

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.1(11)/98-MP

Dated 15.7.98

Minutes of the 90th. Technical Committee meeting held on 30.6.98 at 10.00 A.M. in conference Hall, 5th. Floor, 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, Commissioner (Plg.)
3. Sh. Pradeep Behari, Chief Architect
4. Sh. A.K.Jain, Addl. Commr. (LC&B)
5. Sh. Chandra Ballabh, Addl. Commr. (AP)
6. Sh. R.K.Bandopadhaya, Addl. Commr. (MPD)
7. Smt. Savita Bhandari, Director (LS)

MUNICIPAL CORPORATION OF DELHI

8. Sh. Shamsheer Singh, Addl. Town Planner,

T.C.P.O.

9. Sh. K.T.Gurumukhi, Addl. Chief Planner

LAND & DEVELOPMENT OFFICE

10. Sh. R.L.Singla, Building Officer

DELHI VIDYUT BOARD

11. Sh. D.K.Suri, Addl. Chief Engineer (Plg.)
12. Sh. Jagdish Chander, Supdt. Engineer (Plg.)
13. Sh. Nirmaljit Singh, EXEN. (Plg.) III

SPECIAL INVITEES

14. Sh. Prakash Narain, Director (TT), DDA
15. Sh. B.K.Jain, Director (Bldg.), DDA
16. Sh. D.K.Saluja, Director (AP) II
17. Sh. Srendra Srivastava, Director (AP) I
18. Sh. P.K.Malik, Supdt. Engineer (E) 3, DDA
19. Sh. R.M.Lal, Joint Director (TT)

1. Item No.38/98

Sub : Construction of Sri Lanka Buddhist Pilgrim Hostel at 7, Chelmsford Road, New Delhi.

F.16(10)97-MP

After detailed discussion, Technical Committee decided the following:-

- i) Approved layout plan of L & DO may be incorporated in the draft zonal plan.
- ii) The norms applicabale for Buddhist Guest House plot (after widening of road) shall be as for residential plot.

2. Item No.39/98

Sub: Route approval for laying the 2 nos. of 33 Kv 3 x 300sqm. XLPE cables from existing 33KV S/Stn. at Karkardooma to proposed 33 KV S/Stn. at Krishna Nagar (old Seemapuri)

F.6(1)97-MP

Technical Committee approved the proposed route alignment for laying cables from 33KV S/Stn at Karkardooma to Krishna Nagar as given in the agenda.

3. Item No.40/98

Sub: Route approval for Loop in out (LILO) of 66KV D/C Tower Line Sarita Vihar to Mathura Road at proposed 66 KV Jasola sub-stn.

F.6(4)98-MP

Proposed route alignment for 66 KV tower line from Sarita Vihar to Jasola sub-stn. is agreed subject to that DVB will obtain approval of Plg.Deptt.,DDA for actual location of pylons as per approved road alignment.

4. Item No.41/98

Sub: Route approval for the laying of 2 nos. 33 KV 3 x 300 XLPE cable from Tower No.11 of Kashmere Gate South of Wazirabad 220 KV Tower Line to 33-11 KV S/Stn. at Dwarka Puri Shahdara.

F.6(1)98-MP

Proposed route alingment of cables from tower no.11 (Wazirabad) to 33-11 KV S/Stn. Dwarkapuri is approved as proposed in the agenda.

contd....2/--

5. Item No.42/98

Sub: Proposed modifications in building permission on residential plots in Rohini.

No.F.PA/Dir.(Bldg.)97/DDA/4162

The proposal was discussed in detail and Technical Committee agreed with the proposal that uniform development control norms as given in MPD-2001 may be applicabile in Rohini and the plot owners who have been allotted residential plots for construction as per standard design are also eligible to get approval of building plans as per MPD-2001 norms subject to payment of betterment charges at prescribed rates.



(A.K. JAIN)
ADDL. COOMR. (DC&B)

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19. Director (Landscape)
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15/7/98

JOINT DIRECTOR(MP)

for

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(A.K. JAIN)
ADDL. COOMR. (DC&B)

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DELHI DEVELOPMENT AUTHORITY
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NO. F.1(1)98-MP

Dt.26.6.98

MEETING NOTICE

The 90th Technical Committee meeting of the DDA will be held on 30.6.98 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, IP 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.(PLG.)
MEMBER SECRETARY.

I N D E X

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Sub.: Construction of Sri Lanka Buddhist Pilgrim Hostel at
7 Chelmsford Road, Delhi. F.16(10)/97-MF

1.0 BACKGROUND

1.1 Reference has been received from Minister Councillor High Commission of Sri Lanka, Delhi asking DDA the development control norms to be adopted for their Buddhist Guest House plot allotted by L&DO at 7, Chelmsford Road New Delhi. The allotment has been confirmed by L&DO which was made on 9.4.1958 on lease of 30 years. A single storey pucca structure having about 3-4 rooms is existing at site. The land allotted is about 0.51 acres or 2064 sqm.

2.0 DETAILED EXAMINATION

2.1 The matter has been examined and the position is described below:

- | | | |
|------|--|------------------------------|
| i) | Landuse as per draft zonal plan for Zone-A | - Recreational/Park |
| ii) | As per MPD-2001 | - Spl. Area/Urban
Renewal |
| iii) | Draft Zonal Plan for Sub-Zone A-1(MPD-62) | - Recreational/Park |

2.2 The net area in the plot after widening of Chelmsford Road (30M R/W), effecting about 394 sqm, will leave 1670 sqm. Adj. to this plot there is a Lady Harding Sarai which has also been allotted to some Social Welfare Organisation for Handicapped and is in use.

2.3 The triangular portion as per Draft Zonal Development Plan for Zone-A has been shown for a Park/Recreational understandably considering the draft Zonal Plan of 1962 for this area. Draft Zonal Plan is submitted to the Central Govt. for approval. The L&DO vide letter dated 10.3.98 was asked to communicate the terms of allotment in the instant case and also for other uses in this triangular portion. L&DO vide their letter dated 17.4.98 confirmed the allotments to Sri Lanka High Commission for Buddhist Guest House. According to MPD-2001 all the approved layout plans /commitments are incorporated in the Zonal Development Plan which in this has not been done and it appears to be an inadvertant mistake in changing the landuse to Recreational/Park.

3.0 PROPOSAL

3.1 In view of the status and the Draft Zonal Development Plan the regularisation of this plot for institutional use will involve *Correction in Zonal Plan* landuse including the adj. plot of Lady Harding Sarai. As regards

the development controls max. ground coverage and FAR of 33.33% and 100 respectively be provided. Considering however the surrounding area the maximum height should be restricted to 15M instead of 26M as recommended in the Master Plan. Basement as permitted.

4.0 The matter is placed for the consideration and approval of the Technical Committee.

CPD
18/05/98
ACLAP

Sub.: Construction of Sri Lanka Buddhist Pilgrim Hostel at
7 Chelmsford Road, Delhi. F.16(10)/97-MP

1.0 BACKGROUND

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F.6(1)/97-MP

1.0 INTRODUCTION:

Executive Engineer (Plg.) I, DVB vide letter dated 7/10.2.97 has submitted the proposal for the laying down of 2 Nos. 33 KV 3X300 sqmm XLPE under ground connecting cables the existing 33 KV S/Stn. at Karkardooma to proposed 33 KV S/Stn. at Krishna Nagar (Old Seelampur) as per Delhi Vidyut Board this is required to meet the growing power demand of Krishna Nagar, police staff quarters under construction, Kanti Nagar, Old Seelampur and its adjoining areas. A plot has been handed over to DVB on 20.9.96 by FWD, GNCTD. The length of this proposed under ground route is 3.4 Km. as shown in the DVB drawing No.13-4508 (laid/on table) The location plan is placed at Annexure.....I.

2.0 ROUTE DETAILS:

The route starts from the existing 33 KV S/Stn. at Karkardooma facing road no. 58. The cables have been proposed in the green area at a distance of 8.5 M from the boundary wall of the Distt. Court Shahdara. (Ref. Section A-B).

2.2 On Road no. 57 the cables have been proposed in the Eastern foot path at a distance of 14 M and 13.25 M from the centre of the existing centre verge (Ref. Section BB and CC).

2.3 The cable have been proposed in the carriage way of the 5 M wide road between the Kanti Nagar (West) and Drain no. 1 at distance of 1 M from the boundary wall of the Drain/Nallah. (Ref. Sec. DD).

3.0 DDA OBSERVATIONS

3.1 As per the Master Plan and Zonal Plan the right of way of the road No. 58 is 45 M. But the available R/W is 57 M. at this specific location. The alignment plan of this road stretch has not been prepared/approved by the DDA. The cables be laid at a distance of 22.8 M from the centre of the existing

Central verge as per section(AA) on the Northern side of the road.

3.2 As per the Master Plan and Zonal Plan the R/W of the Road no. 57 is 45 M. The alignment plan of this road has not been approved by the DDA. The cables be laid in the eastern footpath at a distance of 13.5 M from the centre of the existing centre verge.

3.3 As per the plan prepared and approved by the DDA for the site of Police Line, as approach road of 18 M R/W has been proposed for providing the entry to the Police Lines the route be taken from this road but this road has been encroached and is sub-judice.

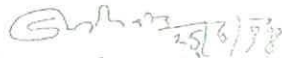
3.4 The route has been proposed below the carriageway by DVB on the 5 M road adjoining the Drain at a distance of 1 M from the boundary wall of the Nala/ Drain is not desirable due to less R/W of the road and has been proposed to be taken under the main carriageway of the road.


4.0 FEASIBILITY


As per the feasibility report sent by the EE(Plg.) I DVB that no trees and structures are affected in this proposal as explained in para 2.0 above and is feasible economically viable.

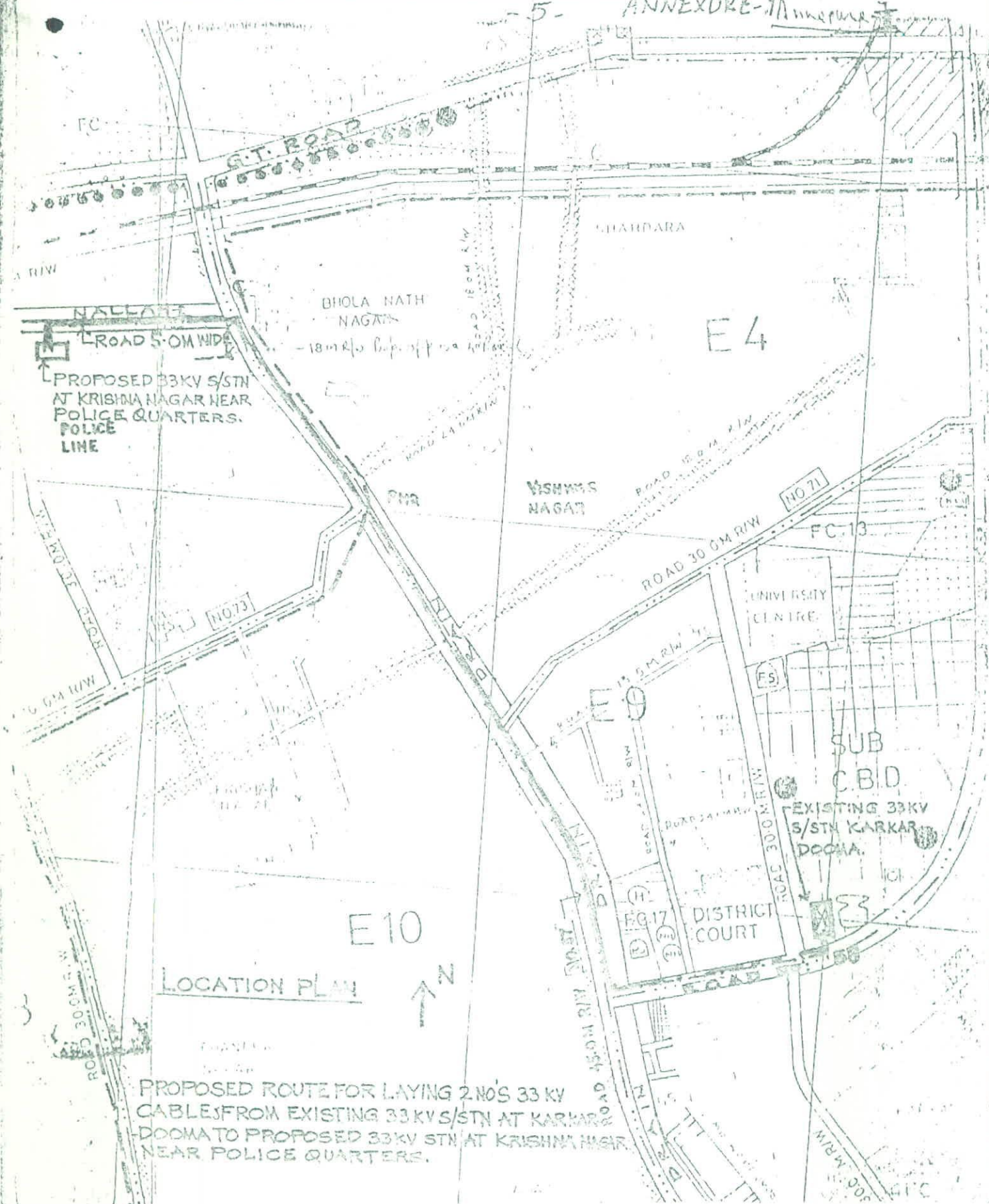
5.0 RECOMMENDATIONS FOR CONSIDERATION

The route proposed by DVB in para 2.0 above with the suggested modifications of the route by DDA in Para 3 above is proposed for consideration and approval.


(S.K. Sharma)
Asstt. Dir.


(R.M. Lal)
Jt. Director


(Prakash Narayan)
Director (IT)



PROPOSED ROUTE FOR LAYING 2 NOS 33 KV CABLES FROM EXISTING 33 KV S/STN AT KARKAR DOOMA TO PROPOSED 33KV STN AT KRISHNA NAGAR NEAR POLICE QUARTERS.

LOCATION PLAN



SR. NO. 3 / ITEM NO. 40 / 98 / TC

Subject Route approval for Loop in Loop out (L I) of
66 KV D/C Tower Line Sarita Vihar to Mathura
Road at Proposed 66 KV Jasola Sub-Station
File No. F.6(4)98-MP

1.0 INTRODUCTION:

Executive Engineer (Plg.V) DVB vide letter dated 2.2.98 has submitted the above said route proposed to face Jasola Residential Scheme which includes Commercial Centre and Facility Centre.

The proposed 66 KV D/C Tower line shall connect the existing 66 KV D/C Tower line at Sarita Vihar and will pass along Road No. 13A to connect proposed 66 KV S/Stn. at Jasola.

The length of the route is 500 mtr. and is overhead as shown in the drawing No. XEN PL-3-14 (laid on table). The location plan is placed at Anne.I.

2.0 ROUTE DETAILS:

2.1 The route starts from the 66 KV DC/Tower line existing along North side on Road No.13-A by Loop in Loop out to connect proposed 66 KV S/Stn. Jasola on H.T. Pylons width of the corridor varies from 3 m to 3.8 m. 11 Nos towers has been proposed in this route proposal.

3.0 DDA OBSERVATIONS:

3.1 Two alternatives for U/G route were suggested by the Dir./Landscape.

Alternative-I: was suggested to pass along the periphery of the Sports Complex from H.T. Tower to proposed S/Stn. at Jasola.

Alternative-II: has been proposed on the Internal Road of Jasola Scheme in the footpath portion.

3.2 EE (DVB) vide letter dt. 9.6.98 has intimated that the underground route is not possible due to the high cost factor and then proposed the over head route passing through the Road No.13A of the Jasola Scheme with 7 Nos of H.T. Poles/Towers.

3.3 The case was discussed with DVB Officers on 19.6.98 in the meeting held under the Chairmanship of Commr. (Plg.). After considering the constraints explained by DVB it was agreed that DVB shall provide only two towers of 3 mtr. Sq. Base. One H.T. Tower has been proposed in the Foot Path portion at the junction of 45 M. R/W Road (Road No.13A) and Jasola Scheme Road and Second Tower is proposed on the footpath near the proposed 66 KV S/Str. and then taken the route in the proposed S/Str. directly (The modified route is shown on Annexure-I).


This has been agreed by Commr. (plg.) as a very special circumstance & advised DVB to provide U/G H.T. lines specially on 24 mtr. R/W roads.


4.0 FEASIBILITY:

As per the feasibility report sent by EE (Plg.-V) dt. 2.2.98 no trees and structures are affected in this proposal.

5.0 RECOMMENDATIONS FOR CONSIDERATIONS

The route proposed by DVB as explained in para 2 and modifications as per para 3.3 is placed before the Technical Committee for consideration and approval.


25/6/98
S.K. SHARMA
(ASST. DIR (T))


25/6/98
R. M. LAL
(JOINT DIR.)


25/6
(PRAKASH NARAYAN)
DIRECTOR (IT)



LOCATION PLAN

PROPOSED LINE OF

66 KV D.C. POWER LINE

SHRUTI VIKAS TO MATHERA

ROAD AT PROP. 66 KV D.C. POWER LINE

PROF.
22 KV D.C.
POWER LINE

Subject: Route approved for the laying of 2 Nos 33 KV
3 x 300 sq. mm XLPE cable from Tower No.11 of
Kashmere gate- South of Wazirabad 220 KV Tower
line to 33-11 KV S-Stn. at Dwarka Puri, Shahdara
File No. F5(i)98-MP

1.0 INTRODUCTION:

Ex. Engineer(Plg.I) DWS vide letter dated 24.12.97 has submitted the above said route proposal to give additional feed to Dwarka Puri Sub. Station to meet the growing power requirement of Navin Shahdara, Subhash Park Welcome Colony etc. The Kashmere gate S-Stn. 220- 33 KV Tower line are existing and D-warka Puri S/Stn. is under construction. The length of the route is 2.65 km and proposed to be laid under ground as showing in DWS drawing No. 13-4535 (laid on table). The location plan is placed at Annexure-I.

2.0 ROUTE DETAILS

2.1 The route starts from the H.T. Tower No.11 which is part of Kashmere Gate-South of Wazirabad 220 KV Tower Line, the present proposal will be passing below the foot path of approach road to I.S.B.T. bridge at a distance of 16.50 meters from the centre of the existing central verge (ref. section AA') up to the GT Shahdara Road.

2.2 On G.T. Shahdara Road, the route has been proposed after crossing this road on the Southern footpath at a distance of 13.75 m/14m from the centre of the existing centre verge (ref. station 'BB' and 'CC' upto Bhisampitamah marg/ Road No. 57).

2.3 The route now proposed will be cross over from the G.T. Shahdara Road to the Eastern side of the road below the foot path at a distance of 9.5m from centre of the existing 15 M wide carriage way of Bhisampitamah Marg and connect to proposed S/Stn. at Dwarka Puri by crossing the road.

3.0 DDA OBSERVATIONS:

The R/W of the approach road to ISBT is 60 m and the cables has been proposed below the Northern foot path at a distance of 16.5m from the existing centre verge is acceptable.

- 3.2 The route could not be proposed along the Northern foot path of G.T. Shahdara road as number of under ground cables are existing as informed by officer of DVB.

However, as per the approved plan of G.T. Shahdara Road prepared by NATPAC for MCD (Approved by Authority on dt. 1.12.92 vide item No.151/92) the cable provision has been made under the proposed Southern Foot path at a distance of 16 metre from the existing Centre of the central verge up to the junction with Bhisham Pitamah Marg. Where as DVB proposed the cable at 13.75 M/14M which is not acceptable to DDA. Therefore it is proposed that this should be proposed at 16.0 M from the centre of the central verge under the foot path.

- 3.3 As per the MPD-2001 the r/w of the Bhisham pitamah road is 45 m where as in the Zonal plan of Zone 'E' this has been shown as 30m. An alignment plan of the road was approved by the DDA on dt. 4.12.75 vide item No.118 with a r/w of 45 m. It is now recommended by us that this cables may be laid on the western side of the road with in the r/w at a distance of 8.5 m. from the western edge of the r/w line along with the other two under ground electricity cables.


4.0 FEASIBILITY:


As per the feasibility report sent by EE (Plg.) DVB no tree are affected in this proposal and there is no other possible route as it is Techno-economical viable.


5.0

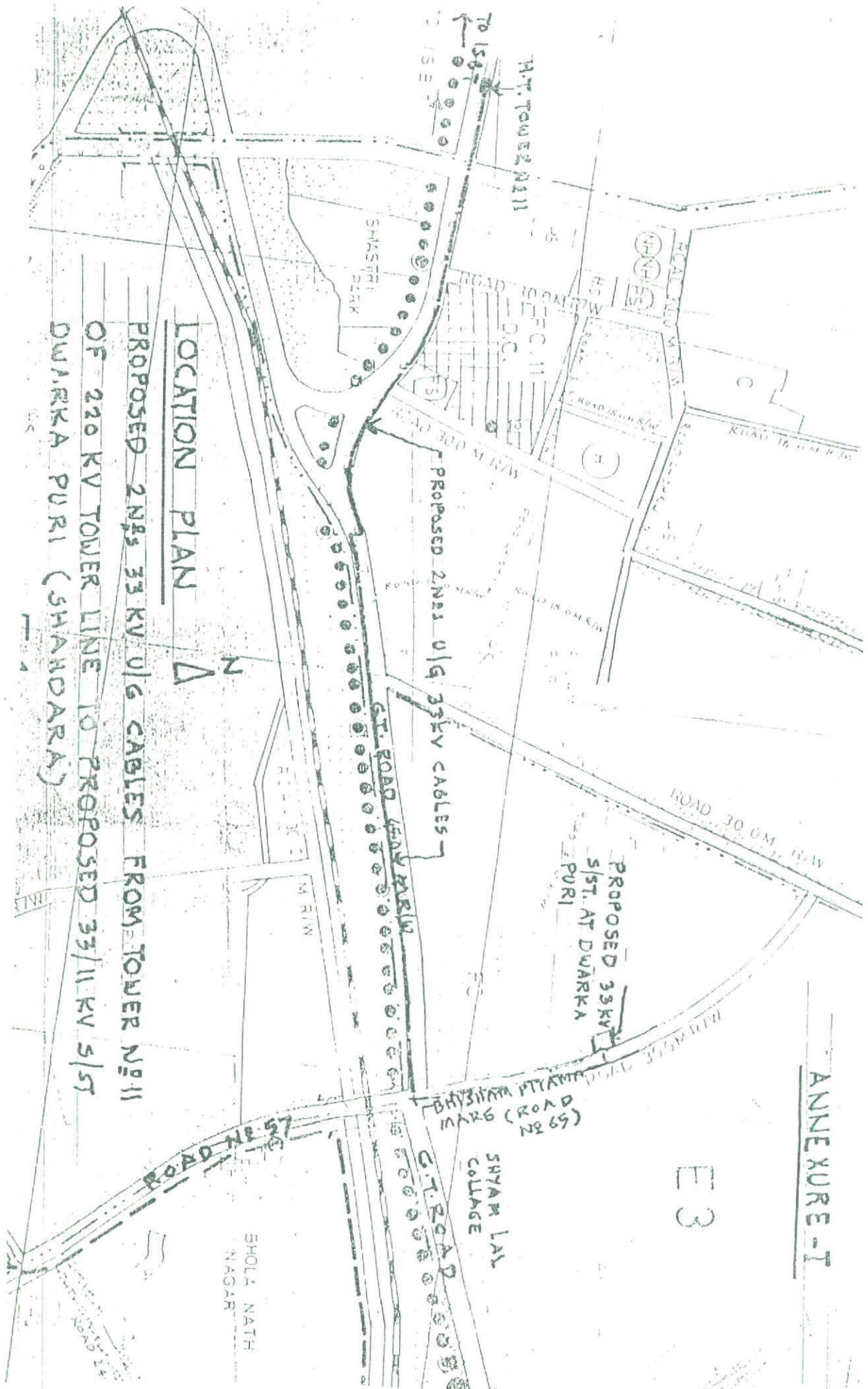
RECOMMENDATIONS FOR CONSIDERATIONS:

The route proposed by DVB as explained in para 2 above and the modifications proposed in para 3 above is placed before the Tech. Committee for Consideration and approval.


(S. S. SHARMA)
A D (T)
25/6/98


25/6/98
R. M. LAL
Jr. Dir (P&T).


25/6
PRAKASH NARAYAN
Dir (T)



LOCATION PLAN
 PROPOSED 220 KV U/G CABLES FROM TOWER N.11
 OF 220 KV TOWER LINE TO PROPOSED 33/11 KV S/ST
 DWARKA PURI (SHANDARA)

ANNEXURE - I

E 3

Sub : Proposed modifications in building permission on residential plots in Rohini.
F.PA/Dir.(Bldg.)97/DDA/4162
-.-.-.-.-

1.1 In the Rohini Scheme plots of various sizes from 26sqm. onwards had been allotted to EWS/LIG/MIG categories. Standard design for such plots were also prepared and supplied by the DDA to the allottees so that they could get instant sanction for construction of houses as per design.

1.2 It has been observed that there are frequent deviations from approved building plans some of which are non-compoundable attracting action under section 30,31A of Delhi Development Act,1957.

1.3 This was discussed earlier in the Technical Committee in its meeting held on 14.9.93 (Item No.94/93) which decided the following:-

"The Development Controls provided in Development Code of MPD-2001, applicable to residential plots with regard to coverage, FAR, height, basement, setback, etc. be followed. Extra coverage/FAR only to the extent of 5% or 13.5 sqm. whichever is less, as being followed may also apply on plots in Rohini Scheme. In no case, building should be allowed on road and common lands".

1.4 Keeping in view various representations, the matter was further considered by the Technical Committee in its meeting held on 12.11.97 vide item no.53/97. The proposals included regularisation of projections on public land, regularising ramps upto 90 cm. outside the plot and additional FAR etc.

1.5 Technical Committee deferred its decision and recommended a site visit alongwith VC,DDA.

Accordingly, a site visit was undertaken by the VC alongwith other officers on 27.2.98. A copy of the inspection note is placed at Annexure 'A' for information of the Technical Committee.

1.6 According to the inspection note as well as Technical Committee decision dt.14.9.93, it is recommended that the provisions of MPD-2001 may be made applicable in Rohini also.

According to Building Bye-laws, 83 Rohini has been excluded. However, under clause 2.03 of BBL the following is mentioned:-

"All mandatory Master Plan/Zonal Regulations regarding use, coverage, FAR, setbacks, open space, height, number of storeys, number of DU's, parking standards etc. for various categories of buildings including modifications therein made from time to time shall be applicable mutatis-mutandis in the building regulations under this clause. All amendments/modifications made in these regulations will automatically be included as part of these Bye Laws".

In view of the above, the development control norms for residential plots as given in MPD-2001 are applicable in Rohini and accordingly their building plans/completion plans are recommended to be processed as per the provision of MPD-2001. However, for extra floor space permitted over and above the standard plans, betterment charges may be recovered at already prescribed rates. The compoundable limit and other provisions including projections, chajjas, ramps shall be regulated as per the provisions of MPD-2001 and BBL. It is expected that this will provide substantial relief to the plot owners of Rohini and pendency of completion certificate will also be reduced.

The above proposal is put up for consideration of the Technical Committee.



DELHI DEVELOPMENT AUTHORITY
(BUILDING SECTION)

No.PA/Dir.(Bldg.)/98/

Dated: 24.04.1998

Note on Inspection of Rohini Area by VC, DDA on
27.2.98.

The following officers accompanied the VC, DDA for the inspection of Rohini area on 27.2.98:

1. Shri A.K. Jain, Addl. Commr.(DC&B);
2. Shri H.C. Gupta, Addl. Chief Engineer (Rohini);
3. Shri N.K. Aggarwal, OSD(P&C);
4. Shri Ashok Kumar, Director (Rohini Project);
5. Shri B.K. Jain, Director (Building);
6. Shri P.S. Uttarwar, Jt. Director (Rohini Project);
7. Shri S.C. Arora, Dy. Director(Bldg.) Rohini.

1. During the site inspection, it was noted that the projections on public land are frequently occurring in Rohini. It was observed by VC that as a basic principle, any encroachment or projection on public land which does not affect or cause hazard to the community, or affects services and pedestrian movement can only be considered for compounding or regularisation.
2. Wherever the provisions of MPD-2001/BBL-83 (with respect to ground coverage, FAR etc.) are not applicable, action may be initiated to get the permission so that they are applicable to Rohini also.
3. For access to the plots, a ramp or steps upto 90 cm. length and 90 cm. width may be allowed which should be constructed in such a way that it does not hamper smooth flow of drain and allows its regular cleaning.

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

Chairman

Member Secretary

SPECIAL INVITEES

1. Chief Engineer (Elect.) DDA
2. Addl. Chief Architect-I, DDA
3. Addl. Chief Architect-II, DDA
4. OSD (Project Coord.) DDA
5. Director (ZP) DDA
6. Director (AP)-I, DDA
7. Director (AP)-II, DDA
8. Director (Narela) DDA
9. Director (NCR & UE) DDA

Item No. 38/98:

Sub: Construction of Sri Lanka Buddhist Pilgrim Hostel at 7, Chalmersford Road, New Delhi. F.16(10)97-MP

The Committee resolved that Buddhist Pilgrim Hostel at 7, Chalmersford Road would be allowed and the norms of hostel as given in the MPD-2001 would be applicable, although the land is part of Urban Renewal / Redevelopment Scheme.

Item No. 39/98:

Sub: Route approval for lying the 2 nos. of 33 KV 3 x 300 sqm XLPE cables from existing 33KV S/Stn. at Karkardooma to proposed 33 KV S/Stn. at Krishna Nagar (Old Seelampur) F.6(1)97-MP

Technical Committee approved the proposal as given in agenda.

Item No. 40/98:

Sub: Route approval for loop in out (LILO) of 66 KV D/C Tower line Sarita Vihar to Mathura Road at proposed 66 KV Jasola Sub-Station. F.6(4)98-MP

Technical Committee approved the proposal as given in agenda.

Item No. 41/98:

Sub: Route approval for the lying of 2 nos. 33 KV 3 x 300 sqm XLPE cable from Tower no. 11 of Kashmere Gate South of Wazirabad 220 KV Tower Line to 33-11 KV S/Stn. at Dwarka Puri Shahdara. F6(1)98-MP

Technical committee approved the proposal as given in agenda.

Item No. 42/98:

SUB: Proposed modifications in building permission on residential plots in Rohini. F.PA/Dir. (Bldg.)97/DDA/4162

It has been agreed ⁱⁿ in the Building bye laws 1983 subsequently Building bye laws 1995 necessary amendment to be taken up to include the applicability of the Building Bye laws to the ^{smaller} ~~similar~~ size plot in the Rohini.

Ramps on the public land has not been agreed and the provisions of the MPD-2001 with respect to coverage, FAR etc. would also be made applicable to Rohini plots.