

47



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.1(19)99/MP

Dated: 10 AUG 1999

Minutes of the 97th Technical Committee meeting held on 30.6.99 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. A. Ramaswamy, Principal Commissioner
2. Sh. R.K. Bhandari, Engineer Member
3. Sh. Vijay Risbud, Commissioner (Plg.)
4. Sh. Pradeep Behari, Chief Architect
5. Sh. Chandra Ballabh, Addl. Commr. (MP&PR)
6. Sh. A.K. Jain, Addl. Commr. (UDP)
7. Smt. Savita Bhandari, Dir. (LS)

T.C.P.O.:

8. Sh. T.D. Bhatia, Town & Country Planner

M.C.D.:

9. Sh. Shamsheer Singh, Addl. Town Planner

D.V.B.

10. Sh.D.K.Suri, Addl.C.E.(Plg.)
11. Sh.A.C.Mehta, S.E.(Plg.-II)

C.P.W.D.

12. Sh.Rajiv Shankar, Architect

L&DO

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

N.D.M.C.

14. Sh.Anil Madiwari, Transport Planner

Delhi Traffic Police

15. Sh.R.S.Malik, ACP/Traffic (East)

Special Invitees

16. Sh.H.K.Shrivastava, CE, DMRC
17. Sh.K.Shrinath, Chief Urban Planner, DMRC
18. Sh.Tripta Khurana, Chief Architect, DMRC
19. Sh.A.Bhardwaj, Architect, DTC

- 46
20. Sh.S.K. Oberoi, SLC, Delhi & CRM, HPCL
 21. Sh. J.J. Lal, S.E. PWD, C-VII, PWD
 22. Sh. S.K. Malhotra, Project Manager, Flyover Group II, DDA
 23. Sh. S.C. Karanwal, ACA-I DDA
 24. Sh. C.L. Aggarwal, ACA-II DDA
 25. Sh. B.L. Khurana, C.E. (Elect.) DDA
 26. Sh. Shamim Ahmed, DLM (HQ) DDA
 27. Sh. Surender Srivastava, Director (AP)I DDA
 28. Sh. D.K. Saluja, Director (AP) II DDA
 29. Sh. B.K. Jain, Director (MP&RR) DDA
 30. Sh. Prakash Narain, Director (TT) DDA
 31. Dr. S.P. Bansal, Director (DC) DDA
 32. Sh. R.M. Lal, Joint Director (TT) DDA
 33. Sh. R.K. Jain, Jt. Dir. (MP) DDA
 34. Sh. H.S. Dhillon, Dy.Dir. (TT) DDA

45

**MINUTES OF THE 97TH TECHNICAL COMMITTEE
MEETING HELD ON 30.6.99 AT 10.00 AM IN THE
CONFERENCE HALL, 5TH FLOOR, VIKAS MINAR,
I.P. ESTATE, NEW DELHI.**

1. **Item no. 13/99 - Pilot Project of Multi level parking on DTC Depot, Nehru Place.
Fixing of Development Norms. F.3(98)98/MP**

The item was deferred on the request of the consultant.

2. **Item no. 25/99 - Resitement of two existing Petrol pump on G.T.Shahdara Road
affected in the Seelampur Station of Delhi Metro Project. F.7(6)86/MP**

The proposal for resitement of 2 existing petrol pumps on G.T.Shahdara road affected due to Seelampur Station of Delhi Metro Project were considered by the Technical Committee. The plans of Seelampur Metro station were also displayed. After considering various alternative proposals, following was recommended.

- i. Site no. I measuring 45 mtr.x 33 mtr, equal to the existing station in the South G.T.Shahdara Road in the fish pond area (not in use) was recommended, with following conditions:
 - a) The site may require minor readjustment in view of the proposed fly over at G.T. Road and Road no.66 junction.
 - b) DMRC shall provide equivalent green area of 1485 sqm. to compensate the green area required for the new petrol pump in fish pond area. Hence, no change of land use may be required.
 - c) It was recommended that the remaining area of the Distt.Park, be developed by Delhi Govt / DDA.
 - d) Filling of land etc. required for the proposed petrol pump may have to be done by the concerned Oil Company.
- ii. Site no. II measuring 45 mtr.x 33 mtr. equal to the existing station in the South of the ISBT Fly Over road & in the North Eastern corner of Shastri Park MRTS depot as displayed during the meeting was recommended. Representative of the State Coordinator informed that a petition against the existing IBP petrol pump is pending in the Hon'ble High Court. In view of the same, it was decided that an alternative site recommended may be considered only after the decision of the Court. In case the allotment of the original petrol pump site is cancelled, the proposed resitement site shall revert back to DDA.

3. **Item no. 26/99 - Allotment of alternative petrol pump site in lieu of the site earlier allotted in F.C. 8 on Wazirabad Road. F.8(4)99/MP**

The request of IBP for resitment of earlier allotted petrol pump site in F.C.-8 on Wazirabad road was discussed in view of the proposed fly over on Wazirabad Road and Road no.66 junction. The petrol pump has not yet come up on the earlier allotted site and in the mean time the fly over proposal is under implementation. Dir.(TT) may please examine whether there are any such cases, so that comprehension policy view can be taken.

4. **Item no. 27/99 - Change of land use of an area measuring 125 hac. from 'Rural use zone' to 'Public and semi public facilities' (Distt.Open jail). F.20(6)96/MP**

In view of the fact that the proposed change of land use from Rural use zone to Public and semi public facilities (Distt.Open Jail) at Baprola forms part of the overall scheme of 3 such jails ; the Technical Committee, DDA recommended the processing of the proposed change of land use. It was suggested that Prison Authority may be requested to persue Land & Building Deptt. of Delhi Govt. for finalising the acquisition proceedings.

5. **Item no. 28/99 - Revision/Regularisation/Improvement of Cremation ground (existing) at village Basant in Zone 'F' Change of land use . F.20(8)98/MP**

It was decided that the proposal of provision/regularisation/improvement of cremation ground at Village Basant in planning zone 'F' , may be referred to MCD.

6. **Item no.29/99 - Proposed 4 nos. 33 KV underground cables from 66/33 KV S/Stn. Patparganj Group Housing -II S/Stn. (behind Patparganj Bus Depot) to A) Karkari More & B) CBD Shahdara-II. F.6(28)98/MP.**

The case of 33 KV underground cables from 66/33 KV Patparganj group housing-II Sub/Station to Karkari More and CBD Shahdara-II was approved, with following conditions:-

- a. DVB shall manage the power demand of Mandawali Fazalpur facility-cum-Community centre by implementation of this scheme and no additional land/route approval shall be required to manage the power load of the said area.
- b. DVB shall obtain necessary permission from the other concerned agencies like Railways, PWD, MCD, Irrigation & Flood Dept. etc. before starting the work .

7. **Other items:**

- i) Some of the items related to DDA's grade separators proposal projects earlier considered in the Pre-Technical Committee meeting held on 10.6.99 were discussed. Having sought requisite confirmation from Dir.(TT) DDA that the observations raised during the earlier meetings of Technical Committee and those during Pre-Technical Committee meeting, have duly been incorporated and other necessary formalities specified in the decision of the Pre-Technical Committee meeting have been completed; Technical Committee formally approved the following grade separator proposals subject to clearance from concerned local bodies and DUAC :-

- a. Grade separator (Phase-I) proposal on Mehrauli Mahipalpur and Nelson Mandela Road.
- b. Grade Separator proposal on Vikas Marg & Road no.57.
- c. Grade Separator proposal on Wazirabad & Road no.66
- d. Grade separator (Phase-I) proposal on NH 24 bye pass and Noida Road More.
- e. Fly over at Mayapuri Road and Jail Road.
- f. Grade Separator (Phase-I) proposal on Road no.13 A and NH-2 Sarita Vihar.

The formal agenda note and maps etc. in respect of the above Grade separator stretches proposals shall be put up in file by T.T.Unit for authentication.

- ii) The modified scheme of Grade separator proposal on Ring Road and Road no.41 intersection was once again presented by the consultant RITES. It was decided that T. T. Unit of DDA may convene a separate meeting of a small group with representatives of Central Road Research Institute (CRRI), PWD, Delhi Traffic Police etc. to examine in detail all the earlier alternatives as well as the modified scheme for taking a final view, before the same is formally put up for consideration of the Technical Committee.

NOTE: The decision of the Tech. committee meeting dt. 30.6.99 in r/o sr. no. 7 i.e. other items as contained in para (i) was reviewed in Tech. committee meeting held on 20.7.99. The revised decision of the Tech. committee may be referred in r/o this item.


(K.K. BANDYOPADHYAY)
ADDL.COMMR.(DC&B)
MEMBER SECRETARY

Copy to all concerned as per list.

42

COPY TO:

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

20. Director (Land Scape)
21. Secretary to L.G..

R.K. Jain
10/8/92

(R.K. JAIN)
JT.DIR.(MP)

7

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48

→ TO

TCF-O

Jain
12.8.99

53/c

5/c

1 C 19) 98-MP. minutes of P.C. meeting held on 30/6/98

- 1- OSD to V.C. DDA → VC के मुद्दों पर साइन करने अना कर दी है
अरे letter by hand 12/8
2. CCLM) DDA → 12/8
3. C(LD) DDA → 12/8
4. EM (DDA) → 12/8
5. Principal Commr - 12/8

12/8/98

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W.T.
25/1/88

41

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F.1(19)99-MP/

Dated:

Draft Minutes of the 97th Technical Committee meeting held on 30.6.99 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh. A. Ramaswamy, Principal Commissioner
2. Sh. R.K. Bhandari, Engineer Member
3. Sh. Vijay Rishbud, Commissioner (Plg.)
4. Sh. Pradeep Behari, Chief Architect
5. Sh. Chandra Ballabh, Addl. Commr. (MP&PR)
6. Sh. A.K. Jain, Addl. Commr. (UDP)
7. Smt. Savita Bhandari, Director (LS)

T.C.P.O.

- 8 9. Sh. T.D. Bhatia, Town and Country Planner

M.C.D.

- 9 10. Sh. Shamsheer Singh, Addl. Town Planner

D.V.B.

- 10 11. Sh. D.K. Suri, Addl. C.E. (Plg.)
- 11 12. Sh. A.C. Mehta, S.E. (Plg.-II)

C.P.W.D.

- 12 13. Sh. Rajiv Shanker, Architect

L&D.O.

- 13 14. Sh. R.L. Singla, Building Officer

N.D.M.C.

- 14 15. Sh. Anil Madiwari, Transport Planner
Delhi Traffic Police

- 15 16. Sh. R.S. Malik, ACP/Traffic (East)

special Invitees:

- 16 17. Sh. H.K. Shrivastava, CE, DMRC
- 17 18. Sh. K. Shrinath, Chief Urban Planner, DMRC
- 18 19. Sh. Tripta Khurana, Chief Architect, DMRC

Contd....2/-

40

- 1/20. Sh. A. Bhardwaj, Architect, D.T.C.
- 2/21. Sh. S.K. Oberoi, SLC, Delhi & CRM, HPCL
- 2/22. Sh. J.J. Lal, S.E., PWD, C-VII, PWD
- 2/23. Sh. S.K. Malhota, Project Manager, Flyover Group-II, DDA
- 2/24. Sh. S.C. Karanwal, ACA-I, DDA
- 2/25. Sh. C.L. Aggarwal, ACA-II, DDA
26. Sh. B.L. Khurana, C.E. (Elect.), DDA
27. Sh. Shamim Ahmed, DLM(HQ), DDA
28. Sh. Surender Shrivastva, Director (AP) I, DDA
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30. Sh. B.K. Jain, Director (MP&PR), DDA
31. Sh. Prakash Narain, Director (TT), DDA
32. Sh. R.M. Lal, Joint Director^(TT), DDA
33. Sh. H.S. Dhillon, D.D. (TT), DDA

38

**SUB : DRAFT MINUTES OF THE 97TH TECHNICAL COMMITTEE
MEETING HELD ON 30.6.99 AT 10.00 AM IN THE
CONFERENCE HALL, 5TH FLOOR, VIKAS MINAR,
I.P. ESTATE, NEW DELHI.**

1. The list of the officers who attended the meeting is annexed.
2. **Item no. 13/99 - Pilot Project of Multi level parking on DTC Depot, Nehru Place.
Fixing of Development Norms. F.3(98)98/MP**
The item was deferred on the request of the consultant.
3. **Item no. 25/99 - Resitement of two existing Petrol pump on G.T.Shahdara Road
affected in the Seelampur Station of Delhi Metro Project. F.7(6)86/MP**
The proposal for resitement of 2 existing petrol pumps on G.T.Shahdara road affected due to Seelampur Station of Delhi Metro Project were considered by the Technical Committee. The plans of Seelampur Metro station were also displayed. After considering various alternative proposals, following was recommended.
 - i. Site no.I measuring 45 mtr.x 33 mtr, equal to the existing station .in the South G.T.Shahdara Road in the fish pond area (not in use) was recommended, with following conditions:
 - a) The site may require minor readjustment in view of the proposed fly over at G.T. Road and Road no.66 junction.
 - b) DMRC shall provide equivalent green area of 1485 sqm. to compensate the green area required for the new petrol pump in fish pond area. Hence, no change of land use may be required.
 - c) It was recommended that the remaining area of the Distt.Park, be developed by Delhi Govt ./ DDA.
 - d) Filling of land etc. required for the proposed petrol pump may have to be done by the concerned Oil Company.
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In view of the fact that the proposed change of land use from Rural use zone to Public and semi public facilities (Distt.Open Jail) at Baprola forms part of the overall scheme of 3 such jails ; the Technical Committee, DDA recommended the processing of the proposed change of land use. It was suggested that Prison Authority may be requested to pursue Land & Building Deptt. of Delhi Govt. for finalising the acquisition proceedings.

5. **Item no. 28/99 - Revision/Regularisation/Improvement of Cremation ground (existing) at village Basant in Zone 'F' Change of land use . F.20(8)98/MP**

It was decided that the proposal of provision/regularisation/improvement of cremation ground at Village Basant in planning zone 'F' , may be referred to MCD.

6. **Item no.29/99 - Proposed 4 nos. 33 KV underground cables from 66/33 KV S/Stn. Patparganj Group Housing -II S/Stn. (behind Patparganj Bus Depot) to (A) Karkari More &(B) CBD Shahdara-II. F.6(28)98/MP.**

The case of 33 KV underground cables from 66/33 KV Patparganj group housing-II Sub/Station to Karkari More and CBD Shahdara-II was approved, with following conditions:-

- a. DVB shall manage the power demand of Mandawali Fazalpur facility-cum-Community centre by implementation of this scheme and no additional land/route approval shall be required to manage the power load of the said area.
- b. DVB shall obtain necessary permission from the other concerned agencies like Railways, PWD, MCD, Irrigation & Flood Dept. etc. before starting the work .

7. **Other items:**

- i) Some of the items related to DDA's grade separators proposal projects earlier considered in the Pre-Technical Committee meeting held on 10.6.99 were discussed. Having sought requisite confirmation from Dir.(TT) DDA that the observations raised during the earlier meetings of Technical Committee and those during Pre-Technical Committee meeting, have duly been incorporated and other necessary formalities specified in the decision of the Pre-Technical Committee meeting have been completed; Technical Committee formally approved the following grade separator proposals subject to clearance from concerned local bodies and DUAC :-

Note: The decision of the Tech. Committee meeting dt: 30.6.99 in u/o SR 10.7 i.e. other items as contained in para (i) was reviewed in Tech. Committee meeting held on 20.7.99. The revised decision of the Tech. Committee may be referred in u/o this item.

(K. K. Banerjee)

31

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- f. Grade Separator (Phase-I) proposal on Road no.13 A and NH-2 Sarita Vihar.

The formal agenda note and maps etc. in respect of the above Grade separator stretches proposals shall be put up in file by T.T.Unit for authentication.

- ii) The modified scheme of Grade separator proposal on Ring Road and Road no.41 intersection was once again presented by the consultant RITES. It was decided that T. T. Unit of DDA may convene a separate meeting of a small group with representatives of Central Road Research Institute (CRRI), PWD, Delhi Traffic Police etc. to examine in detail all the earlier alternatives as well as the modified scheme for taking a final view, before the same is formally put up for consideration of the Technical Committee.

X The meeting ended with thanks to the chair.

S. Satow

DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL WING


NO.F.1(2)99-MP

Dated:28.6.99

MEETING NOTICE

The 97th Technical Committee meeting of Delhi Development Authority will be held on 30.6.99 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 make it convenient to attend the meeting.


(K.K. BANDYOPADHYAY)
ADDL. COMMR.(DC&B)
MEMBER SECRETARY
PH. OFF. 3311416
Resi. 5720946

35

I N D E X

<u>SL.NO.</u>	<u>ITEM NO.</u>	<u>PARTICULARS</u>	<u>PAGE NO.</u>
1.	13/99	Pilot Project of Multi level parking on DTC Depot, Nehru Place. Fixing of Development Norms. F.3(98)98/MP	1 to 12
2.	25/99	Resitement of two existing Petrol Pump on G.T.Shahdara Road affected in the Seelampur Station of Delhi Metro Project. F.7(6)86/MP	13 to 18
3.	26/99	Allotment of alternative Petrol pump site in lieu of the site earlier allotted in F.C.-8 on Wazirabad Road. F.3(4)99/MP	19 to 20
4.	27/99	Change of land use of an area measuring 125 hac.from 'Rural use zone' to 'Public & semi public facilities'(District open Jail) F.20(6)96/MP	21 to 23
5.	28/99	Revision/Regularisation/Improvement of Cremation ground(existing) at village Basant in Zone 'F' Change of land use. F.20(7)98/MP	24 to 25
6.	29/99	Proposed 4 nos.33 KV underground cables from 66/33 KV S/Stn. Patparganj Group Housing-II S/Stn (behind Patparganj Bus Depot) to A Karkari More B C.B.D.Shahdara-II F.6(28)98/MP	26 to 31

34

DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL WING

NO.F.1(2)99-MP

Dated: 28.6.99

MEETING NOTICE

The 97th Technical Committee meeting of Delhi Development Authority will be held on 30.6.99 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, IP Estate, New Delhi.

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(K.K. BANDYOPADHYAY)
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MEMBER SECRETARY
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33

I N D E X

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5.	28/99	Revision/Regularisation/Improvement of Cremation ground(existing) at vilage Basant in Zone 'F' Change of land use. F.20(7)98/MP 20(7)98-MP	24 to 25
6.	29/99	Proposed 4 nos. 33 KV underground cables from 66/33 KV S/Stn. Patparganj Group Housing-II S/Stn (behind Patparganj Bus Depot) to A Karkari More B C.B.D. Shahdara-II F.6(28)98/MP	26 to 31

32

Sub: PILOT PROJECT OF MULTILEVEL PARKING ON DTC DEPOT- NEHRU PLACE-
FIXING OF DEVELOPMENT NORMS.

File no. F.3(98)98-MP

1. BACKGROUND

1.01 In Inter Agency Working Committee of Traffic Management Task Force constituted by L.G. NCTD to give suggestions to solve the Traffic & Transportation Problems in Delhi, it was decided that DDA will process the case of finalisation of Policy on Multi Level Parking in its meeting held on 27.1.98.

1.02 The issue of Multi Level Parking in Planned areas has been also discussed in weekly meeting on DDA matters held on 2.2.98 under the chairmanship of L.G.,NCTD, it was decided that one pilot project each should be undertaken by DTC & DDA in their respective land to test the viability of the project.

1.03. Additional Secretary , Ministry of Urban Affairs & Employment vide letter dated 11.3.98 has also emphasised the need to provide more parking. (surface/basement and also Multi Level Parking.)It has also been emphasised that these should be self financing /cost be recovered over a period of time and also to examine the existing parking standards/ norms and make necessary revisions when MPD-2021 is prepared..

1.04. As a follow up action a draft Policy on Multi Level Parking is prepared This policy was also presented in the meeting held on 17.12.97 under the Chairmanship of Transport Minister,GNCTD.This policy was circulated to all members present for comments and observations.

In response to these discussions the issue was discussed in Technical Committee vide item no 25/98 dated 26.5.98.The decision is given below:

2. TECHNICAL COMMITTEE'S DECISION

(ITEM NO. 25/98 dated 26.5.98: Draft Policy for multi level parking lots)

Technical Committee discussed in detail the proposed norms for multi-level parking lots and DTC terminals/depots. It was decided that :

- i) Size of plot ideally be (4000 sqm.) however smaller size of plot if technically feasible can also be considered.
- ii) No. of parking floors be with reference to the surrounding road capacity. The commercial space should be restricted to 15% of plot area.

- iii) Maximum height need not be prescribed but will be subject to height in surrounding areas
- iv) Envelope area can be considered for super-structure & basement extent & in case of integrated schemes it can even be 100% of the area earmarked.
- v) Upto 3 basements may be allowed for parking activity.

Technical Committee desired that the norms proposed for DTC depots may be reviewed keeping in view the following points :

There should be graded norms separately for depots and terminals. Whereas depots may allow petrol pump, terminals may not have petrol pump facility. The norms may be revised keeping in view Technical Committee suggestions given above for multi-level parking.

Technical Committee further desired that DTC may frame a pilot project so that the norms could be finalised keeping in view the ground realities.

3. PROPOSAL

Chairman cum Managing Director DTC vide letter No. Sr. Mgr.(C)/F54/98/575 dated 26.8.98 has submitted a pilot project. The Project Report of this pilot Project is placed in the proposal of DTC Terminal site forming part of the Nehru Place Distt. Centre. The report is accompanied by schematic drawings and circulation system as a pilot project.

4. RECOMMENDATIONS OF MPD-2001

4.1 NORMS FOR DTC TERMINALS

use	nos	area/unit	population/unit
Bus Terminals	1	4000sqmts	500000
	1	2000sq mts	100000
Bus Depot	1	20000sqmts	250000
		depending on requirements (2nos as per Tech. Comm. decision)	1000000

30

4.2 DEFINITION OF USE PREMISES

BUS TERMINAL: A premises used by public transport agency to park the buses for short duration to serve the population . It may include the related facilities for passengers.

BUS DEPOT:-A premises used by a public transport agency or any other such agency for parking maintenance and repair of buses. This may or may not include a workshop.

4.3 USES/USE ACTIVITIES PERMITTED IN USE PREMISES

BUS TERMINAL: bus terminal, soft drink and snack stall, administrative office, other offices.

BUS DEPOT: bus depot, workshop, watch ward residence (upto 20 sq.mts) , soft drink and snack stall, administrative office

4.4 DEVELOPMENT CONTROL NORMS FOR DTC TERMINALS:

Max.coverage on different floors of Terminal:

FLOOR	FAR	USE
Ground floor	3%	for passenger facilities
1st floor	3%	for facilities
2nd floor	10%	for terminal offices
Total	16%	

MAXIMUM FLOOR AREA PERMISSIBLE SHALL BE 500 SQ.MTS.

MAXIMUM HEIGHT 14m.

OTHER CONTROLS:

- a. The space on 1st & 2nd floor shall be essentially used for public services like Post & Telegraph offices, Polce, Post & Other essential services
- b. Bus queue shelters are not to be included in the coverage and FAR.

4.5 PARKING SPACE NORMS

- a. For the use/premise for which the parking standards have not been prescribed, the same shall be prescribed by the Authority depending on the merits and requirements of the individual case.
- b. For the provision of car parking spaces, the space standards shall be as under :

- i. For open parking 23.0 sqm. Per equivalent car space.
- ii. For ground floor covered parking 28.0 sq mts. Per equivalent car space.
- iii. For basement 32.0 sq mts. Per equivalent car space.

- c. In the use premises, parking on the above standards shall be provided on the Ground Floor or in the basement (where the provision exists). In case of organized centres like District Centre and Community Centre to meet with the above demand of parking, additional underground space (besides the basement) may be provided below the piazzas or pedestrian or open spaces but within the setback lines.
- d. Plots forming part of any commercial development such as Central Business District, District Centre, community Centre, etc. Basement(s) upto the envelope line maximum equivalent to the plot area, could be permitted for parking and services such as electric sub-station with specifications and approval of DESU, installation of electrification for fire fighting equipment with the approval of Delhi Fire Services and any other services/required for the building with appropriate approval. However, any other use in the basement including storage, if provided, shall be counted in permissible FAR.
- d. The basement beyond the ground coverage shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation, and
- e. Basement shall be designed to take full load of the fire tender, wherever required.

4.6 MPD-2001 HAS NOT ENVISAGED ANY AREA OF SUPER STRUCTURE FREE FROM FAR.

4.7. DEVELOPMENT CONTROLS FOR DISTRICT CENTRE

Maximum ground coverage	25%
Maximum floor area ratio	125
Maximum height	37 m

Other Controls .

28

- i. Some of the buildings in a District Centre could be permitted upto 50m height with the approval of the Government for achieving an urban form.
- ii. Basement(s) upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.
- iii. DESIGN GUIDELINES.

As regards the Nehru Place Distt. Centre, the land allocation of 38.20 hect. has been made for the project out of this 4 hect. is proposed for Govt. Offices and the remaining areas is to be developed as retail shops - 30% ground coverage and 75 FAR including Commercial Centre, and informal sector. The Distt Centre is to be developed as an integrated scheme to serve the community.

5. SALIENT POINTS OF THE PROPOSAL

The Extract of DTC proposal has shown a plot area of 16,500 sq. mtrs. with its detailed ground coverage and FAR calculations as enclosed in Ann. I

The Pilot Project has been submitted indicating a broad concept and State of the Art technology consisting of provisions of Fire Safety Systems, Ventilation, lift and escalators and electrical digital display systems with adequate security and automation. As per this reports the DTC has proposed a 7 storeyed building with 3 basements which is estimated to cost around 85 crores. The use of various floors is given in Ann. I with details of areas proposed for commercial purposes, DTC Offices and parking etc. The analysis of the floor area break up is as under:-

Total Number of Floors	7
TOTAL NUMBER OF BASEMENTS	3
GROUND COVERAGE	49.8% of plot area
HEIGHT OF THE BUILDING	32 mts.

FAR ANALYSIS:

S.NO		COVERED AREA	FAR	REMARKS
1	TOTAL FLOOR AREA	79,912	484	Including 3 basements
2	3 BASEMENTS	31,065	188	171 BUSES
3	WITHOUT BASEMENTS	48,847	296	ECS 733
4	ONLY COMMERCIAL AREA(WITHOUT PARKING)	20,728	126	
	a. DTC Offices	4,477	28	
	b. Commercial	16,251	98	
5	Parking required FOR Commr. Component	12,669	76	ECS 344 (including 25 surface parking)
6	COMMERCIAL + DTC +RELATED PARKING	33,397	202	ECS 344 (including 25 surface parking)
7	Additional parking Area generated	15,450	94	ECS 389
8	TOTAL FLOOR AREA	79,912		
9	Commercial & Office	20,728	126	
10	Parking	59,184	358	
a	COMMR. & RELATED PARKING	33,397	202	
b	ADDL. PARKING MADE AVAILABLE	46,515	282 (94 +188)	including 3 basements for 171 buses

The floorwise area and use breakup is placed at annexure I

As per earlier T/C decision 15% of PLOT AREA

was recommended for COMMERCIAL USE.....

2475 Sqm.

INFERENCES :

i) AS PER ANALYSIS DTC HAS PROPOSED TO USE 125 FAR ON THE PLOT EXCLUSIVELY FOR COMMERCIAL & DTC OFFICES (excluding related parking)

ii) An FAR OF 94 TO PROVIDE 380 ECS SPACES, IN ADDITION 76 FAR FOR 319 ECS FOR COMMERCIAL AREA AND DTC OFFICES IN SUPER STRUCTURE AND FAR OF 188 FOR 171 BUSES IN 3 BASEMENTS.

26

- 7 -

6. OBSERVATIONS:

i. TCPO:

(Annexure II)

Chief Planner TCPO vide DO No. 1-20 / 97-TCPO / UT dated 23 rd Oct. 1998 has

1. Such type of proposals will generate huge traffic and may lead to congestion and bottleneck in future. Besides, this will be permanent loss to the future expansion of terminal activities.
2. MPD-2001 has not postulated for provision for Multi-Storeyed parking of cars and buses in bus terminals.
3. It is necessary to study the implications of such high rise development including environmental impact and generation of traffic at entry and exit points.
4. The proposal under consideration needs modifications in Building Byelaws.
5. The urban form, skyline etc. needs to be kept in view.
6. The impact on road network with respect to quality and capacity needs to be undertaken. Moreover, such a proposal should form an integral part of traffic management plan of the area.
7. It is necessary to devise a parking policy for the whole of the area in order to assess parking demand, pricing, operationa management, etc.

ii M/S CRAPHTS

(Annexure III)

The DTC proposal has been examined by M/S CRAPHTS, the consultants of PWD, NCTD for the Flyover project at the Intersection of Ring Road and Hans Raj Marg. The consultants vide letter no CRTS / PWD -FOV /98 /2033 dated 19.9.98 has informed that " The circulation Plan as visualised by CRAPHTS does not in any way interfere with the circulation of buses being contemplated at the Nehru Place DTC terminal

iii. DDA

- (i). MPD-2001 has recommended the maximum area of basement equivalent to plot area while DTC has proposed 1.88 times the plot area.
- (ii). DTC has provided three basements which are in conformity to Technical Committee decision date 26.5.98.
- (iii). MPD -2001 has envisaged only surface/basement parking in District Centres, while DTC proposal has used 4 floors above ground level for parking.
- (iv). The Technical committee in its meeting held on 26.5.98 has recommended 15% of plot area for Commercial use in such developments while DTC has proposed 125% plot area for offices etc.

- (v) The ground coverage of 50 % has been proposed by DTC which is also higher than 25% envisaged in MPD-2001.
- (vi) The Technical committee in its meeting held on 26.5.98 has recommended that height of the project will be subject to the height in surrounding areas. In this case the adjoining buildings are four story while the height of the proposed building is 32 mts (7 storied).
- (vii) As per MPD-2001 the basement beyond the ground coverage shall be kept flushed with the ground and shall be ventilated with mechanical ventilation. This proposal is not in conformity.
- (viii) The formulation of the policy for dealing with misuse of planned parking spaces needs to be formulated expeditiously otherwise additional parking so generated shall give further incentive to misuse the present available Planned Parking spaces.
- (ix) PWD, GNCTD has formulated the scheme for the improvement of Outer Ring Road between Modi Mill (ROB-22) and Chirag Flyover. The proposal shall also need integration with this proposed scheme.
- (x) The FAR generated on this plot may require adjustment in the Nehru Place Phase II scheme.
- (xi) After the finalisation of broad concept the proposal shall also be examined by
 - a. Lands/Finance/Legal Sections of the concerned Land Owning Agencies for necessary modifications if required in lease/allotment conditions/betterment charges.
 - b. Shall be processed for modifications in the MPD 2001 if any.
 - c. The Building Byelaws shall also be examined by MCD in consultation with concerned agencies for necessary modifications if any.
- (xii) As per Technical Committee decision the parking capacity of such parking lots is to be determined after making proper road capacity assessment. The DTC proposal is not backed by such a study.

7. RECOMMENDATIONS FOR CONSIDERATION

The details as mentioned in paras 5 and 6 are placed for the consideration of Technical Committee.

25/12

24

VI. LAND & SPATIAL USAGE DATA:

Details of plot size, F.A.R. ground coverage, breakup of space utilization, parking provisions etc. are given below:

Area of Plot 16,500 sqm.

Ground Coverage - 8,227 sqm. (49.8%)

F. A. R. - 112.3% (18,530 sqm.)

BUILT SPACE BREAK-UP

S. NO.	AREA DESCRIPTION	COVERED AREA IN SQM.	F.A.R. USED IN SQM.	USE OF SPACE		D.T.C. IN SQM.
				PARKING IN SQM.	COMMERCIAL IN SQM.	
1.	FIRST BASEMENT	10,355	-	10,355	-	-
2.	SECOND BASEMENT	10,355	-	10,355	-	-
3.	THIRD BASEMENT	10,355	-	10,355	-	-
4.	GROUND FLOOR	8,227	3,190	2,500	2,333	4,495 (Including 2637 sqm. area of double & triple height Piazza and Concourse).
5.	MEZZANINE FLOOR	2,739	2,394	-	1,412	982
6.	FIRST FLOOR	4,387	2,692	2,015	2,692	-
7.	SECOND FLOOR	6,200	110	6,200	-	-
8.	THIRD FLOOR	6,200	110	6,200	-	-
9.	FOURTH FLOOR	6,200	110	6,200	-	-
10.	FIFTH FLOOR	4,760	110	4,760	-	-
11.	SIXTH FLOOR	4,907	4,907	-	4,907	-
12.	SEVENTH FLOOR	4,907	4,907	-	4,907	-
TOTAL		79,912	18,530	58,940	16,251	4,477

PK 4.8

20/12/18

23

Approved

OSG
27-10-98

TOWN AND COUNTRY PLANNING ORGANISATION
Government of India
Ministry of Urban Affairs and Employment

D.S. MESHIRAM
CHIEF PLANNER

'E' Block,
Vicks Bhawan,
I.P. Estate,
New Delhi - 110 002.

D.O. No. 1-20/97-TCPO/UT

Dated: 23rd October, 1998.

Sub: Pilot Project of Multi-level parking on DTC Terminal/Depot, Nehru Place.

Dear Shri Ghosh,

Kindly refer to the meeting of Technical Committee of DDA held on 23.9.98 in which one of the agenda item No. 69/98 regarding Pilot Project of Multi-Level Parking in DTC Terminal Nehru Place was discussed and it was decided to examine the proposal in detail with regard to the objectives, implementation of the proposed development and the economic viability etc. and discuss in the next meeting. The proposal has been studied with the available agenda note and our observations/comments are given below:

- 644-B
27-10-98
A
- (1) As per MPD-2001 Bus Terminal is defined as premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers. The uses permitted are soft drink and snack stall, administrative office and other offices. The proposal envisages 25% of the plot area for offices etc. Such type of proposal will generate huge traffic and may lead to congestion and bottleneck in the future. Besides, this will be a permanent loss to the future expansion of terminal activities.
 - (2) The proposal envisages parking for 171 buses and 733 equivalent car spaces covering 3 basements and additional seven floors above the ground level for making provision of parking upto 5 floors and other 2 floors for the offices, etc. However, it is to be noted that MPD - 2001 has not postulated for provision for multi-storeyed parking of cars and buses in Bus Terminals. Before this is permitted it is necessary to study the implications of such high rise development including environmental impact and generation of traffic at entry and exit points.
 - (3) The technical committee meeting held on 26.5.98 has recommended that height will be subject to the height restrictions in surrounding areas which is four storey while the height of the proposed building is 32 mts (7 storeys). The modifications in the building byelaws in respect of FAR, height regulations and the urban form, skyline, etc. needs to be kept in view.
 - (4) Development of such large scale parking would generate tremendous amount of traffic irrespective of peak and non peak hours considering the fact that the proposal include public dealing offices plus commercial development. An examination in
- B
- C

22

- 9] respect of capacity and quality of the roads needs to be undertaken. Moreover, such a proposal should form an integral part of traffic management plan of the area.
- (5) The project envisages induction of state of art technology which should preferably be the Intelligent Transport System technology. This will ensure efficient and cost effective management of parking spaces.
 - (6) The project developers also have to ensure that the investments made in such venture are recovered with profit within a reasonable time period by charging parking charges from the users and other remunerative uses.
 - (7) It is necessary to devise a parking policy for the whole of the area in order to assess parking demand, pricing, operational management, etc.

With regards,

Yours sincerely,


(D.S. Meshram)

To
Shri P.K. Ghosh,
Vice Chairman,
Delhi Development Authority,
Vikas Sadan, I.N.A.,
New Delhi.

2)

ANNEXURE 'III'

-12-

91 129 27818

P. 01

CRAPHTS
TRANSPORT PLANNERS, TOWN PLANNERS ARCHITECTS
HIGHWAY ENGINEERS, URBAN & REGIONAL PLANNERS
10/11, BANGALORE ROAD, CHENNAI - 600 017

10/11, BANGALORE ROAD, CHENNAI - 600 017

CRAS/13-D-FOV/96-2023

19.09.1998

DATE

The Commissioner (Pig)
City Development Authority
10/11, Bangalore Road
Chennai - 600 017
TELEPHONE: 112 002

Sir


Re: Plan for DTC terminal at Nehru Place - req.

Reference is made to the request for a DTC terminal at Nehru Place in the area which were proposed with the following: "Start being out of construction of Nehru Place flyover that had already been approved by the Technical Committee of the CDA. It is found that the traffic regulation plan as visualised by the CRAPHTS does not in any way interfere with the circulation of buses being contemplated at the proposed DTC Terminal. It is for your kind information and record."

Enclosed you,

Yours faithfully,


(D. SANYAL)


D. SANYAL

9028730

for kind information.

ITEM NO :

Subject : Resitement of Two existing Petrol Pumps on G.T. Shahdara Road affected in the Seelampur Station of Delhi Metro Project.

File No : F.7(6)86/MP

1. BACKGROUND

There are two existing petrol pumps in the south of G.T. Shahdara Road near the Fishery Ponds. Site No.1 is with IBP and Site No.2 is with HPC. These sites are affected in the Seelampur Station of Delhi Metro Project. Earlier, these sites were allotted to the Oil Companies after their approval by the Technical Committee. The implementation of Delhi Metro Project has since begun from the Shahdara side.

Chief Engineer(DMRC), Delhi Metro Rail Corporation vide his letter no. DMRC/Land/123 dated 6/1/99 had intimated that the land of these two petrol pumps are required for development of Seelampur Station of Delhi Metro. Discussions with DMRC have revealed that it has not been possible to plan the Station keeping both/either of the two pumps as constraints for design of the Seelampur Station and the traffic integration. This matter has also been discussed in the meeting under Addl. Commr.(AP) where DMRC officials were also invited. In this regard, vide letter dated 2/6/99, Chief Architect DMRC has sent a copy of the Concept Plan of the Station saying that the pump needs to be shifted (Ref. Annexure-I).

2. EXAMINATION.

The size of the existing petrol pumps allotted by DDA was 45M x 33M. No new approved site for petrol pumps is available along this road, accordingly an exercise for relocation of these pumps was taken in DDA. A joint site inspection of Area Planning/Land Management Wing of DDA and DMRC was done to identify sites nearby. Three alternative locations along G.T. Shahdara Road/ISBT Road were studied w.r.t. nearness to existing junction/intersection, traffic congestions, future grade separator proposals, existing site conditions, physical features, land availability, marketability etc. Details of the alternate proposals are examined and placed as Annexure-II.

3. PROPOSAL

All the three alternative proposals were discussed in a meeting under AC(AP) on 29/4/99 which are attended by the Officers of Area Plg., Land Management, DMRC, representative of HPC State Co-ordinator. After long and detailed deliberations, it was recommended that following sites be considered for resitment of the two existing petrol pumps.

- i) Site No.1 measuring 45Mx33M in the South of G.T.Shahdara Road (in the Fish Pond area presently not in use) leaving a distance of 50M from the existing intersection as shown in the plan placed at page 53/cor leaving a R/W of 45M. (22.05M from the C/L of central verge).
- ii) Site no.2 measuring 45M x 33M in the South of the ISBT Flyover Road in the north eastern corner of Shastri Park MRTS Depot as shown in the plan placed at page 54/cor leaving a R/W of 91.40M (45+70 from Central verge). As per MPD-2001 R/W of this road is 61M (200 ft.).

Landuse of the site no.1 is Distt.Park where Fish Ponds were existing & presety not in use. Landownership is with the Fisheries Deptt.. DLM^{(Hy), POA} informed that this land could be made available as this land is not in use by the Fisheries Deptt. & alternative site for them is under consideration.

The land of site no.2 which forms part of the Shastri Park Depot shall be handed over by DMRC to DDA for allotment to the Oil Company. DMRC shall provide equivalent Green Area (Distt.Park) of 1485 Sq.M. ~~comprising~~ one petrol pump site in the Station/Depot/Traffic integration area along this Corridor to compensate the green taken for the land required for the new petrol pump in Fish Pond Area and may thus not require change of landuse.

4. RECOMMENDATION.

The proposal as explained under para-3 is put up for approval of Technical Committee.

Y.P. Bhatla

(Y.P.BHATLA)
ASSTT.DIR.(AP)II

X Adalya

(D.K.SALUJA)
DIRECTOR(-P)-II

PKB

(P.K.BHERRA)
DI.DIRECTOR(AP)II

दिल्ली मेट्रो रेल कॉर्पोरेशन लि०
DELHI METRO RAIL CORPORATION LTD.

(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

N.B.C.C. Place, Bhashma Pitamah Marg, Pragati Vihar, New Delhi-110003

Ref. no. DMRC/CA/109/ 166-167

June 2, 1999

To

Mr. Prakash Narain
Director (Planning),
Delhi Development Authority,
4th Floor, Vikas Minar,
I.P. Estate,
New Delhi - 110 002.

Sub : Shifting of Two Petrol Pumps at Seelampur MRTS Station Site.

Dear Sir,

This is reference to the meeting held on 28.4.99 in the office of DMRC. At Seelampur Metro Station 2400 Sqm. of area is required for the parking of vehicles on short and long term basis. The plan is enclosed for your perusal please.

About 30,000 commuters are estimated to reach the station at peak hour for which a pedestrian plaza in front of station is planned. The location of existing petrol pumps is such that it will hinder with the entry and exit of the station concourse. In addition area will also not be available for the pedestrian plaza, which is essentially required as a hold up area for the expected number of commuters.

In view of above the petrol pumps need to be shifted so that the area in front of station is available for accommodating station requirements.

An early action at your end is appreciated.

Thanking you,

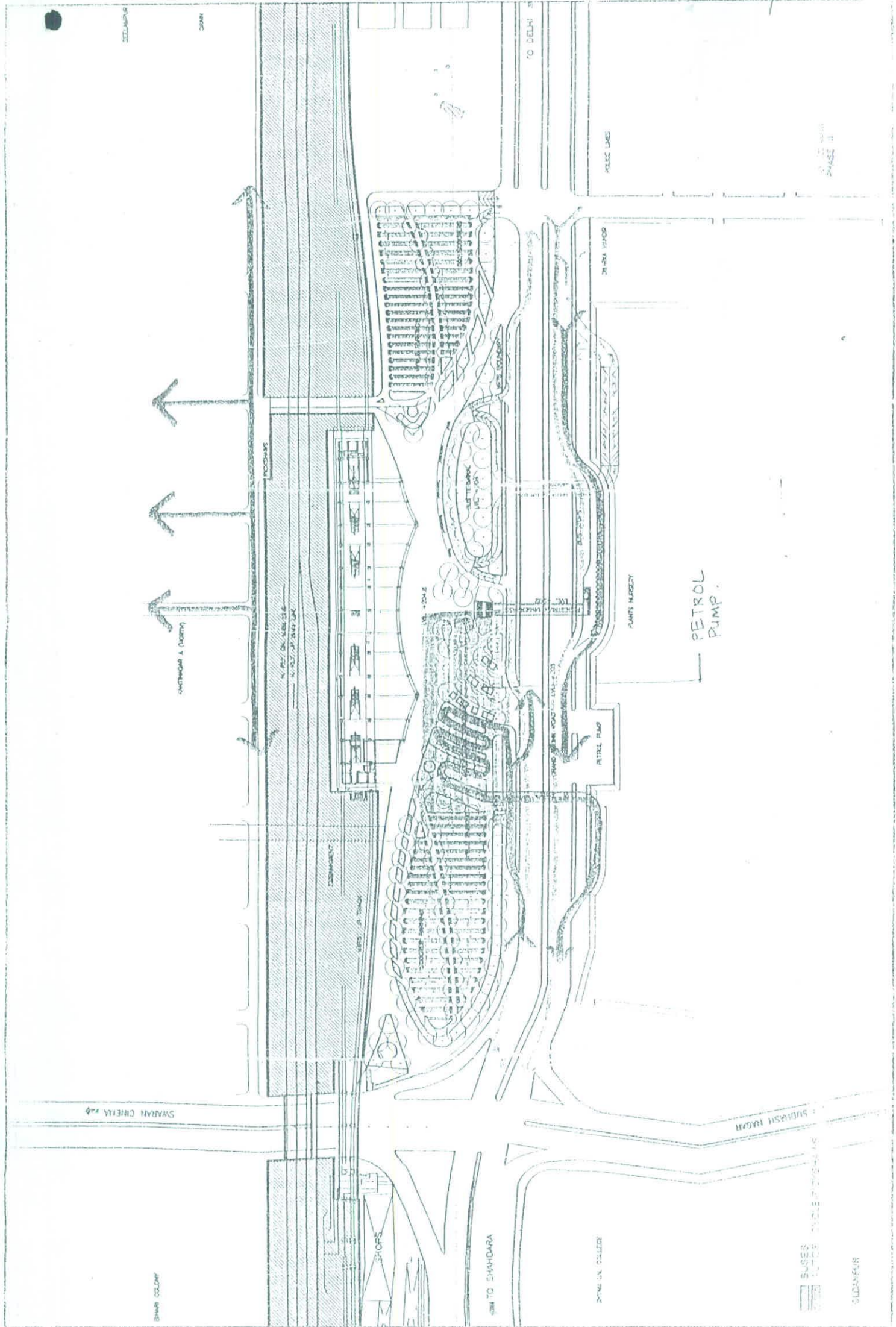
Yours sincerely,

(Signature)
(Tripta Khurana)
Chief Architect

Encl.: As above.

Copy for information and necessary action to :

✓ Mr. D.K. Saluja, Director (Planning), DDA, 6th Floor, Vikas Minar, New Delhi.



SHEET NO. 16 OF 17
 PROJECT NO. 1/10/56
 ARCHITECTS
 103, STATE STREET, CALCUTTA 1
 INDIA



15

Landuse of the site in 'Distt. Park' where fishery pond is existing. The land being vacated by the existing petrol pump is to be used for station by the DRC which falls under Circulation Use. However, the resitment of these two P.L. sites may be considered as adjustment in their overall layout subject to the approval of the Competent Authority with/without change of landuse.

ALTERNATIVE-II.

One site could be adjusted on the southern side of the new road leading to ISBT Flyover in the Shastri Park area subject to integration with MRTS Corridor. Landuse of the site is 'Roadl./BGS/MP Green. One of the sites could be accommodated in this area. The other site could be adjusted in the location suggested under alternative-I.

ALTERNATIVE-III.

One of the site could be ~~readjusted~~^{along ISBT Flyover} in the north-eastern corner of Shastri Park. MRTS Depot, which is located in the river bed. The possibility to integrating the site in the overall design of the Depots shall be worked in the DRC.

Alternative sites are shown in the DRC Plans placed copy.

Submitted for further consideration please.

Y. F. Bhafra
23-4-93
(Y. F. BHAFRA)
ASSTT. DIRECTOR (AF)-II

File No. F. 7 (6) 86/MP

A Joint Site Inspection for locating alternative sites for the two existing Petrol Pumps affected in the Seelampur Station on G.T. Shahdara Road in the Delhi Metro Project was held on 21/4/99. Chief Engineer DMRC, Dir.(AF)II, DLM(HQ), DD(AF)II, Ex. En Engineer DMRC and other officers attended the Site Inspection.

Before leaving for inspection, Sh. Srivastva, CE DMRC clarified that the shifting of these two petrol pumps was absolutely essential for the implementation of Seelampur Station. He also clarified that efforts were made to retain either one or both sites but this was not found possible with the Station Planning. Accordingly, it was emphasised by Sh. Srivastva, that these two existing petrol pumps sites on G.T. Shahdara Road have to be relocated for Seelampur Stations.

During site inspection, following facts were revealed :-

1. Existing size of two petrol pumps as allotted by DDA is 45Mx33M and not 30Mx30M as stated in the note of DLM(HQ) dated 4/3/99 in file no. F.13(30)89 CRC.
2. Earlier Petrol Pump of Hindustan Petroleum Company which was affected in the G.T. Shahdara Flyover against which this new site was allotted to Hindustan Petroleum, was found to be closed.

Following Issues, Proposals & Alternatives were considered during Site Inspection :-

Sl.No.	Issues	Proposals
i)	Existing size of 11' site allotted by DDA.	45Mx33M (subject to availability)
ii)	Change of Landuse from Distt. Park to Petrol Pump.	Sites may be considered for allotment, CLU may be put up to Authority for information.
iii)	New sites to be integrated with MRTS Station/Depot/Corridors.	These may be integrated with the plans of DMRC.

ALTERNATIVE-I.

Two sites could be located in the area adjoining the road leading to Gandhi Nagar Rly. Level Crossing in the Fishery Pond area which is presently not in use. The road leading to Gandhi Nagar Rly. Level Crossing is to be integrated with the overall circulation system as informed by CE, DMRC. As informed by Dir.(LM), the land is with Delhi Administration and there will be no problem in getting the land.

Contd. M/76



since rest of the Regional Traffic will not use the service road for entry to the petrol pump (Plan at page 125/cor in the file). Alternative sites along this road were explored and it is seen that none of the sites from the Community Centre/ Facility Centre etc. along this road are available as the same have already been allotted. A joint site inspection comprising of AG(AP), Dir.(AP)II, DD(AP)II, DLM(HQ), AD(AP)II & JD(NL) was held on 9/4/99 to explore the possibility of an alternative site for this petrol pump.

During the site inspection a site was identified east of the existing IBP Petrol Pump on north of Waxirabad Road opposite the proposed Community Centre at Gagan Cinema. The site is low lying and underdeveloped. As per the Zonal Development Plan of 'E' Zone, the site falls in the District green proposed along the Waxirabad Road.

3. PROPOSAL.

Based on the facts explained at para 1 & 2 above and after joint site inspection, a proposal for alternative site has been worked out which is as follows :-

- i) An equivalent site measuring 45Mx33M may be considered adjacent (east) to the existing IBP Petrol Pump as shown in the plan (133/cor) laid on table. Landuse of this site is Distt.Park as per Zonal Dev.Plan and is still undeveloped.
- ii) The already allotted site to IBP may be clubbed with the green area adjoining FC-8 which will compensate loss of green due to resitement of the allotted site in the undeveloped green. A pump house and gas godwn are already existing in this green area.

4. RECOMMENDATIONS.

The above said proposal asax explained uner para-3 is placed before TC for consideration please.

I.P. Bhatla

(I.P.BHATLA)
ASSTT.DIRECTOR(AP)II

(P.K. BEHERA)
DY.DIRECTOR(AP)-II

(D.K.SALUJA)
DIRECTOR(AP)-II

ITEM NO :

Subject : Allotment of alternative Petrol Pump site in lieu of the site earlier allotted in FC-8 on Wazirabad Road.

File No. : F. 7C 7099-MP.

.....

1. BACKGROUND.

I.B.P. was allotted a site measuring 45Mx33M in FC-8 in the south of Wazirabad Road. This site was approved by VC on 27/8/97 on page 5/N in file no. P.13(49)93 CRC. No construction work has yet been taken up on this site by the Company. Out of 15 Flyovers taken up for construction in Delhi one of the Flyover on the junction of road no.66 and Wazirabad Road has also been taken up. As a result of the construction of the proposed flyover on this location, this petrol pump site falls after the starting point of the slope of the proposed flyover on Road No.66 Intersection. The distance between the ending point of the proposed flyover on Road No.66 and the starting point of the existing flyover on Leni Chewk will be hardly 250-300M. With the result that the straight traffic which is coming from U.P. side after descending from the Leni Chewk Flyover would straight away move on the new flyover on Road No.66 Intersection. Straight traffic which constitutes major traffic on this corridor would thus not be able to take the Service Road to the left for taking petrol from the proposed petrol pump site allotted earlier. It is in this context that since site has not been developed as yet and in the meantime this development of new flyover has taken up, case of alternative site for this petrol pump is being explored on the request of the IBP & on the orders of VC.

2. EXAMINATION.

The request of the IBP Company has been examined and it is observed that the allotted petrol pump site which has not yet been constructed may not be economically viable for operation

- 2.2 About 3000 houses have already come up unauthorisedly.
- 2.3 These colonies have got electricity and water supply connections. The available documents are submitted.
- 2.4 It is also mentioned in the objections and suggestions that the colonies figure at Sl. No. 101 in the list of colonies proposed to be regularised by GNCTD in near future.
- 2.5 The prayer of the residents of these colonies are that they are poor and under privilege and cannot afford to shift their residence to any other place and requested that alternative site be indentified for open jail.
- 2.6 It is observed that the balance land excluding the unauthorised encroachment may not be sufficient to meet the requirement of Jail Authority for Open District Jail.

3.0 RECOMMENDATIONS FOR CONSIDERATION

In view of large number of objections received, it is felt that Land & Bldg. Deptt., GNCTD may not be able to acquire the land vis-a-vis remove unauthorised construction/encroachment and hand over the vacant possession of the land to Jail Authority. Following is, therefore, submitted for consideration of Technical Committee:-

- i) Land & Bldg. Deptt., GNCTD may be asked to furnish their comments/views whether it would be possible to acquire and hand over the vacant possession of the land after removing the unauthorised construction/colonies to Jail Authority.

OR

- ii) Jail Authority may be requested to identify alternative site for District Open Jail.

- 4.0 The proposal is placed before the Technical Committee for consideration.

Wp
16-6-99
JD (Plang) DNK-II

Sub: Change of land use of an area measuring 125 hact. from 'Rural Use Zone' to 'Public & Semi Public' facilities (District Open Jail) F.20(6)96-MP.

1.0 BACKGROUND

1.1 On the request of I.G.(Prison) to locate an open jail in West Delhi, Technical Committee in its meeting held on 19.11.96 under Item No. 109/96 approved a site comprising 125 hac. at Baprola. The land is bounded by agriculture land in the East, Mungespur drain in the South, Najafgarh Nangloi road in the North West and agriculture land in North.

1.2 It was decided in the meeting that the proposal be considered and approved subject to the following conditions:-

- i) To process change of land use from 'Rural Use Zone' to 'Public & Semi Public facilities' (District Jail).
- ii) Approved right of way of Najafgarh-Nangloi road would be maintained.
- iii) Interim arrangement of services would be the responsibility of the Delhi Prison Authorities till the time municipal services are extended in the area.
- iv) The development control norms of large educational campus as per MPP-2001 shall be applicable while the land acquisition may be done directly by the Prison department of GNCTD.

1.3 The proposal as above was placed in the Authority meeting held on 31.3.97 vide item No. 9/Plg./97 and Authority resolved that the proposal contained in para 1.2 be approved.

1.4 Accordingly clearance from NCR Planning Board was obtained vide its letter No. K.14011/8/AP/98/NCR PB dt. 19.5.98.

1.5 The Ministry also conveyed its approval for inviting objections/ suggestions vide letter dt. 4th Jan., 99 under Section 11-A of D.D.Act 1957 and the notice in local Newspaper to this effect was issued on 23rd Jan'99 (Annexure-A).

1.6 In response to the public notice 364 objections and suggestions are received

2.0 EXAMINATION

2.1 All the objections and suggestions are scrutinised and it is observed that two colonies namely Jai Vihar Part I & II in the area have unauthorisedly developed within the area which is notified for change of land use from Rural Use Zone to Public & Semi Public (Open District Jail).

Contd.....2

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.20(6)96-MP

Dated: 15.1.99

PUBLIC NOTICE

The following modification which the Central Government proposes to make in the Master Plan for Delhi 2001, is hereby published for public information. Any person having any objections/suggestions with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of 30 days from the date of issue of this notice. The person making the objections/suggestions should also give his name and address.

MODIFICATION:

"The land use of an area, measuring 125 hac. (309 acres) falling in the revenue estate of village Bapraula bounded by Agricultural land of village Bapraula and Abadi of village Bapraula in the North, and East, Mungeshpur Drain in the South and Nazafgarh Bapraula Road in the North-West, is proposed to be changed from 'rural use zone' to 'public and semi public facilities' (Distt. Open Jail)."

2. The plan indicating the proposed modification shall be available for inspection at the office of the Joint Director Master Plan Section, 6th floor, Vikas Minar, IP Estatye, New Delhi on all working days within the period referred above.

VIKAS SADAN
'B' BLOCK, INA
NEW DELHI.


(V.M. BANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY


17/1/99

DATED THE 23.01.99

6. A letter from the V.C., DDA may also be referred vide which views of the MOU&E has been referred to Jt. Dir. (M.P). In this letter it has been said that it is strange how the Technical Committee has recommended the conversion of a Recreational land to Cremation Ground without citing any reasons to justify the conversion. The proposal of the DDA has, therefore, not been accepted.

7. PROPOSAL FOR CONSIDERATION:

It is proposed to suitably enlarge this area to measure 50m x 35m or 1750 sqm. with an additional strip of 10 mtr. for providing approach road from the main 45 mtr. R/W road towards west and also for general parking. The total area will thus measure about 2100 sqm. The existing kuchcha approach road from the village is recommended to be closed which cuts across the Distt. park area, instead the pedestrian path is proposed along and outside the boundary wall. The main entry would be from the western side from 45 mtr. wide R/W road. Out of the proposal 600 sqm. is accommodated by existing cremation ground.

8. Change of land use for 2100 sqm. area from 'Distt. Park/Forest' to 'Public and Semi-Public Facilities (Cremation ground)' will have to be processed.

9. The site will be allotted to Health Deptt. of MCD for construction and development of cremation ground.

10. The construction will be restricted to existing site of 600 sqm. only. The remaining area will be developed pre-dominantly for landscape/tree plantation and partly for parking facilities/PCO etc.

11. MCD will also obtain a clearance/No objection from Forest Deptt., GNCTD.

12. RECOMMENDATION:

The proposal contained in para-7 to 11 are submitted for consideration and approval of Technical Committee.


28/4

SUBJECT: Provision/regularisation/improvement of Cremation Ground (Existing) at village Basant Nagar in Zone-'F'-
Change of Landuse.
FILE No. F20(8)98-MP
File No. F.23(2)97/IL.

BACKGROUND:

1. A request has been received from the residents of Vasant Nagar for allotment of Cremation Ground functioning in the South-West of the village. Their request has already been forwarded by Smt. Sushma Swaraj, C.M., Delhi, D.K. Gautam, Councillor MCD and the Health Deptt., of MCD for this allotment.

EXAMINATION:

2. The request has been examined with a view to regularise/ the improvement of existing cremation ground in use in the area South-West of the village. There are two platform which have been constructed at site. P.T. Survey of this area has been conducted. Presently it is occupying roughly about 600 sqm. area having an approach from the village side through the Distt. Park/ Forest. At the moment this cremation ground is being predominantly used by the villagers.

3. MPD-2001:

The Cremation ground falls in the recreational use zone i.e. Distt. Park/Forest as per Master Plan and the approved Zonal Plan for Zone-'F'. It would thus invite change of landuse to be processed under Section 11A of the Delhi Development Act.

LAND STATUS:

4. The land falls in Kh. No. 33/10 of Vasant village. According to the report received from Lands Deptt. it is an acquired land transferred to Hort. Deptt. on 3.1.68.

5. A request of the Residents of Vasant Vihar was also earlier considered during the committee meeting which is reproduced below:-in the wording of Dir. (Lands Scapes):-

'Earlier a request was received from residents of Vasant Vihar that people of Basant Green using cremation ground u/r should not carry the dead bodies through their colony and a 15 feet. Kuccha path was proposed from this forest to cremation ground. This proposal of 15 ft. path was approved in file by the then L.G.

western side of Sub CBD Shahdara and then terminating in a S/Stn. ^{24M} R/W on the north of Sub CBD Shahdara abutting Vishwas Nagar.

3. DDA OBSERVATIONS :-

- (i) The details of the underground cables proposed by the DVB passes through MP/ZP roads it is suggested that these cables be ^{lead} ~~lead~~ below the spotpath of the standard cross-section of the R/W of the prescribed roads. In the present cross-sections this part is not clear.
- (ii) The underground cables along road no. 57 have been shown passing along the service road. In this proposed cross-section service road being on lower level as such the cables will be required to pass below the railway lines on the lower level and will require their clearance from the railway department.
- (iii) In the MPD-2001 MRTS routes have been proposed to pass along the railway line below road no. 57 however at this junction the DVB has informed that they have discussed the matter with the MRTS officials and there is no proposal for metro rail in this area at present (please refer Annexure 22 '2').
- (iv) A grade separator is ~~being~~ being constructed at the intersection of the Vikas Marg and road no. 57 (Karkari More) by the DDA as such the DVB has informed that they will take care and integrate their proposal with the flyover at Karkari More.
- v) The issue of emerging 16 hacts. Facility centre cum community centre scheme in Mandavli Fasalpur Area has been got examined by the DVB and the demand of this community centre is already been taken care by the DVB as stated in their letter ⁸⁻⁶⁻⁹⁹ in Annexure '2'. _{dt}
- (vi) In reply to the suggestion of DDA for laying cables in two layers the DVB has informed that ^{laying of cables in} group in two layers is difficult and they will be laying the cables in single layer only.

(Signature)

Subjects:- Proposed 4 nos. 33KV underground cables from 66/33KV S/Stn. Patparganj Group Housing-II S/Stn.(behind Patparganj Bus Depot) to:-
a) Karkari Moar.
b) CBD Shahdara-II

File No. F.6(28)98-MP

1. INTRODUCTION:-

EE(PLG.I)DVB vide their letter No.XEN/Plg.I/2/176/744 dt.4.12.98 has submitted the above proposal marked on the copy of the Zonal Plan, detailed layout plan and containing cross-section of the detailed drawing no.13-4559. They have also forwarded duly signed copies of the planning permission proforma elaborating the said proposal. The length of the proposed underground route is 4.7 kms. & 3.2 kms. respectively. The location plan is placed at Annexure '1'.

2. ROUTE DETAILS :-

The route starts by taking connection from Patparganj Group Housing-II 66/33KV S/Stn. presently operating and functioning behind Patparganj DTC Depot. The detailed of the underground route is as follows:-

- i) 2x4 nos. 33KV cables start from the S/Stn. passes along the 18M R/W layout plan road.
- ii) Then it follows 45M R/W road of the society road joining road no.57 under the service road.
- iii) Passes along road no.57 on the southern side of south west portion of road no.57 below service road. The service road is at a lower level in the stretch as such the 8 cables will pass below the railway line and cross over taking the service road of Preet Vihar residential scheme opposite Oxford Academy School upto Vikas Marg.
- iv) From Vikas Marg the underground cables split up into two routes
 - (a) one parallel to road no.57 towards the drain side joining near road no.58(Point P).
 - (b) The other route passes through the eastern side of Vikas Marg Extension and then turns left on 24M Zonal Plan road abutting Har Govind Enclave and touching road no.58, from road no.58 then the route follows southern side of road no.58 upto

33/12

4. FEASIBILITY REPORT:-

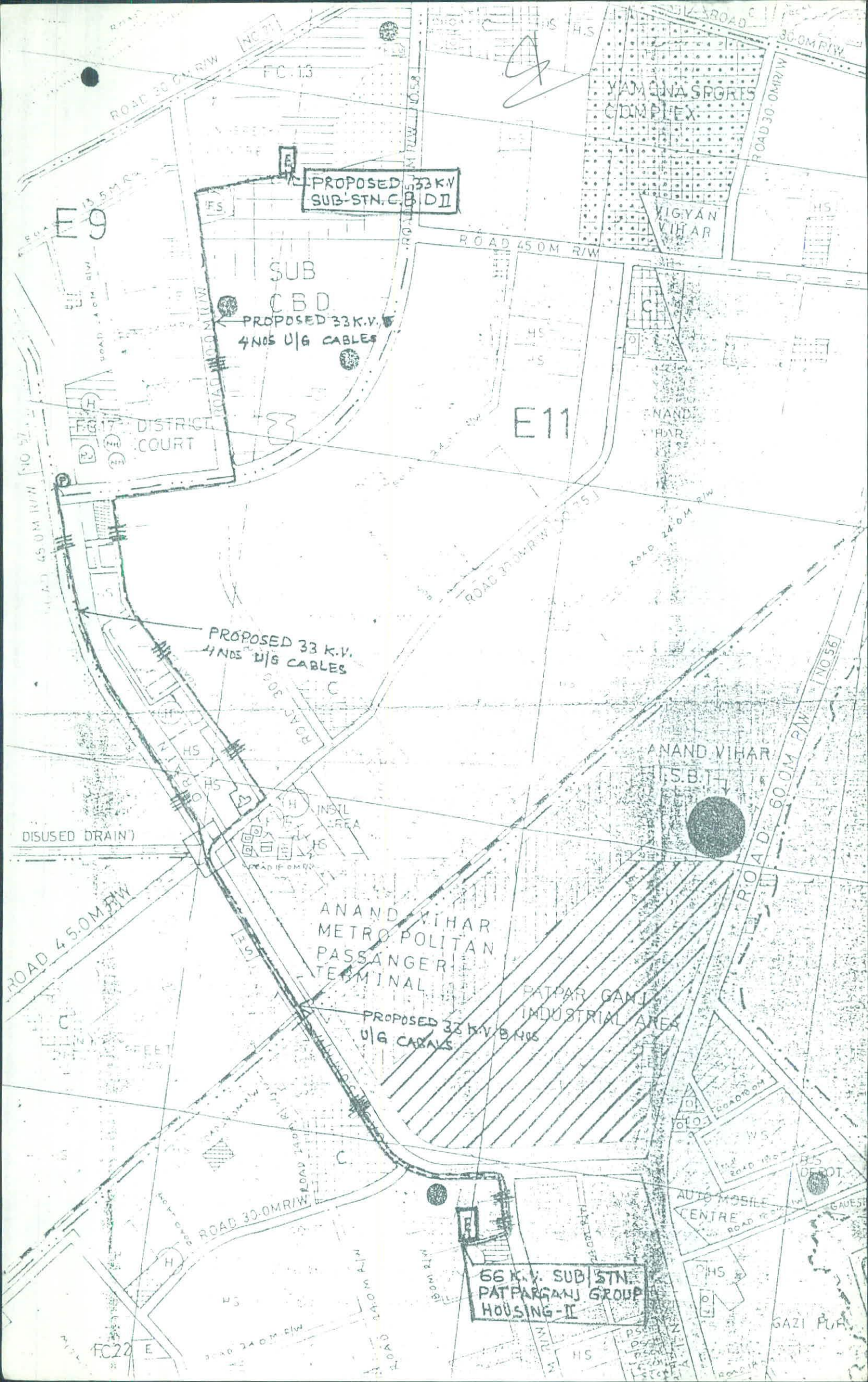
The DVB has forwarded the feasibility report along with their letter dt. 18.2.99 and there is no structure affected the cables being underground. (Ref Annexure III)

5. RECOMMENDATION:-

The case is placed before the T.C. for consideration ~~the~~ of the proposed route as explained in para 2 & 3 above.

- ii) DVB shall obtain permission from the other concerned agencies like Railways, PWD, MCD, I & F and any other concerned agencies before ^{starting the work} carrying out the recommendation of the scheme.

[Handwritten signature]



PROPOSED 33KV SUB-STN. C B D II

SUB CBD
PROPOSED 33 K.V.
4 NOS U/G CABLES

PROPOSED 33 K.V.
4 NOS U/G CABLES

ANAND VIHAR METROPOLITAN PASSENGER TERMINAL

PROPOSED 33 K.V. 4 NOS U/G CABLES

66 K.V. SUB STN. PATPARGANJ GROUP HOUSING-II

YAMUNA SPORTS COMPLEX

VIGYAN VIHAR

DISTRICT COURT

ANAND VIHAR S.B.T.

PATPAR GANJ INDUSTRIAL AREA

AUTOMOBILE CENTRE

GAZI PURA

FC 13

E11

FC 22 E

ROAD 30.0M R/W

ROAD 45.0M R/W

ROAD 30.0M R/W

E9

ROAD 45.0M R/W

ROAD 30.0M R/W

ROAD 24.0M R/W

ROAD 60.0M R/W

ROAD 45.0M R/W

ROAD 30.0M R/W

ROAD 24.0M R/W

ROAD 10.0M

ROAD 10.0M

ROAD 10.0M

ROAD 10.0M

ROAD 10.0M

ROAD 10.0M

ROAD 10.0M

-309

ANNEXURE-II

दिल्ली विद्युत बोर्ड

Shakti Deep Building,
DDA Shopping Complex,
स्थान : Jhandewalan Extn.,
New Delhi-110005.
दिनांक : 8.6.99 19

क्रमांक (P.S.I) / 2/176/1021

Joint Director (P.I.),
Delhi Development Authority,
Vikas Nagar, I.I. Estate,
New Delhi - 110002.

Sub: Laying of 4 Nos. 33KV 3x300 sq.mm XLPE
cables from 66/33KV S/Stn. at Patparganj
Group Housing-II to Prop. 33KV S/Stn. at
CBD-2 Shabdara.
Laying of 4 Nos. 3x300 sq.mm XLPE cables
from 66KV S/Stn. at Group Housing-22 to
Point 1P1.

Dear Sir,

Kindly refer to your letter No. F.S(PS)DC-IP/D-11 dt.
29.1.99 addressed to Addl. S. I. (P.I.), D.V.D. on the above
subject. The required clarifications are being given hereby
as under:-

1. These cables are passing at the ground level besides the road over bridge at railway line on Delhi - Ghaziabad section. Further in this matter, we have discussed with DMRC's officials, there is no proposal for Metro rail in this area at present.
2. Grade separator is being constructed at the intersection of Road No. 57 and Vikas Marg by DDA. The proposed cables for GH-12 to CBD-11 Shabdara/Police Quarters Krishna Nagar shall be taken care of at the time of construction of flyover at Garkari-Mord.
3. This matter has already been examined comprehensively. The power supply at GH-11/Commercial Complex has already been taken care of.
4. The cables are required to be laid in parallel in U/G area. The cables one above the other in layers can damage the cables and are difficult to maintain and hence are not laid by the D.V.D.

Thanking you,

Yours faithfully,

Pl. put up in file

14/6/99

Pl. Atty, DDA

Recd
14.6.99 3/176/1021
DIRECTOR (P.S.I)

- 31 -

2

Telegram "VIDYUT" NEW DELHI
ANNEXURE - III
दूरभाष :

दिल्ली विद्युत बोर्ड

SHAKTI DEEP BOG.
स्थान JHANDEWALAN EXT.
N.B. 855
दिनांक : Feb. 18 99 19

कमांक XEN(PLG.V)/152/1109

The Joint Director (M.P.)
Delhi Development Authority,
Vikas Minar, I.P. Estate,
New Delhi-110002.

SUB :- Allotment of Land 68x68 mts adjacent to
Existing 66KV grid s/stn near DTC Depot in
Mandawali - Fajalpur

Sir,

This is with reference to your letter no. F.6
(26)98-MP/25 dated 4.1.99, received by this office on
5.2.99, regarding the subject cited above. In this con-
text, this is to inform you that there is no proposed route ali-
A/ alignment from the offered additional piece of land
68 x 68 mts. adjacent to the existing 66 KV grid sub-
station Patpatganj Group Housing Societies-II (Near DTC
Depot) in Mandawali.

It is, therefore, you are requested to handover
the said additional piece of land to ever Senior Architect
at the earliest, whose office is situated at Lodi Road
220 KV sub-station Complex.

Thanking you,

Yours faithfully,

(ER. S. K. JAIN)
EXECUTIVE ENGINEER (PLGV)

6(20)98. r.f

RWT
and B