

20
MINUTES OF MEETING

COM. - 18-08-2000

PART - II

PART-II
AUGUST
2000

MINUTES OF MEETING

FROM: - 28-08-2000

PART-II

S.No.	Item	Subject	Resolution	Remarks
14.	19/2000	Departmental proceedings against Sh. P.C. Jain, Addl. Commissioner (Planning) (Retd) under Rule 9 of CCS (Pension) Rules 1972-Imposition of penalty.	Recommendations made by the sub-committee of the non-official members, as contained in para-3 of the agenda item, were approved by the Authority.	Implemented.
		<u>F.25(19)93/Vlg.</u>		
15.	20/2000	Disciplinary proceedings against Sh. K.D. Grel, Asstt. Director (Retd) under Rule 9 of CCS (Pension) Rules 1972.	Recommendations made by the Sub-committee of the non-official members, as contained in para-2 of the agenda item, were approved by the Authority.	Implemented.
		<u>F.27(54)97/Vlg.</u>		
16.	21/2000	Departmental proceedings against Sh. S.K. Maithal, Executive Engineer (Retd) under Rule 9 of CCS (Pension) Rules 1972-Imposition of penalty.	Recommendations made by the Sub-committee of the non-official members, as contained in para-3 of the agenda item, were approved by the Authority.	Implemented.
		<u>F.27(146)90/Vlg/DC</u>		
17.	22/2000	Departmental proceedings against Sh. Satish Kumar, Tehsildar (Retd) under Rule 9 of CCS (Pension) Rules 1972-Imposition of penalty.	Recommendations made by the sub-committee of the non-official members, as contained in para-3 of the agenda item, were approved by the Authority.	Implemented.
		<u>F.27(230)92/Vlg/DC</u>		

S.NO.	Item NO.	Subject	Resolution	Remarks.
18	23/2600	Departmental proceedings against Sh. S.P. Jain Executive Engineer (Retd.) under Rule 9 of CCS (pension) Rules 1972 - Imposition of penalty, F.27(257)90/Vlg/DC	Recommendations made by the Sub-committee of the non-official members, as contained in para-3 of the agenda item, were approved by the Authority.	Implemented.
19.	24/2000	Annual accounts of DDA for the year 1997-98. F.27.6(29)97-98.	Proposals contained in the agenda item were approved.	Annual Accounts for the year 1997-98 have been sent to A.G. (Audit) for Audit certification.

REPORT ON THE FOLLOW-UP ACTION ON THE RESOLUTIONS
PASSED BY THE DELHI DEVELOPMENT AUTHORITY
IN ITS MEETING DATED 28.3.2000 AT 11.30 AM

S.NO.	Item NO.	Subject	Resolution	Remarks
1.	28/2000.	Departmental proceedings against Shri Srm Prakash PS (Retd.) on 30.4.95 under Rule 9 of CCS (pension) Rules, 1972-Imposition of penalty. <u>E.27(447)90/Via/DC</u>	The Authority deliberated upon the issue of the quantum of penalty, in detail. Keeping in view the report of the inquiry officer and the gravity of charges, the Authority accepted the recommendations of the disciplinary authority to impose the penalty of 5% cut in pension with cumulative effect.	Noted.
2.	29/2000	Housing Scheme for rehabilitation of punjab Migrants. <u>PS/C(H)/DDA/99/5118</u>	The proposals contained in the agenda item were approved by the Authority.	The scheme has been implemented.
3.	31/2000	Revised Estimates for the year 1999-2000 and Budget Estimates for the year 2000-2001. <u>F.NO.F.4(3)/Budget/2000-2001.</u>	The Finance Member explained that the budget proposals were not mere compilation of accounts, these were the long term policy directions for the organisation. He explained that through there was small fiscal deficit in the RBE for the year 1999-2000 and in the budget Estimates for the year 2000-2001 yet there was no cause of concern as the DDA was cash rich organisation having sufficient surpluses.	The revised estimate for the year 1999-2000 and budget estimate for the year 2000-2001 have already been circulated.

REPORT ON THE FOLLOW-UP ACTION ON THE RESOLUTIONS
PASSED BY THE DELHI DEVELOPMENT AUTHORITY
IN ITS MEETING DATED 28.3.2000 AT 11.30 AM

S.NO.	Item NO.	Subject	Resolution	Remarks
1.	28/2000.	Departmental proceedings against Shri Som Prakash PS (Retd.) on 30.4.95 under Rule 9 of CCS (pension) Rules, 1972-Imposition of penalty. <u>F.27(447)90/Via/DC</u>	The Authority deliberated upon the issue of the quantum of penalty, in detail. Keeping in view the report of the inquiry officer and the gravity of charges, the Authority accepted the recommendations of the disciplinary authority to impose the penalty of 5% cut in pension with cumulative effect.	Noted.
2.	29/2000	Housing Scheme for rehabilitation of punjab Migrants. <u>PS/C(H)/DDA/99/5118</u>	The proposals contained in the agenda item were approved by the Authority.	The scheme has been implemented.
3.	31/2000	Revised Estimates for the year 1999-2000 and Budget Estimates for the year 2000-2001. <u>F.NO.F.4(3)/Budget/2000-2001.</u>	The Finance Member explained that the budget proposals were not mere compilation of accounts, these were the long term policy directions for the organisation. He explained that though there was small fiscal deficit in the RBE for the year 1999-2000 and in the budget Estimates for the year 2000-2001 yet there was no cause of concern as the DDA was cash rich organisation having sufficient surpluses.	The revised estimate for the year 1999-2000 and budget estimate for the year 2000-2001 have already been circulated.

NO.	Item NO.	Subject.	Resolution	Remarks
			<p>Explaining the salient provisions of the Budget Estimates for the year 2000-2001 he outlined the following thrust areas:</p> <p>a) Highest priority to be accorded to land acquisition.</p> <p>b) Target for construction of new flats to be increased to ten thousand.</p> <p>c) Maintenance and upkeep of old records to be attended to on priority.</p> <p>(II) The Engineer Member informed that a number of new initiatives are being taken in the field of 'construction' and 'development'. He apprised the Authority that:</p> <p>i) MASCON Concrete Technology will be introduced in the construction of new flats. He informed that hollow-block technology had been introduced in a big way and about 4000 flats were already under construction.</p> <p>ii) Ready-mix concrete plants shall be set-up for improving the quality of construction.</p> <p>iii) Water harvesting shall be introduced and dual water supply system in laid in all the new schemes of the DDA to reduce pressure on potable water.</p> <p>iv) Effluent water shall be recycled instead of using ground water.</p> <p>v) New architectural designs will be picked up out of the entries received in the national level design competition held last year for construction of new flats.</p> <p>vi) Greater thrust shall be given to the development of green areas.</p>	<p>Greater thrust has since been given to the development of green areas.</p>

S.NO.	Item NO.	Subject	Resolution	Remarks.
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vii) Sector-6, Dwarka will be taken up for for Medial development.

viii) Left out areas of East Delhi shall be taken up for speedier development,

ix) upgradation of DDA's shopping centers/ commercial areas will be taken up in partnership with local shopkeepers, on the NDHC pattern.

x) Seven more flyovers will be taken up for construction, in addition to seven flyovers already in progress. The EM informed that the Sarita Vihar Flyover will be completed ahead of schedule.

The Engineer Member also informed that the work relating to street lighting in Dwarka will now be done by the DDA and approximately 50 to 60 kilometers of road-length shall be laid by the DDA during the year 2000-2001. He informed that construction of all the Master plan roads shall in future be done by the DDA. The EM also informed that construction of Sur Bathing Ghats had been completed.

The Vice-Chairman informed that the proposal to take up construction of housing units in the coastal areas of Orissa was under examination. He also informed that DDA was seriously considering taking up the generation and distribution of power in its housing colonies.

III

S.NO.	Item NO.	Subject	Resolution	Remarks.
		He briefed the Authority about the massive computer training planned for the employees and the technical training programmes for the field staff of the Engineering department. Appreciating the budget proposals, the LG advised that redevelopment of JJ colonies, Rehabilitation colonies and the old residential colonies like New Rajinder Nagar should be taken up as priority. He advised that redevelopment projects in the developed countries should be shown to the non-official members.		Under Process.
		(IV) Shri Parm Chand Yegi and Shri Mahabul Mishra requested for introducing more welfare schemes for the DDA employees.		Under Process.
		(i) Shri Mahabul Mishra suggested that sufficient number of staff quarters should be added to the staff quarter pool every year to take care of requirements of the sick and disabled employees.		Additional Staff Quarters have been made Available.
		(ii) Shri Mishra sought introduction of Voluntary Retirement scheme on the pattern of the VRS recently introduced by the Finance Minister for the public sector undertakings.		Under Process.
		(iv) He also suggested earmarking of more funds and greater emphasis on training of the DDA employees.		Under Process.
		v) Shri Mishra and Shri Yegi also desired that the non-official members should be associated with the Committee set-up for allocation of funds for the cultural events.		Under Process.
		The LG appreciated the suggestions made by the non-official members and directed that a part of the funds should be earmarked for launching new welfare schemes for the employees.		

S.NO.	Item NO.	Subject.	Resolution	Remarks.
			<p>After detailed discussions, the Authority approved the 'revised budget estimates' for the year 1999-2000 and the 'budget estimates' for the year 2000-2001, as presented to the Authority.</p> <p>The Authority also approved the proposals for utilisation of the revised estimates for the year 1999-2000 and the budget estimates for the year 2000-2001, pending formal confirmation of minutes of this meeting.</p>	
4.	33/2000	Fixation of pre-determined rates (PDRS) in Narela for the year 1999-2000 through cost benefit Analysis (CBS).	The proposals contained in the agenda item were approved by the Authority.	Noted.
		<u>Ex.2(38)AD(P)/DDA/99</u>		
5.	34/2000	Fixation of pre-determined rates (PDRS) in Dwarka for the year 1999-2000 through Cost benefit Analysis.	The proposals contained in the agenda item were approved by the Authority.	Noted.
		<u>Ex.2(36)AD(P)/DDA/99</u>		
6.	35/2000	Fixation of pre-determined rates (PDRS) Rohini Phase-III for the year 1999-2000 through cost Benefit Analysis.	The proposals contained in the agenda item were approved by the Authority.	Noted.
		<u>Ex.2(37)AD(P)/DDA/99</u>		
7.	36/2000	Modification in MPD-2001 with regard to revision in development control norms for existing big hospitals in Delhi.	Proposals contained in the agenda item were explained by the Commissioner (Planning). Shri Mahabul Mishra suggested that higher FAR should be permitted for the Government hospitals, whereas, requests of private hospitals should be individually examined by the Authority. He was	A letter has been sent to the MOWD on 2.6.2000 to seek Govt. approval for issuing Public Notice to invite objections / suggestions.
		<u>Ex.13(1)/96-HF/Part-I</u>		

S.NO.	Item NO.	Subject	Resolution	Remarks.
			informed that no distinction can be made between the Government and private hospitals as all the hospitals have to be governed by the same policy.	Noted.
			b) Shri Mahabul Mishra and Shri Purnam Chand Yogi also suggested that since smaller hospitals and dispensaries were catering to the requirements of the people living in the near by localities. Their case for increase in FAR was, therefore, more justified than the big hospitals. They were of the opinion that increase in FAR should be uniformly allowed to all the institutional lands irrespective of whether the land is allotted for hospitals, schools, or other uses. They felt that the case should be examined on the pattern of the Malhotra Committee which had recommended increase in FAR for all residential plots, so that all the institutional plots could also be treated uniformly.	Under Process
			2. After detailed discussions the Authority approved the recommendations contained in the agenda item and also desired that the issues raised by Shri Mahabul Mishra and Shri Purnam Chand Yogi should be examined in detail.	
8.	37/2000	Relaxation of setbacks in the layout plan of Indian Institute of Technology at Hauz Khas, New Delhi. <u>Ex-3(2)92-MP</u>	In view of the fact that the case pertains to the prestigious Indian Institute of Technology, the Authority approved the proposals. The information that the concerned Architect Mr. Choudhary was no more was noted by the Authority.	Noted.

S.NO.	Item NO.	Subject	Resolution	Remarks.
	38/2000	Regulations for setting up of petrol pumps in Rural use zone/ Rural area in National Capital Territory of Delhi and amendments in MPD-2001. <u>F.7(23)67-MP/pt-III</u>	After detailed deliberations, the proposals contained in the agenda item were approved by the Authority with the advice that the rates as proposed in para 5(iii) should be accepted. It was also decided that the lands located on the National highways should be charged at double the rates. On a query made by Shri Mahabul Mishra, the Vice-Chairman clarified that the Regulations shall apply on all the lands in the 'rural use zone' including the lands in the development areas.	Based on the decision of the Authority, modalities have been worked out for processing the planning permission for Petrol Pumps in the rural area and development area of the DDA.
10.	40/2000	Rehabilitation of Kashmiri Migrants. <u>F.11(29)Misc./28/EHS</u>	The proposals contained in the agenda item were approved by the Authority.	The scheme has been implemented.
11.	41/2000	Demetification of built-up areas and urban Villages abadi from Development Area NO. 171 and 172. <u>F.1(130)/91/DK/pt-I</u>	This agenda item was laid on the table of the Authority by the Commissioner (Planning) and the proposals contained in the agenda item were approved. Shri Mahabul Mishra thanked the Lt. Governor. 11) Shri Prithvi Raj Chaud requested for similar decision in Chilla Sarda Bager. He informed that a large number of people in this area had been living for more than 40 years. Their houses have now been demolished and the land has been allotted to the Delhi public School. He sought demetification of this area and requested for deferment of demolition till the matter is examined on these lines:	A letter has been sent to the Secy. L&B, GNCTD for demetification of the built up area in development area No.171 & 172.

REPORT ON THE FOLLOW-UP ACTION ON
THE OTHER POINTS AND OTHER ISSUES
RAISED BY THE AUTHORITY IN THE
MEETING HELD ON 02.07.1999

S.NO.	Para No.	Subject	Remarks
1.	1.	Shri Mahabal Mishra desired to know the names of consultants engaged by various departments of DDA during the last three years, the payments made to them and the purpose thereof.	Under Process.
2.	2.	Kanwar Karan Singh drew the attention of the Authority to the pending proposals on Banquet Halls. Commissioner (Plg.) assured that the matter shall be put in the next meeting of the Authority.	Under Process.
3.	3.	Shri Kanwar requested for development of park in Dera Ismail Khan since necessary funds had already been earmarked by the DDA.	The work of development of park in Dera Ismail Khan is in progress and likely to be completed by Sept. 2000.
4.	4.	Shri Kanwar also desired that the members of the Authority should be informed whenever VC/EM conduct official inspections/public functions in their constituency.	Noted.
5.	5.	Ms. Devagya Bhargava and Shri Karan Singh pointed out that a number of schools and hospitals were misusing the institutional lands allotted to them. They sought strict action in all such cases.	Noted.

1. 2. 3. 4.

The Lt. Governor desired immediate constitution of a committee for conducting site inspection of all the institutional lands allotted during the last ten years. The committee should collect necessary information within three months in prescribed format. Information should also be collected as to whether the land is being used for Commercial/residential purposes, whether unauthorised additions/alterations have been carried out in the premises whether any encroachments have been made on the public land and whether the property has been rented out etc. Based on this information, the Authority will consider compilation of similar information for allotments made prior to this period.

Under Process.

6. 6.

Ms. Devagya Bhargava drew the attention of the Authority to the encroachments in the DDA community hall in her constituency where Vijay Pal Library and Creche are being unauthorisedly run by a private party. She desired action against the defaulting officials for allowing unauthorised activities by private parties in the community hall maintained by the DDA.

Under Process.

7. 7.

Shri Puran Chand Yogi requested for proper approach to the cremation ground in Naraina/Indrapuri. The Lt. Governor desired the Engineer Member to visit the site and sort out the matter.

The site was inspected by the E.M. alongwith Sh. Puran Chand Yogi. Proper approach to the cremation ground has since been completed.

1.	2.	3.	4.
8.	8.	Sh. Prithvi Raj Chand requested for early release of building activity in Ranjit Nagar.	Under Process.

The Principal Commr. informed that DDA employees had contributed 46.13 lac out of their salaries to the National Defence Fund. The Authority appreciated the DDA employees. The meeting ended with a vote of thanks to the Chair.

Noted.

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| 1. | 2. | 3. | 4. |
| 8. | 8. | | |
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Noted.

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REPORT ON THE FOLLOW-UP ACTION
ON THE OTHER POINTS AND OTHER
ISSUES RAISED BY THE AUTHORITY
IN THE MEETING HELD ON 26.10.99

S.NO.	Para No.	Subject	Remarks
1.	1.	Shri Puran Chand Yegi drew the attention of the Authority to the following specific issues:	
	i)	A number of unauthorised basements were coming up in the DDA's Payal Market, Naraina.	Under Process.
	ii)	A number of industrial units in Mayapuri Industrial area had carried out unauthorised constructions, additions/alterations. However, DDA had identified only a few penal action.	Under Process.
	iii)	The cases relating to mutation of properties should be disposed of expeditiously.	Noted
	iv)	DDA markets should be transferred to the MCD as soon as possible so that proper civic services could be provided.	Noted
		The LG stated that there should be no discrimination in matter of taking penal action. He also advised that the whole area should be surveyed and uniform action taken wherever necessary.	Noted
		LG also felt that DDA could also consider to improve and upgrade the existing markets, in a time bound manner.	Noted

1. 2. 3. 4.

v)

With regard to fictitious claimants to plots in Sawan park (Weavers Colony), Gurgaon. (LD) informed the Authority that he had already constituted a Committee and future draws will be held only after receiving the Committee's recommendations.

2. 2.

Shri Prithvi Raj Chand suggested construction of a Transport Nagar on the Delhi-Gurgaon border on the pattern of Sanjay Gandhi Transport Nagar, so that entry of a large number of trucks inside Delhi could be avoided.

According to MPD-2001 four directional Freight complex have been proposed to intercept the maximum possible regional goods traffic entering Delhi. The sites for four Freight complexes proposed in MPD-2001 are: 1. Madanpur Khadar. 2. Patpar Ganj. 3. G.T. Road. 4. Bharghal.

L.G. stated that a provision already exists for construction of an Integrated Freight complex near Bijwasan and a proposal to construct an Express-way in Delhi to tackle this situation.

3. 3.

Replying to Miss Devagya Bhargava, the Commr. (LD) informed that survey of all the institutional land allotted by the DDA had been conducted.

Under Process.

Miss Bhargava drew attention of the Authority to the construction of unauthorized basements in the DDA office in Sect.12, Rohini. She mentioned that inspite of her previous complaint the construction had been continuing.

Under Process.

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4.

Shri Mahabal Mishra was informed that demarcation of infrastructural services in the development area numbers 171-172 was being expedited. He was also informed that the land for the graveyard in Dabri was being identified.

Land for graveyard has been identified in isolated pocket 20-D, Dwarka, Ph.I near Dabri Village.

REPORT ON THE FOLLOW-UP ACTION
ON THE OTHER POINTS AND OTHER
ISSUES RAISED BY THE AUTHORITY
IN THE MEETING HELD ON 9.2.2000

S.NO.	Para No.	Subject	Remarks
1.	1.	Sh. Mahabal Mishra drew the attention of the Authority to para.3, page no.8 of the minutes of the meeting of the last meeting of the Authority and sought an early meeting on the subject.	
		He was assured that the meeting shall be held next week.	
2.	2.	Sh. Mahabal Mishra desired expeditious acquisition of the strip of land between Palm drain and Nasirpur Pkt.6. He pointed out that this land does not vest in the Gram Sabha nor does it belong to the MCD and was being encroached upon.	DDA has already written to L&B Deptt. for acquisition of small pockets of lands in this area. The matter is being followed with L&B/LAC for expeditious action
		LG desired Commr(LM) to visit the site and initiate necessary action in the matter .	
3.	3.	On the request by Sh. Mahabal Mishra, LG directed Commr.(Plg.) to identify some land for the graveyard in Village Dabri.	Land for graveyard has been identified in isolated Pkt. 20-D, Dwarka, PH-I near Dabri Village.
4.	4.	Sh. Mahabal Mishra and Sh. Puran Chand Yogi requested for regularisation of the residential units of the extended families of 'old refugee society', settled in west extension area, Karel Bagh, Since partition.	The decision for allotment of land to the occupants of 8-D Karel Bagh under Gadgil Assurance Scheme has been taken by the competent Authority.

C(LD).

1. 2. 3. 4. 5. 5.

Sh. Pran Chand Yogi sought uniform action against the building violations in Mayapuri Industrial area rather than action against a specific individual.

Site inspection has been conducted by the JD(Indl.) and the action is being taken against defaulting unit and show cause notices for the breaches committed by the allottee unit are being issued.

LG desired that all the units in Pkt. C-2 and C-3 of Mayapuri Industrial Area be got inspected and action initiated against the defaulters on uniform basis.

6. 6.

Sh. Purn Chand Yogi drew the attention of the Authority to item No. 59/99 discussed in the last meeting. He pointed out that the information regarding 75 % of the area being presently under industrialisation was not correct.

He sought details of the survey based on which the percentages of industrial and residential concentrations had been placed before the Authority. Sh. Mahabal Mishra sought similar details for village Dabri.

Commr. (Plg.) informed that the information was based on the report of the Govt. of NCTD. He was advised by the LG to send copies of the report to all the non-official members and to satisfy their queries on the subject.

The NCTD reports have already been sent to the non-official members.

7. 7.

Sh. Purn Chand Yogi and Sh. Mahabal Mishra wanted disciplinary action to be initiated against the concerned officers who had allowed the Jawahar Navodaya Vidyalaya Building to come up at Jaffarpur Kalan without sanction of building plans and change of land-use. Commr. (Plg.) informed that this area was under the jurisdiction of the MCD and the matter regarding fixation of responsibility shall therefore, be referred to the MCD.

1.	2.	3.	4.
8.	8.	Sh. Puran Chand Yogi sought the intervention of the LG against shifting of about 10,000 residents of Village Jasola. He sought regularisation of the area on the pattern of Village Mundka. LG assured that the matter shall be looked into.	There is no proposal pending in the land Management wing about shifting of 10,000 residents of village Jasola.

9. 9. Sh. Prithvi Raj Chand informed that a number of plots earmarked for nursery schools were lying unallotted in the Trans-Yamuna area and these plots had become dumping grounds. He sought immediate utilisation of these plots.

The Authority discussed this issue in details and it was felt that the land use of these nursery school sites which were contiguous to 'parks' could possibly be changed to 'green' so that these plots are added to the existing 'green'/parks'. Regarding other isolated plots, which cannot be developed as greens/parks, the Authority felt that such plots should be utilised for residential purposes and necessary action be initiated accordingly.

Under Process.

10.	10.	On a suggestion by Sh. Prithvi Raj Chand the Engineer Member informed that pruning of the old eucalyptus trees in the DDA parks was being done in a phased manner. The replacement wherever necessary shall be done in consultation with the 'Tree Officer'.	The matter was discussed with the conservator of forests as well as with the Minister Dr. A.K. Walia. They have assured that permission will be granted. The matter is being pursued vigorously by the Dir. (Hort.) North.
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REPORT ON THE FOLLOW-UP ACTION ON
THE OTHER POINTS AND OTHER ISSUES RAISED
BY THE AUTHORITY IN THE MEETING HELD ON
28.3.2000.

S.No.	Para No.	Subject	Remarks
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OTHER POINTS

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| 1. | The LG desired that 'Pay and use' toilets should be constructed in various district centres, commercial complexes and residential colonies on the pattern of the ND&C, which could be run on self-sustaining basis by call of open tenders. This, he felt, will go long way in providing much needed facility to the public at large, specially the ladies. | Under Process. |
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OTHER ISSUES

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| 1. | i. | Sh. Prithvi Raj Chand requested for timely payment of Compensation for the acquired lands. | Noted. |
| | ii. | Sh. Chand thanked DDA for development of Kanti Nagar park and requested for development of the neighbouring areas also. | Part of the land was allotted to DJB for construction of under ground reservoir. Land for dispensary and old age home has also been allotted to MCD. A community Hall has also been completed by the DDA. Some area is still with Delhi Police. |
| | iii. | Sh. Chand also requested for upgradation and cleanliness of old commercial complexes. | Noted. |
| | iv. | Ms. Devagya Bhargava drew the attention of the LG to a specific case of auction of industrial plot in Lawrence road Industrial area. She indicated that the auction had not been conducted in a fair manner and this fact had been duly corroborated as the same plot was again purchased by the same person in re-auction by making an extra payment of Rs.16 lacs. Sh. Yogi also joined Miss Bhargava and sought LG's intervention in fixation of responsibility. | Under Process. |

REPORT ON THE FOLLOW-UP ACTION ON
THE OTHER POINTS AND OTHER ISSUES RAISED
BY THE AUTHORITY IN THE MEETING HELD
ON 28.6.2000

S.NO.	Para No.	Subject	Remarks
		<u>OTHER ISSUES</u>	
1.	1	The L.G. desired that there should be a regular agenda item on the developmental initiatives taken by the DDA in various fields of land development, construction of flats/commercial units, disposal of properties introduction of new technology etc. He also advised that important recommendations made by various Committees/Seminars should be put up for consideration/advice of the Authority; in this regard, he specially referred to the concept of 'land pooling.'	Noted.
2.	2	LG was of the view that now since sufficient water supply is available in Dwarka, electrification schedule of the DDA flats should also be regularly monitored with the DVS so as to make Dwarka fully habitable. He also desired that construction of all major roads and their street lighting should be completed in a time bound manner, as a further step in making Dwarka habitable. The LG also advised that disposal of Commercial areas should be taken up on priority and their reserve price be fixed keeping in view the ground realities.	Regular monitoring is being done with Member(Tech) D.V. Board, review the progress of electrification. It is proposed to take up the construction of roads which is estimated to cost Rs.100 crore in four packages of Rs.25 crore each.
3.	3	The LG expressed concern at allotment of land for CNG stations at non-commercial rates, specially to an agency which is shortly going to be a private company. He advised for a fresh look into the entire matter of rate fixation for the CNG Station sites.	Under Process.
4.	4	The LG agreed with the non-official members that action taken reports on all the points raised by them in the last five meetings of the Authority should be processed and put up to the Authority.	Noted.

1. 2. 3. 4.

OTHER POINTS

- IV. 1(a) Sh. Mahabal Mishra suggested that the areas where no developmental activities could now be taken up should be denotified from the provisions of the development areas. Denotification of Siri Fort Road residential scheme and Dilshad Colony has been approved by the VC, DDA. The denotification of other areas is being processed on area to area basis.
- 1(b) Sh. Mishra drew the attention of the LG to the continuing unauthorised encroachment on 116 residential plots in Mangla Puri and wanted Authority to ascertain why these plots had been allowed to be encroached upon despite Sh. U.S. Jolly's visit to the site with him about 2 years back. He wanted to know why no action had been taken to safeguard the Govt. property in spite of his repeated requests to the concerned officers. A fresh demarcation programme after obtaining the exact nature of encroachment is being fixed.
- 1(c) Sh. Mishra requested for lowering of the disposal price of the Expandable flats in Bindapur because there were no takers at the current prices. The RM, however, informed that the real problem was not the costing of the flats but the absence of proper approach road. He requested the Commr. (LM), Sh. U.S. Jolly to complete the land acquisition exercise without further delay. The Authority advised that a workable package should be finalised to ensure speedy shifting of the built-up structures falling in the approach road. DDA has already taken up the matter with the L & P Deptt. GNCTD for acquisition to provide the approach road.
- ii) It was also decided that in future construction of flats should be taken up only after ensuring that the approach roads are free from encumbrances.
2. 2(a) Sh. Purn Chand Yogi sought the intervention of the LG against the DDA's decision to carve out plots in the parks/greens handed over to the MCD in 1991, in Loha Handi. He also sought LG's intervention against the allotment of a park in Todapur Village for running a CNG Station. He advised that no plots The land allotted to the CNG agency is part of the land that was left out after the construction of Todapur Road. The land was never marked as a park in the plans available with DDA & "

1. 2. 3. 4.

should be carved out in future in any parks/greens.

The LG requested the VC to look into both the cases cited by Sh. Yogi.

DDA made the allotment to meet commitment made by DDA in the Supreme court of India.

Under Process.

2(b)

Sh. Paran Chand Yogi drew the attention of the LG to the continuing unauthorised construction by the top floor allottees of DDA flats in Naraina. He reported that additional floors were being added to these flats by the top floor allottees unauthorisedly, without caring for their structural safety. The VC informed that the action for demolition of these unauthorised structures could be taken only by the MCD as the building activity of the area had since been transferred to them. He, however, assured that action for cancellation of flats will be initiated by the DDA, under the terms of allotment.

2(c)

Answering another query of Sh. Yogi regarding sanction of building plans of farm houses, the LG informed that there was no confusion in the matter and the lands under the jurisdiction of the MCD and the DDA were governed by a uniform policy.

3.

3.

Ms. Devagya Bhargawa expressed her resentment against the Authority members not being given due respect. She pointed out that the issues repeatedly taken up by them with the senior officers continued to remain unattended. She desired that the members should be associated when the senior officers visit their constituencies. All the non-official members of the Authority endorsed these views. The LG and the VC assured the members that all the issues raised by them would be given due consideration and shall be attended to on priority.

Noted.

Item No.
72/2000

A.18.8.2000

Sub: DEVELOPMENT INITIATIVES TAKEN BY DELHI
DEVELOPMENT AUTHORITY.

SII:- ENGINEERING ACTIVITIES.

(A-1) LAND DEVELOPMENT

DWARKA PROJECT

EM.3(16)99/Vol.II.

P_R_E_C_I_S_

As per MPD-2001, the scheme covers an area of 5648 Ha out of which 1688 Ha is built up area. The development activity of 1862 Ha area is in advance stage of completion and the work on 1014 Ha area is in progress. For integrated completion of Dwarka, request for acquisition of additional 1048 ha of land has been made to Government of Delhi and is under process of acquisition.

A brief note about the Infrastructure development is given as under:-

1. Water Supply.

1.1 COMMAND TANKS.

The total water requirement of Dwarka has been assessed as 60 MGD for the entire area. Command tanks of adequate capacity are required to be constructed for proper distribution of water in the area. Depending upon the availability of acquired land, development of area and pace of habitation, out of 6 command tanks, the DDA has completed the construction of 2 Nos. command tanks i.e. Command Tank No.2 & 4 having a capacity of 16 MG. The completion schedule of the remaining Command Tank is given as under:-

1.1.1. Command Tank No.1

Sector 1,2,7,8,9 and Nasirpur fall under the command area of this Tank. The work of construction of the tanks is in progress. The construction of pump houses and installation of pumps is being taken up side by side and all this is expected to be made operational in one year. In the meantime water is being supplied to these areas through bye-pass arrangement from C.T-2. The total cost of this work including the electrical and plumbing work is estimated as Rs.15 crores. The capacity of this tank is 13.5 MG.

1.1.2 Command Tank No.3

Sectors 4,12 & 13 and built-up area under MCD fall under the command area of this tank. The capacity of the tank is about 7.5 MG. The work of construction of this underground tank shall be taken up by the end of Oct,2000. The total cost of this work including the electrical and plumbing work is estimated as Rs.8.0 crores. In the meantime command area is being fed from CT.2 through bye-pass arrangement.

1.1.3 Command Tank No.5.

Sec.15,16,17,18 & 19-B shall fall under the command area of this command tank. The capacity of the tank is about 4 MG. The work of construction of this underground tank shall be taken up in about 6 months time. The total cost of this work

including the electrical and plumbing work is estimate as be Rs. 5 crores. At present there is no habitation, however, once allotment is released water will be supplied from CT.2 through bye-pass arrangement.

- 1.1.4 **Command Tank No.6**
Sec. 21,25,26,27 28 & 29 fall under the command area of this command tank But land of these sectors is yet to be acquired. Work on this command tank shall be taken after the land is acquired. Acquisition process is already in progress.
- 1.2 **Distribution Network**
Out of 78 Kms peripheral water line covering entire Ph.I area 57 kms has already been completed, tested and commissioned for area already acquired (ranging from 300 mm dia to 900 mm dia.) Remaining 21 Kms. pipeline is under progress/tendering stage and is expected to be completed by Dec,2000.
- 1.3. **Supply of Water.**
Delhi Jal Board has not given any written confirmation to this matter which is being vigorously persued. However, presently 2 MGD water is being supplied by DJB.
2. **Sewerage.**
 - 2.1 **Network.**
After getting the sewerage proposal approved from the DJB, 73.10 Km of sewer line out of 83.43 Km (for area already acquired) has since been laid covering entire Ph.I area and the remaining length is expected to be completed within 9 months.
 - 2.2 **S.P.S. :-**The system envisages construction of 4 Nos. sewerage pumping stations, which have since been completed The sewerage treatment plant of DJB is also completed and functional.
3. **Drainage.**
Out of 195 Kms of peripheral drain , 170 Km length has already been constructed. The remaining drains are expected to be completed within 9 months. However, with the non-completion of this much length, there is no stagnation of water in any area. Trunk drain no.2 which take the discharge from SPCG area also has been partly completed. The remaining length of about 2 Km is still to be constructed for want of acquisition of land. The carrying capacity of this part of the drain being more than 1000 cusecs is required to be constructed by the I&F Department , out of its plan allocation , after the land is made available . However, a katcha drain has been dug in a diverted alignment to avoid flooding of area.
4. **Roads.**
 - 4.1 **Roads upto 30 M R/W.** The total length of road of 30 M R/W is 37.25 Kms. The first phase of such roads has already been completed and the second phase along-

with the construction of footpaths, street lighting etc. i.e. to its final cross section / specification is planned to start in Oct, 2000 and targeted to be completed by Oct, 2001.

- 4.2 **45 M R/W and 60 M R/W** :- The total length of 45 Mtr & 60 Mtr R/W roads are 20.56 Km & 27.86 Km respectively and Two lanes of such roads were earlier constructed and it has now been decided by the Authority to complete these roads to its final specifications. This being a major work, pre-qualification applications have been invited from the agencies having experience in such major works and are to be received on 16.8.2000. The select list of the agencies is expected to be finalised by the end of this month.

It is also proposed to associate Central Road research Institute, a body expert in road designing and construction work, as a third party for supervision in the work. The work is likely to start by the end of November, 2000 and likely to be completed by 30.11.2001.

- 4.3 **Road to Dwarka Passing through Cantonment.**

After great persuasion and follow up at various levels and with the intervention of Hon'ble LG and Union Minister of Urban Development, the alignment has now been cleared by Defence Authorities. The detailed ground work with regard to structures falling in this alignment and other connected issues are being sorted out. The Defence Authorities have constituted a board for early settlement and the DDA is represented by the Director(Plg.) Dwarka, on this board.

However, a simultaneous exercise for detailing a final alignment is also being done through an expert Consultant. The proposal is likely to be discussed in the technical Committee by the end of this month. Thereafter, the NIT shall be prepared. The work is proposed to be awarded in two packages - one for the reach NH-8 to Rewari Railway line and the second from Rewari Railway line to Dwarka Dwar including ROB. DDA has been interacting with the Railways for construction of the ROB. The estimate of Rs. 5.5 crores has since been received from Railways with the indications that in case the proposal is cleared by DDA in about 10 days time, it will be included in their this year's work programme.

- 4.4 **Approach from Pankha Road** :- Another approach road 45 M R/W is proposed to be constructed connecting Panka Road to Dwarka by covering Palam Drain (2.3 Kms) after getting the details design done from S.E.R.C. Tenders received in October, 1999 are under process of acceptance.

- 4.5 **The road connecting Najafgarh road to Bijwasan- 60 M R/W.**
Out of 12 Kms, about 5 Kms has already been constructed (2 lanes 1st phase) and the remaining can only be taken after the land is acquired. This will provide good link from Bijwasan to Najafgarh area and will deflect most of the heavy traffic going to Najafgarh and beyond from Delhi. Remaining construction in 5 Kms for balance cross-section of road is included under para 4.2 above.

4.6 Approach road to Bindapur.

DDA has constructed about 3000 housing units in Bindapur area. The planned 30 M wide approach could not be constructed to its full width due to encroachment on either side. A new 18 M road has been planned connecting Dwarka to Bindapur. This involves the clearance of the corridor by removing about 80 Nos. of built-up structures. A package is being worked out by C(LM) -II and needs to be expedited to provide accessibility to Bindapur.

4.7 Street lighting.

As far as the street lighting of these roads is concerned, after verification of fitting of various concerns, final proposal was got prepared from the Philips India Ltd, who are expert in the electrification works. The proposal was presented before the Hon'ble LG. when officers from MCD, NDMC, DJB, PWD etc were also present. The proposal was appreciated by one and all. The proposal envisages distance between two light poles as 45 Mtr against 30 Mtr being provided by the DVB. The design of the pole is also innovation as the junction box would be concealed and not mounted on the pole. The provision has also been included for the alternative light to be switched off automatically during the lean traffic hours which can be regulated with the provision of a in-built timer. This work is also expected to start in November this year and likely to be completed by Oct, 2001.

5. Mass Rapid Transport System (MRTS).

Delhi Metro Rail Corporation has already prepared a Master Plan for Rapid Transport System in Delhi. East West corridor of Delhi Mass Rapid Transport System is proposed upto Gulabi Bagh on Shivaji Marg near entrance to Dwarka Sub-city. DDA has requested Delhi Metro Rail Corporation to extend the system into Dwarka Sub-City terminating near to existing Rewari Railway Line crossing. The final report has already been received from Metro Rail Corporation which is under study. It will cover a length of about 10 Kms and it is proposed to have 9 stations in Dwarka Sub-city itself.

6. Model Sector-6, Dwarka.

It is proposed to develop Sec.6 Dwarka as a Model Sector. It will provide promenades and piazzas which would create a new open system and enhance opportunities for the interaction of citizens. NIT's are under preparation and the work is expected to start by Nov, 2000.

7. Commercial.

To give impetus to the commercial facilities for the habitants of Dwarka, involvement of private sector was encouraged and commercial shops/offices have been constructed on mixed land use plots in Sec.6 and 10 auctioned by DDA. 51 additional mixed land use plots in Sec.4,5,11 & 12 are also being offered to private developers.

In addition to, above, DDA has also constructed 102 shops/covered platform/stalls in various sectors of Dwarka and are being disposed off early.

(A-2) ROHINI PH-IV & V.

Rohini Phase-IV & V is part of Zone-M which has an area of 4543 Ha. The area is bounded by Western Yamuna Canal in North East, Rohtak Railway Line in the South, existing H.T. Line in the West and boundary of Phase-III in the East. The Zonal Plan of the said Zone has been prepared and stands submitted for consideration and approval of the Authority. The area has been planned for predominantly residential with supporting facilities as per Master Plan norms. The main objective is to clear the backlog of DDA registrants, besides provision of land for slum resettlement. Recently about 2000 acres of land notified for acquisition, of which about 1478 acres (600 Ha) of land has already been taken over by DDA. Acquisition of balance land is in progress. Plan has been prepared for the total land. According to the preliminary estimates, the net residential land (157 Ha) will be distributed as per the following table in different residential schemes.

Sl.No.	Scheme	Area in Ha	No. of plots
1.	DDA Registrants	86.00	12000
2.	Alternative plots.	7.8	430
3.	Flats to be provided in Group Housing (DDA Registrants, Institutional Housing, Retired persons Scheme)	39.65	6500 (Built up units)
4.	Slum Resettlement.	23.55	5500

However, it is pertinent to mention that physical possession of the land (1458 acres) has been taken over by DDA but villagers are not allowing the development works. It is understood that the compensation is yet to be released by the LAC to the villagers. It is informed that LAC is not releasing compensation on account of some stay orders passed by the Hon'ble High Court against acquisition notifications, for which efforts are being made by C(LM)-II to get the stay orders vacated at the earliest possible.

Physical survey of the acquired area has already been completed and zonal roads have been demarcated at site. Tenders for two lanes wide construction for part of zonal roads have been invited and are due to be received on 16.8.2000 and the work can commence soon after the vacation of stay orders. It is expected that after the approval of the Authority on 18.8.2000, detail sector plans will be released by the Planning Wing in the middle of September. The construction of sectoral roads and demarcation of plots can be taken up thereafter to be completed by 2001. Simultaneous action will be taken, after due interaction with local bodies, for preparation of service plans of Water Supply, Sewerage, Drainage, Power etc and work will be taken up accordingly, in a time bound manner.

(B) HOUSING ACTIVITY.

DDA has constructed a total of 268242 houses (50309 SFS + 61526 MIG + 75070 LIG + 81337 EWS) upto 31.3.2000 in all the categories.

2. About 20000 houses are in progress and in various stages of construction. Out of these 20000 houses, which are in different stages of construction, about 8000 are expected to be completed during the current year of 2000-2001.

3. In the current financial year, a target of 13702 DU's (New Start) have been kept. Out of these about 6174 houses for which a Design competition was invited by the DDA, the Architect/Consultants have been identified but Chief Architect is yet to enter into a formal agreement with them. This has resulted in an enormous delay in taking up the scheme on the ground.

3.1. The position of balance 7528 houses out of 13702 is furnished below:-

3.1.1 456 DU's awarded.

3.1.2 2298 DU's tender being invited.

3.1.3 1685 DU's, drawing available but deferred due to SFS houses.

3.1.4 440 DU's land under stay.

3.1.5 2649 Drawings yet to be made available by Chief Architect.

7528

3.2 Ministry of Urban Development, Government of India has already put a ban on the construction of Self Financing Schemes being executed by the DDA. However, the DDA has requested for reconsideration in this regard to replace SFS Schemes with MIG/Upper MIG, atleast for the schemes which have already been planned. The matter is under examination with the Ministry and its final directions are still awaited. Out of 13702 houses planned to be taken up during the current year, approximately 8000 houses fall in this category.

4. Innovative Technology

The Design Competition houses are proposed to be constructed with an Innovative Technology (Mascon Construction).

The new technology for the construction of houses which are to be taken up through Design Competition is being adopted like Mascon Technology. Mascon Technology is the system of jointless construction for forming the cast-in-place concrete structure of the building. This system makes it fast, simple-cum-adaptable and cost effective. The MASCON Aluminium shuttering can be erected by unskilled labour with just a hammer. This system enables walls and slabs to be cast in the same operations, eliminating need for costly finish, also avoids seepage. This being a box construction types, as such, it is earthquake resistant also.

5. Infrastructure Development.

These housing schemes shall also have special type of infrastructure like Dual Water Supply System and re-charging of ground water. The brief details of which are enumerated below:-

5.1 Dual Water Supply System.

These schemes shall also be equipped with dual water supply system which can conserve potable water restricting its use for drinking and cooking which comes to 30% of the total consumption where the ground water is not fit for consumption and the same can be utilised for remaining 70% consumption.

5.2 Recharging of Ground Water.

DDA has also planned to utilise the technique of recharging of ground water resources for major housing projects by utilising the green areas within or abutting the housing pockets. The rain water from all the roofs/ terraces, roads, parking areas or other paved surface would be collected together in the network of underground storm water drain pipes and lead to central ground area, where they will be connected to a series of perforated pipes laid at suitable depth under the ground to percolate through the soil and recharging ground water reserves as also to create environment for the greenery in the area.

C) FLYOVERS

DDA has undertaken the construction of following 7 flyovers in Lot-1 on behalf of PWD on the concept of Deposit Work.

1. Jail Road-- Mayapuri Crossing.
2. Ring Road --Road No.41
3. Nelson Mandela Marg.
4. NH.2-- Road No. 13-A.
5. Wazirabad Road - Road No.66.
6. Vikas Marg - Road No.57.
7. NH.24--Noida Road

The work of construction of 3 flyover (Sl. No 1,2 & 3) under package I was awarded on January, 1999 to be completed in 18 months period and flyover under package -II (Sl.No.4 to 7) were awarded in March, 1999 with a stipulation period of 18 months. The works at different sites are at different stages and flyover at Sl.No.3 is targeted for completion by 30.9.2000 and that at Sl.No.4 by 15.10.2000.

The work at Sl.No.2 could not be started on stipulated date of start. The delay at site has been on account of restrained from D.T.C and clearance from D.U.A.C due to land constraint. The foundation stone has been laid by Hon'ble L.G on 9.8.2000.

DDA has further been entrusted to construct 7 more flyovers under Lot-II.

These have also been divided into following two packages.

PACKAGE -I

1. Rewari Line - Pankha Road Crossing (ROB).
2. Ring Road - NH-24 (bye-pass)
3. Sarai Kale Khan - Ring Road.

PACKAGE -II

4. Andrews Gunj (near central School)
5. GT Road - Road No.56
6. NH-24-- Gazipur Freight complex.
7. GT Road - Road No.66

For the first package the NIT is targeted to be issued by 31.8.2000 and that for the second package by 30.9.2000.

R E S O L U T I O N _

This item was not taken up for discussion.

Item No.
73/2000

:: 140 ::

A. 8. 8. 2000

SUB: ZONAL PLAN FOR PLANNING ZONE "M" (ROHINI SUB-CITY)

File No. F.4(4)98-MP

P R E C I S

1.0 INTRODUCTION

As per the Master Plan for Delhi - 2001, the Union Territory of Delhi is divided into 15 zones/divisions (from zone-A to zone-P). Further zonal plan shall detail out the policies of the Master Plan and act as a link between layout plan and the Master Plan. The development scheme/layout plans indicating use premises should conform to the plan for J to P shall be prepared as per the development needs and the same shall be prepared under section-8 and processed under section-10 of DD Act. The Zonal Development Plan is for zone 'M' which comprises of Phase - III, IV & V of Rohini - a sub-city.

2.0 OBSERVATION OF TECHNICAL COMMITTEE

The draft zonal plan for planning zone 'M' & 'K' part was placed before the Technical Committee on 26.5.98 for total area of 5660 hac. with the following break up.

Area under part Zone-M	:	5425 Hac.
Area under part zone-K	:	235 Hac.

The decision of the Technical Committee is reproduced as under :

"Technical Committee discussed draft zonal plan for Rohini (part zones M&K) and desired that zonal plan be modified with the following observations :

- i. Site analysis may be worked out in detail.
 - ii. Contours of the site should be analysed so as to facilitate drainage along natural corridors.
 - iii. A module of residential sector may be detailed out.
 - iv. Major road net work should integrate with the Bawana Industrial Area which is being planned/developed by DSIDC/Commr. of Industries, GNCTD. It may also be examined whether manufacturing land use proposed as 1% in the draft ZDP needs to be enhanced.
 - v. Growth centre plans of GNCTD be referred.
- Draft ZDP modified on the above lines will be discussed by concerned Project Director & OSD (Projects) with Commr. (Plg.) before it is forwarded for consideration of the Authority".

Apart from the above observation, following two decisions were subsequently taken :

- i. The area of zone 'K' i.e. 235 Hac. has been taken out and the Proposal to be prepared for 'M' zone only for an area of 5425 Hac.
- ii. About 280 Hac. of land proposed earlier for "Residential" was to be proposed for Industrial use zone as part of the policy report submitted on relocation of industries on the order of Hon'ble Supreme Court.

3.0 ACTION ON OBSERVATION OF TECHNICAL COMMITTEE AND OTHER DECISION AS SPECIFIED ABOVE.

- a. Regarding S.No. i & ii of Technical Committee decision on site analysis and contours of the site, it is clarified that the entire land under zone 'M' is relatively flat. However, drainage along natural corridors could be worked out while preparing the detail sector plan for the land already acquired by DDA.
- b. Regarding S.No. iii, it is clarified that the module of residential sector is being worked out/detailed out for already acquired land.
- c. Regarding S.No. iv, it is clarified that major road network of Bawana industrial Area proposed as part of zone 'N' part plan approved by the Authority has been integrated with the network of zone 'M' plan.
- d. Regarding S.No. v, it is clarified that over all requirement of utility physical infrastructure was already given in the zonal plan report placed in the Technical Committee earlier and the same is again given in the enclosed report. However, detail requirement of water supply, power, sewerage in the acquired land is being worked out in consultation with concerned department.
- e. Regarding S.No. vi, it is clarified that the decision of the Authority regarding the growth centres have been examined. As per the resolution, the proposal contained in the decision of Technical Committee held on 12.3.95 was approved by the Authority. As per decision of the Technical Committee approved by the Authority, growth centre plans will be formulated keeping in view Urban Extension land use plan prepared by DDA and the layout plan for

each growth centre will be got approved from the Technical Committee. This will be incorporated in MPD-2001 which may not require change of land use. In view of the fact that no detail growth centre plan has been prepared/approved from the Technical Committee so far, it is expected that growth centre plans to be prepared by GNCTD will be in conformity with the landuse proposal of Zonal plan of Zone 'M'.

4.0 SALIENT FEATURES

- Area : Total area of zonal plan has been reduced to 5543 Hac. as per the decision stated above.
- Location : The zone is located in the North, West Delhi with the following boundaries.
- North-West: Western Yamuna Canal
- South : Rohtak Road and Railway Line
- East : Boundary of zone-H
- West : Existing H.T. Line

- iii. The zonal plan has been prepared considering the overall gross density of 200 PPH as envisaged in the MPD-2001 for Urban Extension plan. Based on this, population computes to about 11 lacs including that of the existing settlements. The anticipated work force is in the tune of 0.3 million.
- iv. The proposal is based within framework of Urban Extension for Delhi approved by the Authority vide resolution No. 79 dt. 30.6.87. The statutory provision of NCR has also been considered.
- v. **Facilities :** The public & semi public facilities shall be provided in the designated area along the major road. The details of the facilities in each designated pocket would be worked out as per the requirement of community at the time of detailing out the Sector Plans.
- vi. **Commercial :** Requirement of two District centres and eleven community centre as per the MPD-2001 have been conceptually

shown in the land use plan. community Centres to be planned in future will also have a component of service centre, suitably identified at the time of detailed planning to take care of such permissible activities at sector level. A wholesale market has been proposed along 100 mtr. R/W road in the Western periphery of the proposed development.

- vii. **Utility/physical infrastructure** : The provision of the sites required for physical infra-structure i.e. water supply, sewerage system, drainage and electricity have been duly considered as per the requirement of the population.
- vii. **Circulation** : The circulation system of the zone is based on the mainly surface transport. However, it should be strengthened by MRTS to be provided as a major transport to the public.

5.0 MINOR MODIFICATIONS IN THE ZONAL PLAN OF ZONE 'M' EARLIER SUBMITTED TO T.C. DT. 26.5.98

- I. About 235 Hac. of land of zone 'K' has been taken out from the 'M' Zone plan.
- II. About 280 Hac. of land earlier proposed for 'Residential' has been proposed for 'Industrial' as per the clarification given in para-2.
- III. About 118 Hac of residential land of Rohini Sector-11 extension has been incorporated in 'M' Zone plan which was not covered in zone 'M'
- IV. Location and shape of commercial/PSP and green belt has been modified to provide high intensity land use along major corridors (referred in para-4.1 of zonal plan report under the heading 'concept').

6.0 LANDUSE BREAK UP :-


Keeping in view the above, the following land use break up emerges.

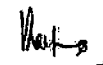
LANDUSE	AREA(HAC.)	PERCENTAGE
Residential	3049.00	55.00
Commercial	166.00	3.00
Public & Semi Public Facility	444.00	8.00
Manufacturing (Light & Service Industry)	332.00	6.00
Utilities	87.00	1.57
Governmental	13.00	0.23
Recreational	787.00	14.20
Transportation	665.00	12.00
TOTAL	5543.00	100.00

- 7.0 The detailed report of draft zonal plan for zone 'M' (Part) and landuse plan is placed before the Authority for : (App. 'A' (Booklet)).
- Approval of the proposed Zonal plan of zone 'M' (Part)
 - Approval of the change of landuse from 'Rural' to all other major landuses as stated in para 6.0 above.

R E S O L U T I O N

The proposals contained in the agenda item were approved by the Authority.


 सचिव
 दिल्ली विकास प्राधिकरण
 नई दिल्ली


 अध्यक्ष
 दिल्ली विकास प्राधिकरण
 नई दिल्ली

DRAFT

**ZONAL DEVELOPMENT PLAN
FOR ZONE 'M' (PART)
(ROHINI PHASE-III, IV & V)**

**ROHINI PROJECT (PLANNING & DESIGN)
DELHI DEVELOPMENT AUTHORITY**

DRAFT

**ZONAL DEVELOPMENT PLAN
FOR ZONE 'M' (PART)
(ROHINI PHASE-III, IV & V)**

**ROHINI PROJECT (PLANNING & DESIGN)
DELHI DEVELOPMENT AUTHORITY**

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PARTICULARS

List of Drawings

1. Location Plan
2. Plan showing Zonal Boundary
3. Proposed Zonal Plan for Zone 'M'

Annexures

- Annexures I : Population of villages as per 1991 Census
- Annexures II : Public and Semi Public facilities as per MPD-2001.

1.0 INTRODUCTION

The National Capital of Territory of Delhi is divided into 15 zones as per the Master Plan of Delhi-2001, notified by the Central Govt. on 1.9.90, under the Delhi Development Act 1957. Out of these 8 zones (A to H) are in Urban Delhi and 6 zones J to N & P fall in Urban Extension/Rural Area. Zone-O covers the area of River Yamuna (River Front Area).

- 1.1 Zonal Development for Rohini Sub City comprises of Zone-M & K (Part) and forms part of the Urban extension plan approved by the Authority vide Resolution no. 79 dt. 30.6.1987, under the Master Plan of Delhi-2001. The Urban Extension Plan was prepared to accommodate the projected population and was conceived to be developed in four phases. This Zonal Plan for Rohini Sub-City is for the area envisaged for development of Phase-III, IV & V of Rohini Project.

2.0 STATUTORY PROVISIONS

- 2.1 As per MPD-2001, a Zonal Development Plan means a plan for a zone (Division) for the Union territory of Delhi. The Zonal Plan (Divisional Plan) details out the policy of the Master Plan and acts as a link between the layout plan and the Master Plan. The Development Schemes/layout plans indicating use premises should conform to the Master Plan/Zonal (Divisional) Plan.
- 2.2 MPD-2001 stipulated that already approved sub-zonal plans in conformity with master plan shall continue to be operative. The proposed zonal plans after approval should supercede earlier approved sub-zonal plans.
- 2.3 Section-8 of Delhi Development Act provides for preparation of Zonal Development Plan simultaneously with the preparation of master Plan or as soon as may be, the Authority shall proceed with the preparation of Zonal Development Plan for each of the zones into which may be divided. However, a Zonal Development Plan may contain a site plan and land use plan with approximate location and extent of land uses such as public and semi public building/work centres/utilities, road, housing, recreation, industries, business markets, school hospitals, open spaces etc. It may also

specify standards of population density and various components of development of the zone.

- 2.4 The Zonal Plan of the area has been formulated under section-8 and will be processed under Section-10 of the DD Act 2957.

3.0 LOCATION, BOUNDARIES AND AREA

The part of Rohini sub-city falling in this Zone 'M' located in the North West Delhi. the area of the zone is bounded by the following:-

North East	:	Western Yamuna Canal
South	:	Rohtak Railway Line
East	:	Boundary of Zone-H
West	:	Existing H. T. Line

The total area of the Zonal Plan is 5543 Hac.

4.0 POPULATION, EMPLOYMENT AND WORK FORCE.

- 4.1 As per MPD-2001, the Urban Extension areas are proposed to be planned with an overall gross density ranging from 160 to 200 persons per Hac. Based on the area Under consideration, the proposed population works out to around one million, including that of the existing settlements.

- 4.2 MPD-2001 has anticipated works participation rate of 32% and there by the work force in this zone would be about 0.32 million.

5.0 PLAN PROVISIONS (MPD-2001)

- 5.1 MPD-2001 stipulates that to accommodate the balance 3-4 million, the DUA 81, which would systematically hold 82 lacs population, approximately needs to be extended by about 18,000 to 24,000 Hac. in the next two decades to effectively respond to the growth of the capital land required for various developments in the extended time frame by the year 2001 may be acquired from time to time with due regards to the balance development of the city.

In the plan, 4000 Hac (approx.) have been added to DUA-81 urban limits. The balance requirement would be in the order of about 14,000 to 20,000 Hac.

The land in the Urban Extension(UE) would approximately be distributed under different land uses in the following manner:-

LAND USE	%AGE OF LAND
Residential	45-55
Commercial	3-4
Industrial	6-7
Recreational	15-20
Public & Semi Public	8-10
Circulation	10-12

5.2 Urban Extension Plan Provisions

The DDA approved the Urban Extension Plan on 30.6.87 vide Resolution No. 79 which proposed the phasing of the plan based on the population projections given below:-

Population projection by	Population (Urban 2001 in million)	Population accommodation in DUA 81 (in million)	Balance (in million)	Land need Hact.
NCR	11.00	8.2	2.8	18,000
DDA	12.2	8.2	4.0	24,000
As per existing trends	14.4	8.2	6.2	35,000

"The urban extension could be restricted upto Phase-III if the population of Delhi could be restricted to 11 million by 2001. In Case of 12.2 million population by 2001, the Urban Extension would be upto Phase-III and in this phase is given below:-

case 14.4 million population by 2001, the Urban Extension would be upto Phase-IV. "Rohini Sub-City forms part of Phase-IIA and III of this Urban Extension Plan.

5.3 NCR Plan Provisions

The NCR Planning Board was set up in 1985, which prepared the Regional Plan-2001 which is in operation. The National Capital Region extends over an area of 34,242 square Kms. in the four states of Haryana, Rajasthan, Uttar Pradesh and National Capital Territory of Delhi.

The relevant recommendations of the NCR Plan are as under:-

- (a) The NCR plan has identified 9 major corridors in transport network system with the prime objective of controlling growth of Delhi. Rohini sub-city area falls on one of these corridors i.e. Rohtak Corridor.
- (b) The Plan has suggested provision of 100 mtrs. Green belt along the National Highways and Expressways and 60mtrs. along the State Highways. Further, large areas under Green belt has been reserved, which extends from proposed 100 mtr. Expressway in the Urban Extension Plan 2001 upto the NCT Delhi to act as a buffer zone between the urbanisable areas of Urban Extension proposed in Delhi and DMA town of Kundli Haryana.

6.0 EXISTING PROFILE

- 6.1 Phase-III of Rohini comprising of 6 sectors (20 to 25) & forming part of this zonal plan has been planned and developed. Breakup of major land uses in this phase is given below:-

LAND USE	AREA (Hec.)	%AGE
Residential	385.00	55.00
Commercial	35.00	5.00
Public & Semi Public	42.00	6.00
Facilities		
Recreational	118.00	16.86
Transportation	102.54	14.65
Utilities	17.46	2.49
TOTAL	700.00	100.00

6.2 Physical Characteristics

The location of the proposed sub-city is on a terrain which is ideally suited for urban development. The entire terrain is very well connected and has extremely good drainage system and good soil for construction. The entire Sub-city area is vast expanse of more or less flat terrain with land gradually sloping towards the south.

6.3 Existing Development

The significant existing developments in the Sub-city are as under

- i. Abadis of 12 villages (detail given in Annexure-I)
- ii. Major chunk of Planned development is near the Rohini Phase-III where roughly 700 hac. of land has been acquired and developed by DDA under various uses and providing facilities to about 1.5 lac population.
- iii. GNCTD acquired and developed 69 Hac. of land for Engineering College.
- iv. Approximately 234 Hac. had already been developed as a major Resettlement Scheme known as Sultanpuri.

7.0 FRAMEWORK FOR THE PREPARATION OF ZONAL DEVELOPMENT PLAN

In addition to the provisions given in the Delhi Development Act and MPD-2001 with regard to the preparation of the Zonal Development Plan, other objectives of the Zonal development plan are to broadly accommodate the land uses and retain the major circulation system as envisaged in the Urban Extension Plan.

8. CONCEPT :-

The concept of the zonal plan is based on landuse - Transport interface so as to provide an environment-friendly, safe, comfortable and efficient sub-city with a congenial residential environment.

To achieve this :

- i. It is proposed to locate activity centres along the major traffic corridors and around the traffic nodal points. These activity/facility belts would have a segregated access for fast moving traffic and slow moving/pedestrian corridors.
- ii. The circulation system/major road network has been worked out in such a way that its capacity will grow along with the growth of various facility/activity centres/nodes. This would minimise the burden on unintended capacity improvement measures like flyovers on intersection/network.
- iii. This landuse - transport integrated system will be further linked with various residential areas and neighbourhoods.
- iv. Considering the future metro linkage to phase-IV & V along 60 mtr. R/W of road which connects phase-IV & V / Express way (100mtr. R/W) in the West with Outer Ring Road and Ring Road in the East, it is proposed to develop both sides of these important corridor a city centre, which will have major commercial centre/district centre and other Sub-city and zonal level/public semi public facilities.
- v. Zonal level greens have been proposed on the facility/commercial belt along major transport corridor between two major nodal points so to provide :
- a. Visual relief to the road users moving along the corridor, with a landscaped street-scape along major corridors;
 - b. Visual and physical integration of various sectors through these green pockets by a system of non-vehicular modes of travel, i.e. cycle / pedestrian independent corridors.
- vi. To maintain a hierarchy of development, various sectors will be proposed for the gross residential area market in zonal plan. These residential sectors will be integrated in such a way to have the facilities and green belts linked with the zonal plan level facilities/green pocket. Care would be taken to link these sectors with motor vehicular network and segregated cycle/pedestrian network. Neighbourhood planning with in the sector will have a limited motor vehicular movement area

within the neighbourhood and priority would be given for pedestrian/cyclist movement within the neighbourhood by locating the green/facilities to achieve the better residential environment for children and elders. Pedestrian/cyclist movement will have a direct link to the activity area and recreational area with a safe passage without mingling with the fast traffic.

9. LAND USE PLAN

9.1 The land use plan of the Sub-city is based on the framework of Urban Extension Plan, its existing and proposed circulation system and the differential residential density pattern to be followed for the various residential pockets. Following is the land use breakup at Sub-city level :-

LAND USE	AREA (Hact.)	PERCENTAGE
Residential	3049.00	55.00
Commercial	166.00	3.00
Public & Semi Public Facility	444.00	8.00
Manufacturing (Light & Service Industry)	332.00	6.00
Utilities	87.00	1.57
Governmental	13.00	0.23
Recreational	787.00	14.20
Transportation	665.00	12.00
TOTAL	5543.00	100.00

9.2 Residential Development And Housing Area

The Sub-city when fully developed will provide housing to over 1.65 lac families of all income groups, in both, public and private sectors. Special emphasis will be given in reserving the areas for the resettlement of squatters. The housing types proposed in the zones are :-

- Cooperative/Institutional housing.
- DDA housing for its registrations in the form of built-up flats and plots.

- Janta Housing in terms of one room tenaments.
- Institutional housing for employees of various government organisations.
- Resettlement of squatters.
- Plots for alternative allotment/auction.

The village Abadi areas, unauthorised colonies, would be dealt as per the legal provisions and policy decisions taken from time to time while working out detailed plans.

9.3 Commercial

Requirement of two District centres and eleven community centre as per the MPD-2001 have been conceptually shown in the land use plan. community Centres to be planned in future will also have a component of service centre, suitably identified at the time of detailed planning to take care of such permissible activities at sector level. A wholesale market has been proposed along 100 mtr. R/W road in the Western periphery of the proposed development.

9.4 Petrol Pumps & Gas Godowns

As per Master Plan standards a total no. of 43 petrol pumps as per the details given below are required :

STANDARD	TOTAL AREA IN HAC.	PETROL PUMPS REQUIRED
1. One petrol pump per 150 Hac. of gross residential areas	3049	20
2. One petrol pump per 40 Hac. of gross industrial area	332.00	8
3. Two petrol pumps in each district centre	-	4
4. One petrol pump (only filling station) in each community centre	-	11
TOTAL		43

The existing petrol pump sites form part of the total requirement of the petrol pumps.

A total no. of 25 gas godown including the existing ones are required to be provided @ 1 gas godown for 40,000 population. These will be suitably located in the service centres and other use zone as per MPD-2001.

9.5 Public And Semi Public Facilities

The requirement of public and semi public facilities (Social Infrastructure) from community level upto the divisional level (Zonal Plan Level) have been identified and located in facility belts as per the norms given in MPD-2001. Each such pocket is a cluster of various facilities. Type and number of facilities as per MPD-2001 norms provided in these facility belts / pockets are given in Annexure-II.

Actual provision of these facilities would be worked out while finalising the layout plan of each facility belts / pockets.

9.6 Utilities/Physical Infrastructure

Water supply

The major water treatment plant to serve the area of Rohini Phase-IV & V and proposed to be located in Narela Scheme near Village Iradat Nagar on the Western side of Western Yamuna Canal.

Sewerage System

A new sewerage treatment plant along the Nangloi Drain near Village Sahibabad Daulatpur with capacity of 70 MGD on a land measuring 40 Hac. will take care the needs of Rohini Phase-III, IV & V.

Storm water Drainage

This area can have natural drainage with the help of supplementary drain (Varsha Drain) and Nangloi Drain yielding drainage of quantity of 3000 cusecs. The ultimate capacity of supplementary drain has been kept as

Electric Supply

10,000 cusec. The entire area will be drained in the natural process through these channels.

With the help of existing 220 KV sub-station in Rohini and a proposed 220 KV sub-station along the existing 220 KV tower line near the village Barwala and connecting with the grid line through 66 KV and 11 KV sub-station the requirement of about 400 MW electricity will be met for this area. Specific location of Zonal Plan level sub-state facilities will be finalised and provided in facility belts/pockets after consultation with DVB.

9.7 Circulation

The circulation system of the sub-city is based on mainly surface transport road. However, it should be strengthened by MRTS as a major public transport to the sub-city. To achieve an environment - friendly and safe circulation system, emphasis has been given on complete segregation of motor vehicular (fast) and non motorised vehicular (Slow) traffic at subcity level, and also major arterial system and neighbourhood level circulation system. The details are given below :

i. Road Network :

The major road network of 100 mtr., 80 mtr. 60 mtr. and 40 mtr. road right of way as envisaged in MPD-2001 (Urban Extension Plan) has been retained. This road system would be further connected by following hierarchy of roads :

- | | |
|-------------------------|-------------------|
| (a) Collector Streets : | 28 M and 20 M |
| (b) Local Streets : | 20 M and 12 Mtrs. |

It is envisaged that the above hierarchy of the roads would segregate the different kinds of traffic. Roads with green buffer would also combat the air and noise pollution in the

area. Attempt would also be made to provide dedicated cycle tracks with the sub-city.

ii. Bus Depot / Bus Terminals

As per the requirement, 2 bus - terminals and 4 Bus Depots are required to cater the population of the sub-city which will be provided during the phases of the development.

iii. Frieght Terminal

A freight terminal has been proposed adjacent to the whole-sale market so that an integrated traffic circulation system is worked out considering requirement of the long distance/Inter city freight movement bringing in goods from outside the city and intracity movement for distribution of goods to the wholesale market and to other parts of the city/sub-city.

9.8 **Redevelopment of Villages**

As per the census of 1991, there are 12 existing villages in the "M" zone with combined population of around one lac. Name of villages with the population is enclosed at annexure-1. It is proposed to redevelop these villages by providing required facilities around the villages with prooper access from a proposed major road, to satisfy the need of the village population in one hand and also to provide a buffer of facilities between the existing village and the proposed development to control unauthorised construction of village extension areas.

10. **PROPOSED CHANGE OF LAND USE**

It is proposed to change land use from "Rural" to "Residential" and other major land uses proposed in para-9.1 of this report.

POPULATION OF VILLAGE
AS PER CENSUS 1991

S.NO.	NAME OF VILALGE	POPULATION
		4711
1.	Begumber	2349
2.	Mubarakpur Dabas	33255
3.	Kirari Suleman Nagar	1166
4.	Nithari	447
5.	Rajapur Khurd	3844
6.	Barwala	350
7.	Pansali	27064
8.	Sahibabad Daulatpur	2567
9.	Mohammad Pur Mazra	7146
10.	Khera Khurd	8256
11.	Puth Khurd	4826
12.	Prahladpur Banger	
TOTAL		95981

ANNEXURE-II

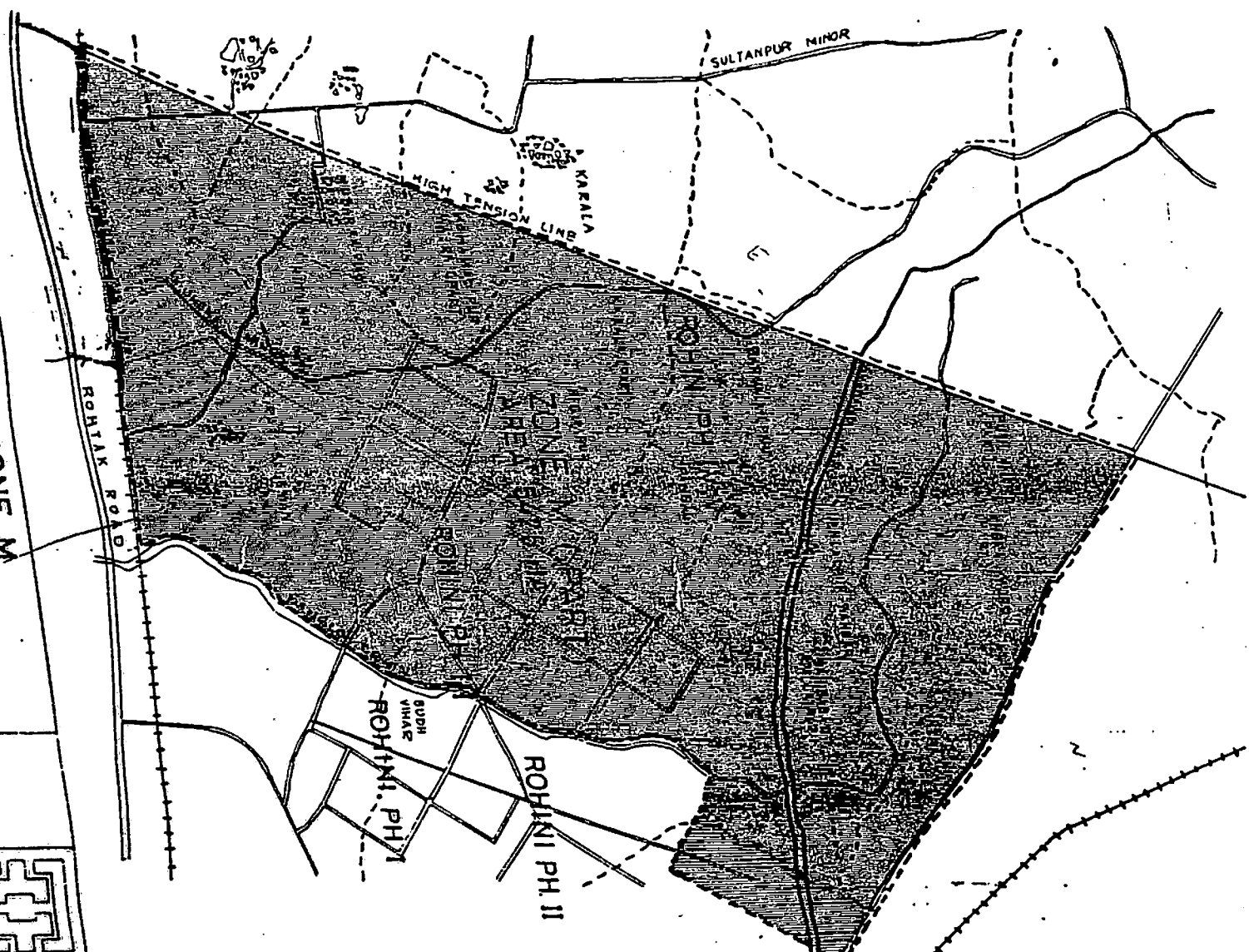
LIST OF COMMERCIAL AND PUBLIC/SEMI PUBLIC FACILITIES
PROPOSED IN ZONAL PLAN OF ZONE 'M'

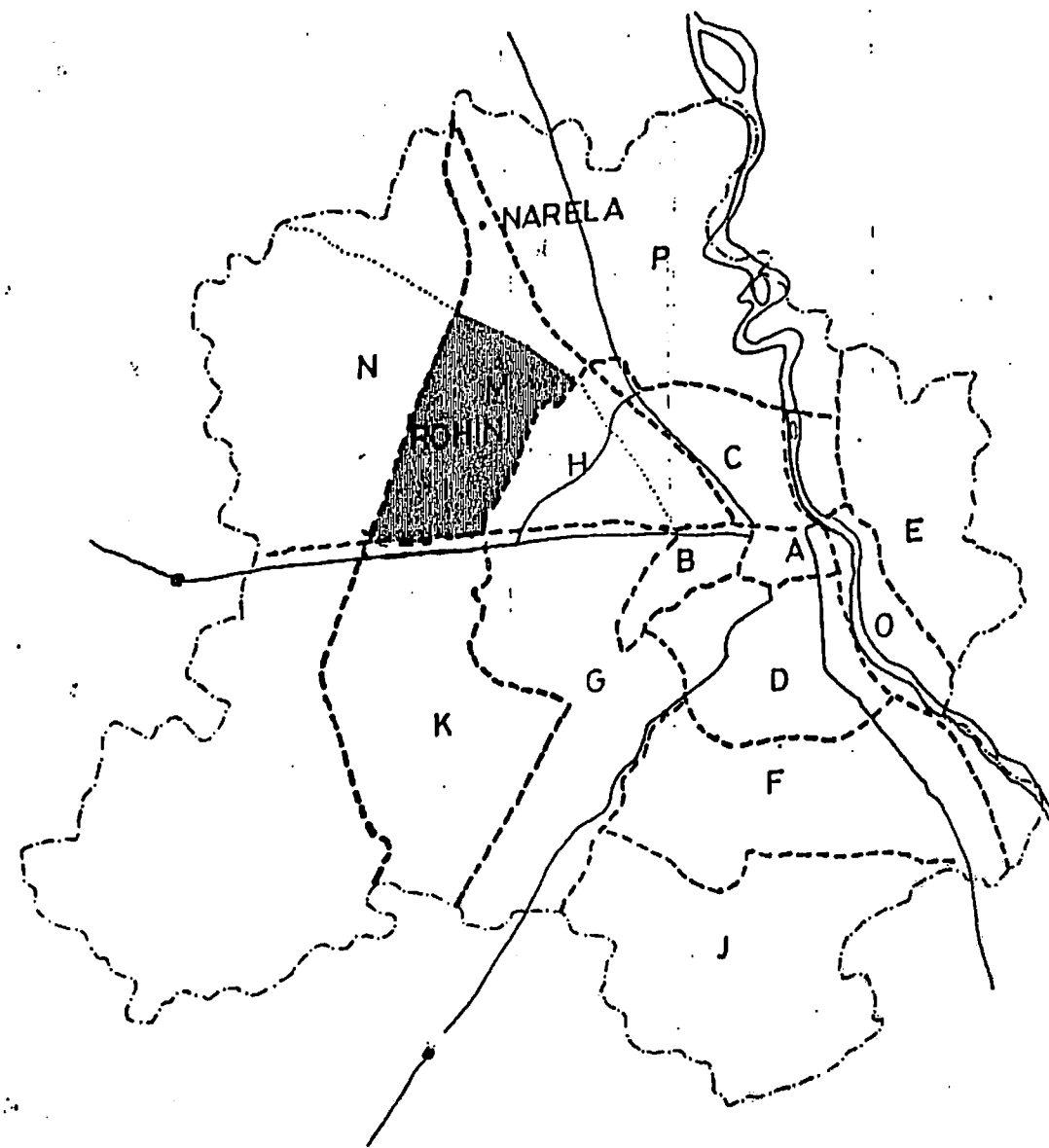
1.	Technical Education Centre(A)	1
2.	Technical Education Centre(B)	1
3.	Police Battalion & District Office	1
4.	District Jail	1
5.	Home Guard District Level	1
6.	Socio Cultural	1
7.	Local Wholesale Market	1
8.	Bus Depot (Depending on Requirement at Division level)	1
9.	Divisional Sports Centre	4
10.	General Hospital	2
11.	Telephone Exchange	2
12.	Telegraph Office	2
13.	Head Post Office & Admn. Office	2
14.	head Post Office & Admn. Office	4
15.	Fire Station	2
16.	Electric Sub-Station 220 KV (Depending upon load)	2
17.	Petrol Pump with service facilities	2
18.	District Centre	4
19.	Bus Terminal (District level)	10
20.	Bus Depot (District level)	10
21.	Intermediate Hospital 'A'	10
22.	Intermediate Hospital 'B'	20
23.	Poly Clinic	10
24.	Nursing Home	
25.	Integrated School with Hostel Facilities	

26.	Integrated School without Hostel facilities	10
27.	School for Handicapped	20
28.	Telegraph Booking Counter	10
29.	Police Station	10
30.	Police Post	20
31.	Recreation Club	10
32.	Music, Dance & Drama Centre	10
33.	Meditation & Spiritual Centre	20
34.	LPG Godowns	10
35.	SKO/LDO Outlet	20
36.	Electric Sub-Station 66 KV	10
37.	Community Centre with service centre	10
38.	Organised Informal Sector Eating places	10
39.	District Sport Centre	20
40.	Petrol Pump	10
41.	Bus Terminal (Community level)	10
42.	Green Park	

Note: Actual location and type of facility will be provided at the time of preparation of detail sector/facility area plans.

ZONAL BOUNDARY OF ZONE M
AREA 554.3 HAC.
DELHI DEVELOPMENT AUTHORITY



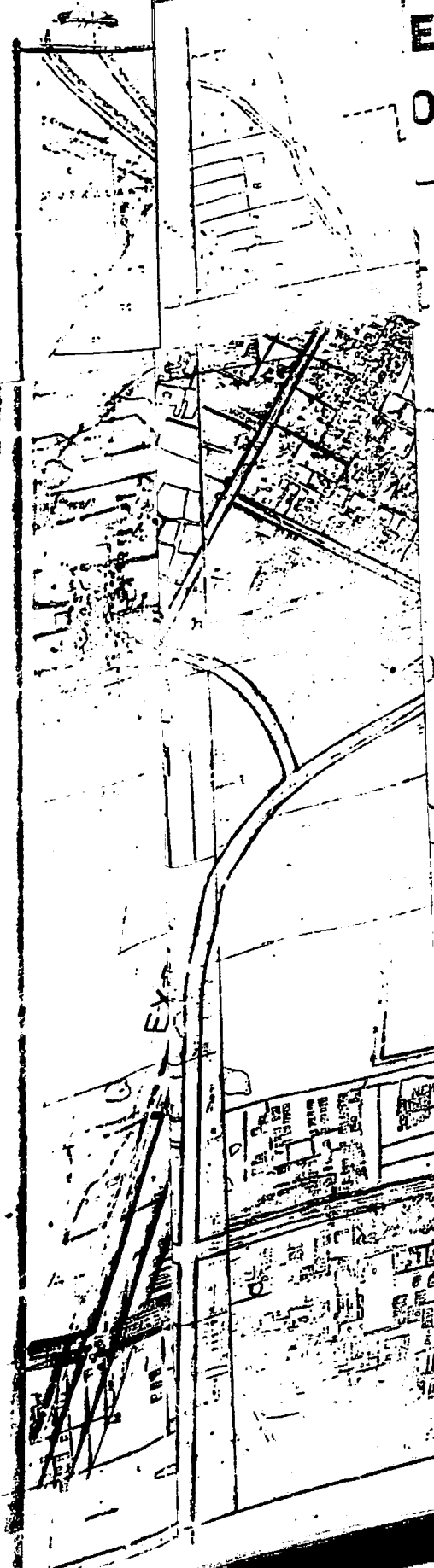


UNION TERRITORY
ZONES
NH
RIVER
RAILWAY LINE

LOCATION PLAN
ZONE M (PART) ROHINI
DELHI DEVELOPMENT AUTHORITY



DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT PLANNING & DESIGN



DEVELOPMENT PLAN FOR
(PART)
SUBCITY)

SCALE 1:20000

DATE 9.8.2000

PLG. DM/PLG. ASST. KAWAL / SHASHI

ASST. DIR M. S. CHOHAN

JT. DIRECTOR (PLG)

DIRECTOR (PLG)

ROHINI

PROJECT OFFICE NEW DELHI 110085

DRG. NO.



