Plot size	12.5 sqm + common courtyard 4 sqm per plot
4.	Approach road	9.00 M/ 6.00 m R/W
5.	Internal lanes/pathways (For providing access to courtyards)	3.00 M
6.	Community facilities	15% to 20% of Pocket area
	(i) Primary school	1500-2000 sqm
	(ii) Basti Vikas Kendra	500 sqm.
	(a) Balwari	
	(b) Crech	
	(c) Training cum Production Centre	
	(iii) Convenient Shopping Centre	1000 sqm
	(iv) Electric Sub-Station (2Nos)	70 sqm
	(v) Parks/Shishu vaticas	2000 sqm
	(vi) Jan Suvidha Complex	1500 sqm
	(vii) UGR & Pump House	500 sqm
	(viii) Religious sites(2 nos.)	500 sqm
	(ix) Primary Health Centre	200 sqm

INFRASTRUCTURE STANDARDS

1. Water Supply: In most of the locations, piped municipal water supply is not likely to be available. It is proposed to provide water by drilling adequate number of deep tubewells to supply 20 Gallons of water/per-capita per day. Since the plot size is very small and individual toilet facility cannot be accomodated in plots, provision of community Jan Suvidha Toilet Complexes shall be made seperately. So, provision of 20 gallons per capita per day, will be sufficient. Individual water connection shall be provided to consumers on flat rate basis.

2. TOILET FACILITIES AND ITS DISPOSAL : Community Jan Suvidha complexes comprising of WC and bathrooms shall be provided @ one WC per ten families and one bathroom per twenty families. Water for JSC shall be provided to meet its requirement. Wherever Municipal sewerage facilities are available, the effluent shall be discharged into it, otherwise septic tanks shall be provided and its effluent shall be discharged in open surface drains.

Initially, pre-fabricated toilet and bathroom cubicals will be provided within the shortest possible time so that relocated jhuggi dwellers have the basic amenity immediately on reaching the relocation pocket. However, in due course of time, regularly constructed Jan Suvidha complexes will be provided.

3. DRAINS : For domestic effluent, rain water open surface drains shall be provided. However, where the drains are deeper and wider, those will be covered as per Municipal norms. However, Drainage Department will also ensure suitable disposal, whether on interim basis or regular basis for the disposal of waste water of the relocation settlement.

4. SANITATION : The area Sanitation Department of MCD will provide the sanitation services pertaining to cleaning of streets and removal of garbage from these relocation complexes on the same pattern as already being done under the plan scheme for the JJ clusters as these new relocation complexes would be bringing in the jhuggi dwellers from the JJ clusters.

The man-power as already available with them @ one Safai Karamchari for 200 jhuggies may be shifted to the new relocation complex without additional man-power because there is no additional work-load involved.

Dhalaos will be constructed by the General Wing in consultation with CSE Department, MCD, as per the approved pattern for which the Slum & JJ Department will deposit funds with them on the basis of deposit work.

5. ELECTRIFICATION : Distribution system shall be provided for individual electric connection directly by Delhi Vidyut Board under the individual electric connection scheme of JJ clusters as these relocation plots are for the jhuggi dwellers who are being shifted from the JJ clusters. They should similarly be provided this facility of individual connection of flat-rate basis as per policy of the Delhi Vidyut Board for the jhuggi dwellers. However, a regular connection will be provided by DVB for Jan Suvidha Complex/drinking water supply tube-wells, for which the cost will be deposited by the Slum & JJ Department, while individual connections to the allottees may take some time for being provided under the plan scheme of DBV.

6. INTERNAL LANES/PATHWAYS AND COURT-YARDS : These shall be provided with brick-flooring.

7. APPROACH ROADS : These shall be Bitumenous Roads as per Municipal norms.

8. PARKS/SHISHU VATIKAS : The land for parks and Shishu Vatikas shall be bounded with brick wall and grill fencing.

9. SOCIAL SECTOR INPUTS : The social sector inputs like primary education, primary health-care, transport, Food & Civil Supplies, etc will be taken care of by the respective Sectoral Departments for which UD Department, Govt of NCT of Delhi should issue specific instructions to them that when the population is under shifting, these inputs may be organized in the settlement so that the people at the new location are not put to suffer hardships, particularly children and the women.

10. POST MAINTENANCE OF SERVICES/INFRASTRUCTURE : From day-one, all the above mentioned services/infrastructure shall be maintained by respective civic agencies so that there are no subsequent

REGULATIONS FOR LOW INCOME HOUSING ON THE LINES OF ISS - 8888 FORMULATED BY THE BIS (BUREAU OF INDIAN STANDARD)

ISS-8888 deals with the requirements of low income housing, keeping in view fire safety, health safety and structural safety in accordance to National Building Code and relaxation in the planning and general building requirements which have bearing on cost of construction have been reduced. The Code is applicable for :

- a) Layout plans for low income housing colonies to be developed either by public or by private agencies.
- b) Design for construction of buildings for such income group people either by public or by private agencies.

2. Keeping in view ISS-8888, the following provision may be incorporated in the unified building bye-laws in the Union Territory of Delhi.

Building Bye-Laws for Low Income Housing based on ISS-8888 (1978).

1) Provision relating to layout planning

- i) The type of development may be plotted development income housing/flatted development as low housing/flatted development as a group housing.
- ii) Density : Residential density is indicated in terms of dwelling units as per hectare as below :

MAXIMUM DENSITIES FOR LOW INCOME HOUSING

Sl. No.	Density in Dwelling Units/ha for Plinth Area of Unit of 20 Sq.m. 330 sq.mts	No. of Storeys
(1)	(2)	(3)
i)	130	85
ii)	250	170
iii)	300	225
iv)	350	268

Note 1 - These densities are applicable to a cluster of dwellings.

ala

upto 400, with a family of 5 members

Note 2 - Vertical incremental housing shall be permitted on single ownership plot.

Note 3 - These densities include provision for open spaces, convenience shopping, nursery and all internal roads and path-ways, but do not include peripheral road around the cluster.

Note 4 - The minimum density shall be 75 percent of the value given under Col 2 and 3.

* The development upto 3 storeys is generally recommended.

The number of storeys is should be restricted to four only.

iii) Size of the plot/plinth area.

Minimum plot size shall be as follows with a coverage not exceeding 75% with the details as below :

Minimum Plot Size	Type of Development
30 Sq.m.	Incremental housing with one room, cooking space and combined bath and W.C. on ground floor and future extension of one room and a bath on the first floor/ground floor.
40 Sq.m.	Two roomed house on each floor for Group Housing/Individual Ownership house.

Note 1 : The minimum size of plots takes into account the need of incremental housing. In the case of cities (other than metropolitan cities) with population, less than 0.5 million, the size of the plots may be increased by 33 1/2 percent.

Note 2 : In exceptional cases in metropolitan cities with population more than 1 million the size of plots may be brought down to 25 sq.m. in case of low income housing colonies located in congested areas or in areas as decided by the Authority.

iv) Other requirements

- a) Open space : 0.3 ha/1000 persons
- b) Road area : 10 to 20% of the site
- c) Nursery school : 0.1 ha (one site) for 1500 population
- d) Shopping Centre : @ 4 shops per 1000 population is to be provided.

REGULATIONS FOR RESETTLEMENT AND JHUGGI-JOPHRI (J.J.) HOUSING
UPGRADATION (002-C)

- (i) Density
The net density shall be upto 250 tenements per hectare.
- (ii) Minimum Plot Size
The minimum plot size shall be 25 sq.mts. however, it can be 18 sq.mts. with 100 percent coverage provided 7 sq. mt. per tenement is clubbed for cluster space.
- (iii) External walls
115 mm thick external brick wall with or without plaster shall be permitted.
- (iv) Staircase
Single flight staircase without landing between the two floors shall be permitted.
- (v) Pathways
The width of path ways shall be as follows :
2m width for pathways upto 30 m in length.
3m width for path ways upto 50 m in length.
- (vi) Flushing System :
In water closets flushing system shall not be essential and toilets without this provision may be permitted.
- (vii) Water closet pan size.
The water closet seat shall be of minimum .46 m (18 inches) in length.
- (viii) Septic tanks and leaching pit. (Soak pit)
A septic tank shall be provided with Capacity 141.6 litres (five cubic feet) per capita. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (NFERT type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.

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3. GENERAL BUILDING REQUIREMENTS FOR LOW INCOME HOUSING AS PER I.S. 888-1978

No.	Competent of Building	Requirements
3.1.	Habitable Room	Area : 12.5 sq.m. Width : 2.4 m Height: 2.6 m
	i) in case of one roomed house including space for cooking)	
	ii) (two roomed house)	Area : 6.5 sq.m. Width : 2.1 m Height: 2.6 m
	iii) height in case of slopping roofs	Avg.height 2.6 m Min.height 2.0 m (at eaves)
3.2.	Kitchen	
	i) cooking alcove, serving as cooking space	Area: 2.4 sq.m. Width: 1.2 sq.m. Height: 2.4 sq.m.
	ii) two roomed house	Area: 3.3 sq.m. Width: 1.5 sq.m. Height: 2.4 sq.m.
3.3.	Bathroom	Area: 1.2 sq.m. Width: 1.0 sq.m. Height: 2.2 sq.m.
3.4.	W.C.	Area: 0.7 sq.m. Width: 0.7 sq.m. Height: 2.2 sq.m.
3.5.	Combined Bath and W.C.	Area: 1.8 sq.m. Width: 1.0 sq.m. Height: 2.2 sq.m.
3.6.	Balcony	Min.Width : 0.7 m

24/5/78

3.7. Staircase

- i) 2 storeyed - Straight flight - Width: 0.60 m (Min)
- Winding - Width: 0.75 m (Min)

Min. Tread 22.5 cms.
Max. Riser 20.0 cms.

- ii) 3 storeyed - Straight flight - Width: 0.75 m (Min)
- of more - Winding - Width: 0.90 m (Min)

Min. Tread 25.0 cms
Max. Riser 20.0 cms

Notes : A) The minimum clear head room shall be 2.1 m.

3.8. Plinth

Min. height - 30 cm.
from the surrounding
ground level

3.9. Lighting and Ventilation

- a) One-tenth of the room floor area - for dry hot climate
- b) One-sixth of the room floor area - for wet-hot climate

SR.NO.4 ITEM NO. 65/97/TC

Sub: Setting up of a ready mix concrete Plant
by CPWD AT Ghitorni - to process the change
of land use

F.3(7)94-MP/

1.0 **BACKGROUND:** The CPWD have set up a modern ready mix concrete matching plant at village Ghitorni, New Delhi. This is located in a piece of land measuring 7.38 acres to the South of Vasant Kunj. The total area is covered by Khasra Nos. 61/5, 61/6, 61/15, 60/1, 60/10, 10/11 and part of Khasra Nos. 60/2, 60/9, 60/12 and 60/3. This land is part of overall plot measuring 240.60 acres belonging to CPWD.

Earlier in 1994, a proposal for change of land use of the entire area (240.60 Acs) sent by CPWD from "Rural" to "Residential/Institutional" was considered by the Board of Enquiry constituted by MOUA&E and the following was decided:-

Board is of the unanimous opinion that proposal for change of land use of an area of 240.62 acres from Rural/Recreational to Residential/Institutional near village Chitorni does not merit consideration and hence it is recommended that land use of the above area should not be changed.

2.0 OBSERVATIONS:


The proposal for change of land use of 7.38 acres from 'Rural' to 'Manufacturing (extensive)' was discussed in detailed on 6.8.97 in the office of D.G. CPWD and then by Senior Architect, CPWD on 29.8.97 and the following are the observations :-

- i) The land under reference has been approximately identified by a copy of Survey of India map (1=10,000) on the basis of information supplied by CPWD (laid on table).
- ii) The land use of the area under reference as per MPD 2001 is 'Rural'. Adjoining DDA land which also forms part of the rural use zone had been a subject of reference in Supreme Court apropos the case of ridge and whether it is to be treated as a part of ridge. The final decision of the Supreme Court is still awaited.

Contd....2..

- iii) A comprehensive proposal for entire CPWD land with approach roads etc. from Mehrauli Mahipalpur Road and Mehrauli - Gurgaon road is still awaited from CPWD.
- iv) In view of the sensitive location, CPWD has been requested to seek the clearance from the following :-
 - a) Dy. Conservator of Forest (in respect of reserve/protected forest/ridge).
 - b) Environment Impact Assessment Authority/CPCB/DPPC.
 - c) NCR Planning Board with respect to regional plan 2001 for NCR.
 - d) It is also necessary to indicate the proposal and area for waste management, storage of aggregates, cement, etc. together with details of arrangements of water, power, disposal of liquid waste and parking.

3. The case is put up for consideration of Technical Committee.


20/1/97
(SP. BANSAAL)

Sub: Change of Land Use from rural to industrial for an area measuring about 740 acres (299.6 hac) near village Bawana.

BACKGROUND F. 20(5)/97-M.P.

1. A request has been received for change of land use from the Principal Secretary and Commissioner of Industries vide letter dated 20th July, 1997. The Govt. of NCT of Delhi, in pursuance of the Supreme Court of India's Orders (I.A.No.22 of CWP No.4677, M.C. Mehta Vs. Union of India and Others) has notified for acquisition 1300 acres of land at Bawana, Haulambi kalan & Haulambi Khurd etc. This area has to be set apart for development of industrial estate for relocating non-conforming industrial units.
2. Out of 1300 acres, possession of 740 acres of land has already been taken over by the NCT Delhi and handed over to DSIDC for the development of an industrial estate. The use of land at present is agricultural (copy of letter from Principal, Secy. & Commissioner of Industries dt.20.6.97 is annexed). The map supplied by NCTD was not adequate to identify the physical boundaries on Survey of India Sheet.
3. Addl. Commr. (MPD) vide letter dated 23.7.97 requested GNCTD to identify physical boundaries of the proposed industrial site on the map. In response to letter of AC(MPD), Jt. Director of Industries vide letter dated 22.9.97 provided a map indicating the boundaries of the land already in possession of the GNCTD.
4. The land which is in possession measures about 740 acres near village Bawana. The land is bounded by Bawana abadi, Bawana Delhi Road & Pooth Haulambi Khurd.

PROVISIONS OF MASTER PLAN FOR DELHI - 2001 AND URBAN EXTENSION

5. The need for provision of additional industrial estates in Delhi has been suggested in MPD-2001.

"In the next two decades, to meet the expanding need of industrial units, 16 new light industrial areas (Total area about 1533 ha.) would be required to be developed in Urban Extension; each industrial area shall have upto 5 units of industrial estates (UIE) of about 20 ha. each for specific use.

Extensive industrial activity in urban extension shall be confined within about 265 ha. area at two locations. These areas shall be mainly utilized for shifting of existing incompatible industrial units.

6. As part of Master Plan for Delhi - 2001, a plan of urban extension comprising 30,000 ha. land was prepared and approved by the Authority vide item No.79 on 30.6.87. As per urban extension plan, the proposed site of 740 acres falls in Ph.IV of the urban extension where the land uses assigned are residential, green, ~~commercial~~ and partly institutional.

PROVISION OF NCR PLAN

7. As per the land use plan of the NCR region, the proposed industrial area is outside the urbanisable limits 2001 and falls within the area meant for rural/green activities.

OBSERVATIONS

- i) The proposed site is falling within the urban extension Ph.IV where the assigned uses are residential, green, ~~commercial~~ and institutional as per the approval of the Authority vide item No.79 dated 30.6.87. This requires re-assignment of the land uses in the urban extension plan.
- ii) The proposed industrial area seems to be in addition to the area identified in the Master Plan for Delhi - 2001 as this is meant for shifting of existing non-conforming industries from Delhi. This requires modification in the Master Plan for Delhi -2001 i.e. an additional area is to be incorporated for use of industry.
- iii) The proposed area is not in conformity with the land use plan of NCR region. In this respect Ministry of Urban Affairs and Employment has communicated that the area which is part of the urban extension of MPD-2001 and stands approved by the Authority, the same need not be referred to NCR Planning Board for NOC. This has been communicated with reference to the scheme bounded by NH-10 and Rohtak Railway Line.
- iv) The Industry Deptt. of GNCTD is required to submit the following documents:-
 - a) Comprehensive plan of the total 1300 acres. This plan shall conform to the norms, standards and the building bye-laws as stipulated in Master Plan for Delhi-2001.
 - b) Service plan including the water supply, sewerage disposal and effluent treatment process etc.
 - c) Road network and the circulation plan.
 - d) No objection certificates from Environmental Impact Assessment Authority. Environment Impact Assessment Study will have to be got done by Govt. of NCTD for taking clearance from EIA Authority.

8. The case of change of landuse from rural to industrial use is put up before Technical Committee for its consideration. Subsequently, the exercise for re-assignment of landuses in the urban extension shall be taken up which would be required due to the consequences of change to industrial use.

Amalendu

Rly
13/10/97



आर० पी० राय, आई०ए०एस०
 R. P. RAI, IAS
 प्रधान सचिव व आयुक्त
 Principal Secretary & Commissioner

अद्वितीय संख्या
 उद्योग विभाग
 राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार
 सी०पी०ओ० भवन, कश्मीरी गेट, दिल्ली-६
 D.O. Letter No. ADI.(SWS.) 919/GI/96/2087
 Department of Industries
 Government of National Capital Territory of Delhi
 C.P.O. Building Kashmere Gate, Delhi-6

Dated 20th June 1997

23

मन्त्रालय
 20/6/97
 M-198/97

Dear Shri

As you are aware, the Govt. of NCT of Delhi, in pursuance of the Supreme Court of India's Orders (I.A. No. 22 of CWP No. 4677, M.C. Mehta Vs. Union of India and Others,) has notified, for acquisition, 1300 acres of land at Bawana, Haulambi Kalan, and Haulambi Khurd etc.. This area has to be set apart for development of industrial estate for relocated residential/non-conforming industrial units.

T-123
 20/6/97

Out of the 1300 acres, possession of 740 acres of land (shown in Red colour in the plan enclosed) has already been taken over by the Govt. of NCT of Delhi, and handed over to the DSIDC for development into an industrial estate. The land use of land under reference is 'agricultural' at present, and needs to be changed to industrial so as to enable the Govt. of Delhi to get the industrial estate developed there. In this connection, following documents are being enclosed for your ready reference.

1. Copy of Hon'ble Supreme Court's Judgement dated 30.10.96.
2. Copy of Notification u/s 4 and 7 read with Sec. 17 for acquisition of 1300 Acres of land.
3. Copy of affidavit filed in the Hon'ble Supreme Court.
4. Copy of possession proceeds in respect of 740 Acres of land.
5. Site plan showing 740 acres in red colour.
6. Land shown in D.D.A. Narela project plan.

1614DA
 2576L

Urgent

to
 25/6

I should be grateful if you could kindly arrange to change and notify the land-use of the 740 acres of land from agricultural to industrial in the Zonal plans as well as in MPD-2001.

Mithun

Yours sincerely,

(R.P. RAI)

(P/g)

Shri P.K. Ghosh
 Vice-Chairman
 Delhi Development Authority,
 I.N.A. Market,
 New Delhi.

Open file as per
 early.
 27/6/97
 LAI

26.6.97
 AC(PCR)
 JD(PCR)

SUB: LAYOUT PLAN FOR DR. AMBEDKAR OLD AGE HOME
AT ALIPUR.

FILE NO: F.3(32) '76-MF

1.0 INTRODUCTION:

Department of Social Welfare, Govt. of NCTD/Sr. Architect
PWD, has submitted layout plan for this case for approval.
The plans have been submitted for an area measuring
40819.55 sq.mtrs. in between GT road and by-pass at Alipur.
After providing the road widening towards GT Road, they
have proposed ground coverage of 33 per cent and FAR of
100 applicable in case of public & semi-public use.

2.0 EXAMINATION:

- i) The plot under reference is located in between GT road
and Alipur by-pass (NH-1) as part of Narela Sub-city.
- ii) DDA vide Resolution No. 99 dated 4-9-76 has accorded
no objection for construction of the buildings at
Alipur by the Social Welfare Department of Delhi / Admini-
stration as a special appeal subject to condition that
the maximum FAR of 20, front set-back as 300 ft. of
the central line of the road and height restriction of
25 ft. is maintained. The total area of the plot is
9.28 acres.
- iii) The revised proposal is based on the previous NOC when
there was no by-pass and thus, reservation for widening
has been kept only on GT Road side.
- iv) The present landuse of the property under reference is
rural.
- v) This area is part of Narela Sub-city and as per the
draft Zonal Development Plan, the right of way of the
by-pass has been proposed as 100 mtr. with 50 mtr.
wide green strip on either side. The right of way of
GT road has been retained as existing.
- vi) The property under reference is situated within a
distance of 0.5 km. from Alipur. As per MPD-2001
public & semi-public facility is permitted in rural
use zone within 0.5 km of the settlement.

3.0 DEVELOPMENT AREA:

The Delhi Administration vide notification dated 6.5.92
has declared the major portion of Narela Sub-city as
development area. As per the drawing & text available,
the GT road is the eastern boundary limit of develop-
ment area no. 175 of DDA. The properties, situated in
between by-pass and GT road are not part of development
area no. 175. Thus, the plans in this case shall be
sanctioned by MCD.

4.0 RECOMMENDATIONS:

It is recommended that the plot under reference may be developed as public & semi-public facility with norms applicable for public & semi-public use as per MH-2001. The following reservations for the roads as per draft Zonal Plan for Narela to be provided:

- i) GT road by-pass-50 mtr. from the central line of the existing by-pass and 50 mtr. green strip.
- ii) The old GT road-existing R/W to be maintained.

The proposal given in para 4.0 above submitted for consideration of the Technical Committee.

10/11/97
4/12/97

4/12/97
Dir (R.F.) No. 12

1. VC, DDA Chairman
2. Engineer Member, DDA.
3. Principal Commissioner, DDA
4. Commissioner (Planning) DDA
5. Commissioner (LD) DDA
6. Commissioner (LI) DDA
7. Chief Architect, DDA
8. Addl. Commr. (MPD) DDA
9. Addl. Commr. (AP) DDA
10. Addl. Commr. (DC&B) DDA Member Secretary
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, MOUA&E
16. Sr. Architect (H&TP) CPWD
17. Chief Engineer (Plg.) IWB
18. Deputy Commissioner of Police (T)
19. Director (Landscape) DDA

SPECIAL INVITEES:

1. Chief Engineer (Elect.) DDA
2. Addl. Chief Architect, DDA I
3. Addl. Chief Architect - II
4. Director (AP) II DDA Nodal Officer (LD)
5. Director (Narela) Nodal Officer
6. Director (AP) I DDA
7. Director (NCR & PPR) DDA.
8. Director (SP) DDA.

Sub: Development controls/Building Byelaws applicable for construction of Hotels in Delhi - representation from the Federation of Hotel & Restaurant association of India F.10(1)96-MP

1. The Honorary Secretary of the Federation of hotel & Restaurant Association of india vide letter dated 29.8.97 has represented that the development control rules and building bye laws applicable for the construction of hotel projects be appropriately simplified and wherever necessary, the interpretation in the form of guidelines to building plan sanctioning authority may be circulated for implementation.

2. Development Controls for 'Hotel' (0.32) as per MPD 2001 are as follows:

Max. ground coverage	30%
Maximum floor area ratio	150
Maximum Height	50m

Other controls: i) 5% of the FAR can be used for the commercial space related to hotel function.

Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services not be counted in FAR.

3. Chief Architect, DDA vide OM dated 23.1.95 (Annexure 'A') issued a circular regarding the activities permissible in the basement for services and hotel infrastructure which includes the following:

"Airconditioning plan and equipment, Water Storage Electric sub-station, Boiler, HT & LT panel rooms, transformer compartment, control room, pump house, generator room and other mechanical services and equipment required for the maintenance of the building".

Contd....2..

4. The issue of permissible activities in the basement for services in hotel infrastructure without counting in FAR was considered by the Technical Committee in its meeting held on 27.5.97 vide item No.19/97 (Annexure 'B'). The Technical Committee observed that keeping in view the fact that basement is meant for services of the building and not for hotel and also prevailing tendency of misuse of basement, the proposal for inclusion of various activities in the basement was not agreed to. It was desired to undertake a study of FAR permitted for hotels in various metropolitan cities in India and examine whether FAR for hotels needs to be reviewed.

5. This subject matter was further discussed in a meeting held under the chairmanship of Commr. (Plg.), DDA on 26.10.97 which was attended by the Town Planner, MCD, Dy. Chief Architect, NDMC, Addl. Commr. (DC&B) and the representatives of the Federation of Hotels & Restaurant Association.

The Federation *representatives* made the following observations in this regard:

- i) The provisions of MPD-2001 in respect of basements in a Hotel restrict the uses permitted as per the lease conditions. A copy of the lease documents (Excerpts) was given in the meeting by the representatives (Annexure 'C'). The use of basement for services & Hotel infrastructure which is not to be counted in Floor area in compliance with the provision of Master Plan is given in para 3 above. The uses permitted in basements as per the lease conditions in respect of a hotel, given by the representatives are reproduced below :-

Contd....3..

Exerpts from Hotel-site-Distt. Centre
Janakpuri.

Architectural controls and conditions for a 5-Star Hotel plot in Janakpuri District Centre.

BASEMENT:-

A maximum of two basements are permitted each with a coverage not exceeding 50% of the plot area for each basement. The basement would be utilised mainly for parking, laundry, air-conditioning plant and any other equipment, storage and maintenance of services and hotel infrastructure. In case the kitchen or a habitable space is provided in the basement, the area to that extent will be counted in the floor area calculations. No portion of the basement building will be allowed in the setbacks prescribed.

It was requested to permit the uses as per lease conditions in the basements without counting them in FAR.

- ii) There is a technical requirement for providing AHU room for mechanical ventilation etc. in various guest floors the space used for AHU room cannot be used as habitable space as is mainly used as a service space. Therefore this may not be counted in permissible FAR.
- iii) Earlier 7% of the floor space was permitted as commercial component in hotels whereas this has been limited to 5% in MPD-2001.

Contd....4..

It was requested by them to restore the earlier provisions of the Master Plan in this regard.

- iv) It was explained by the representative that their request for additional FAR for hotels in New Delhi be examined separately in comparison to other metropolitan cities. Details of Development Control norms of Bangalore City were submitted (Annexure 'D'). Similar details of other cities will be submitted subsequently by them.

6. PROPOSAL:

- a) To allow the additional activities of hotel infrastructure and services in the basements as per the lease condition without counting in FAR.
- b) AHU room for mechanical ventilation on various guest floors may not be counted in FAR.
- c) Regarding the increase in FAR and commercial component in hotels, these could be examined separately and taken up as part of the review of MPD-2001.

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

DELHI DEVELOPMENT AUTHORITY
[Housing & Urban Projects Wing]

Memo No.

Dated 23rd January, 1995

OFFICE MEMORANDUM

With reference to the clarification sought regarding the use of basement for services & Hotel Infrastructure which is not to be counted in Floor area in compliance with the provision of the Master Plan, it will constitute the following items:

* Air conditioning Plant and Equipment, Water Storage, Boiler, Electric Sub-Station, HT and LT panel rooms, Transformer Compartment, Control Room, Pump House, Generator Room and other mechanical services and equipment required for the maintenance of the Building *

These provisions shall be applicable to all the hotel plots sold after the enforcement of the Master Plan for Delhi-2001 i.e. from 1st September, 1990.

This is issued with the approval of Vice-Chairman, DDA.



[M.N. Khullar]

Chief Architect. 25/1/95

Minutes of the Technical
Committee Meeting Held on 27.5.97

SV. NO. 5/ITEM NO. 19/97/TC

Sub. Use of Basement for hotels.
4.19(1)96 DP

1. The Federation of Hotels & Restaurant Association of India have submitted their representation dated 19.2.97 addressed to Minister of State of Urban Development (Annex.....'A') regarding certain relaxation in development control norms and building bye-laws applicable for the construction of hotels in New Delhi.

2. The issues mentioned by the Federation of Hotels & Restaurant Association of India in their representation were discussed in a meeting held on 21.2.97 with the representatives of the Federation under the chairmanship of Comm. (Plg.), DDA.

3. Dev. Controls for Hotel (0.32)
- | | |
|--------------------------|-----|
| Max. ground coverage | 10% |
| Maximum floor area ratio | 150 |
| Maximum height | 50m |

Other Controls: i) 5% of the FAR can be used for the commercial space related to hotel function.
 Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services not be counted in FAR.

4. Further, Chief Architect, DDA vide OI dated 23.1.97 (Annexure.....'B') issued a clarification regarding the activity permissible in the basement for service and hotel infrastructure which included the following:

"Air-conditioning plant and equipment, Water Storage, Electric substations, Boilers, H.P. & L.P. panel rooms, transformer compartment, control room, pump house, generator room and other mechanical services and equipment required for the maintenance of the building".

-7-

Various issues raised by the Federation were discussed thoroughly and it was felt that the existing provision of Master Plan and Building Bye-laws should prevail for building permission. Also, since the Review of MPD-2001 and work on preparation of MPD-2021 is already in the offing, the issue regarding FAR will be examined as a part of these exercises.

Emerging from the discussion, it is recommended that the following activities (in addition to those already allowed as in para 4) may be allowed in the basement without counting in the FAR:

- a) Laundry
- b) Cold Room for storing food articles
- c) Lined Store
- d) Gas Tank
- e) Garbage Room
- f) Provisions/house keeping store & cold storage.

The provision for services and hotel infrastructure as mentioned above, should not exceed 40% of the basement area and remaining 60% shall be used for parking.

6. The above recommendations are placed before the Technical Committee for consideration. After approval of the Technical Committee, OM dated 23.1.95 issued by Chief Architect will be modified, incorporating the above stipulations so that building plans are sanctioned accordingly. Also, a reference will be made to the MCD for incorporation of the above provisions in the Building Bye-laws.

DECISION

Keeping in view the fact that basement is meant for services of the building and not for hotel and also prevailing tendency of misuse of basement, the proposal for inclusion of various activities in the basement was not agreed to. It was desired to undertake a study of FAR permitted for hotels in various metropolitan cities in India and examine whether FAR for hotels needs to be reviewed.

[Signature]
6/6/97

[Signature]
6/6/97

[Signature] 9.6.97
Member Secretary
Technical Committee
Delhi Development Authority

finishes and concept of the existing building of the District Centre in spirit.

5. GROUND FLOOR :-

A maximum ground floor coverage of 30% of the plot area is permissible. This floor may be utilised for Entrance Hall, Lobbies, Reception Area, Restaurant, Banquet Halls, Public Relation Offices, Travelling Agencies, Banking and change rooms for the Swimming pool.

6. FIRST FLOOR :

The maximum first floor area permissible is the same as the ground floor and or 30% of the plot area. This floor can be utilised for providing similar facilities as the ground floor or the Guest rooms, if required.

7. UPPER FLOORS :

Second floor and floors above, would be utilised for the guest rooms along with ancillary facilities of the hotel. In case it is desired to use the top floor for restaurant(s) suites and penthouses, these uses will be permitted.

9. MEZANINE FLOOR AREA :

The area of the mezanine(s) if provided will be counted in the floor area calculation.

9. BASEMENT :-

A maximum of two basements are permitted each with a coverage not exceeding 50% of the plot area for each basement. The basement would be utilised mainly for parking, laundry, air-conditioning plant and any other equipment, storage and maintenance of services and the hotel infrastructure. In case the kitchen or a habitable space is provided in the basement, the area to that extent will be counted in the floor area calculations. No portion of the basement building will be allowed in the setbacks prescribed.

10. HEIGHT :

A maximum height of 50 mtrs. is allowed for the building subject to approval from Civil Aviation and any other department concerned.

Exempt from Hotel Site - District Centre Jaulapuri
Architectural controls and conditions for 3/.....
A 5-Star Hotel plot in Jaulapuri District Centre.

M. Chandrasekar
M. N. Srinivasan

CSIMILE

32/4 KASTURBA ROAD CROSS BANGALORE 560001
PHONE 2217521 2240544 FAX 91 80 2238394

MR. VIVEK NAIR COMPANY LEELAVENTURE LTD;
M T.M. THOMAS PAGES (INCLUDING COVER) 1

JECT
SAGE 17 - 10 - 97

Dear Vivek,

I am in receipt of your letter of to-day's date.
As desired, we are pleased to furnish hereunder the F.A.R permissible for various areas in Bangalore.

AREAS	F.A.R.
1) M.G. Road	1.75
2) Race Course Road	1.75
3) Airport Road	1.75
4) Whitefield Main Road or site facing Wider Road	2.00

Please note that Bangalore City has been divided into 3 Zones of A, B, and C and areas under 1, 2 & 3 above are covered in 'B' Zone having a maximum FAR of 1.75 and area under 4 above is situated in 'C' Zone with FAR of 2.0 for Commercial uses (ie; Hotel/Office/ Shops etc;)

As you are aware, the above FAR excludes the area used for car parking, staircase, lift, ramp, escalators, ducts, water tanks, open balcony and machine rooms.

We understand that the allowable FAR in Madras City is from 2.00 to 2.50, which is inclusive of all common areas.

We trust you will find the above information useful.

Kind regards,


Sub: Proposal of underground parking opposite
Alankar Cinema, Lajpat Nagar.
File no.F.3(87)97/MP

1. BACKGROLUND

T own Planner, MCD vide letter TP/G/3408
dt.13.10.97 has requested comments of DDA on the proposal
of constructing underground car parking in the area
opposite Alankar Cinema in Central Market, Lajpat Nagar.
It is stated in the letter that the proposal has been
discussed in a meeting with Hon'ble Mayor of Delhi. The
proposal is to convert the 2 strips of land (presently in
use for surface parking) into underground parking.

2. EXAMINATION/OBSERVATIONS

- i) The land use of 2 strips of land under consideration
is "Recreational(neighbourhood park)" as per
MPD-2001/Draft Zonal Dev.plan for planning
zone 'D'. (Plan laid on table).
- ii) As per the provisions of MPD-2001 parking is
permitted in all use zones (page 155 of the Gaz.
notification).
- iii) The surrounding area of the Lajpat Nagar
has been declared as Urban Renewal Area in the
draft zonal plan of zone 'D'.
- iv) As per MPD-2001 Central Market, Lajpat
Nagar is one of the non-hierarachy Commercial
Centre. The complex would have existing ground
coverage with 2 storeyed construction. No
basemen-t is permitted.
- v) The ownership and the area ^{of} pockets proposed
for change of land use, have not been indicated
by MCD.
- vi) The observations of the transportation unit
of the Planning deptt. are as given below:-

"The caseu/r is for providing parking below
a park. As a policy this parking may not
be developed through planned funds as this
parking is basically for the non-confirming
uses and may have, be dealt as per the policy
Clause 10.0 Mixed Use Regulations of MPD 2001".

3. RECOMMENDATIONS

From planning point of view, we may not have any objection for the proposed underground parking, provided the design of the same is prepared in such a way that it does not hamper the flow of traffic on the road, in front of Alankar Cinema and the neighbourhood park is maintained on the ground level.

4. The matter is placed before the TC for consideration.

[Handwritten Signature]

9/12/97

(S. BANSAJI)

Dy (ZP)