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(14)

4. The proposal submitted by Sh. Wanchoo was also discussed in the Standing Committee held on 13th March, 1987 in the Chamber of the Chief Secretary Delhi Administration, Delhi and the Chief Engineer, Northern Railway was advised to send the proposal for change of land use to the DDA. The Deputy Chief Engineer, Northern Railway submitted the proposal for construction of six single storey residential bungalows for accommodation for the officers of Secretary's level in the Railway Ministry on a strip of land measuring about 110' x 1200' in Moti Bagh area along the Railway tracks after leaving land required for expansion, on the south side of Shanti Path over bridge. (The plan showing the proposal is enclosed).

5. The matter has been examined with respect to Master Plan/Zonal Plan Zone D-21. The area under reference have been shown as 'Circulation'. It was proposed for extension of the goods siding line and ring railway tracks. Residential quarters on the circulation/operational areas are not permitted. Railway's are of the views that this land is not required for 'circulation' and requested for change of land use to 'residential'.

6. The matter was discussed in the Technical Committee meeting held on 11.5.87 and it was observed that:

a) The whole strip of land along the Railway line on either side from Safdarjung Fly-over upto S.P. Marg Fly-Over wherever, not required for Railways operational activities for the time being, be land-scaped/planted by the Railways as these lands were specifically given for the railway operational activities by the Govt. of India, Ministry of Urban Development.

b) that wherever there are unauthorised encroachments/jhuggies within this strip of land, the same be removed by the Railways for the development mentioned in para (a) above.

c) that the strip of land under reference measuring 110' x 1200' may be allowed to be used for construction of 'six houses' after change of land use from 'Railway operational Use' to 'Residential' subject to the condition

that the remaining area be used for 'land scaping purpose'. Also that in future if this land is required for operational purposes, Railways will not have any objection for its use for that purpose.

d) the scheme is also to be approved by D.U.A.C.

7. The matter is placed before the Authority for its approval as stated in para 6 above.

RESOLUTION

The Authority resolved that the Northern Railway be allowed to use a strip of land measuring 110'x1200' parallel to the Railway flats in Moti Bagh area opposite transport museum for the construction of houses as detailed in the agenda item and the land use for the said piece of land be changed from 'circulation' (Railway operation) to 'residential'. It further desired that this change of land use be subject to the undertaking to be given by the Northern Railway that as and when this strip of land is required in future for operational or for any other expansion activities of Railways, the said construction shall be removed and land allowed to be used for the said purpose. The undertaking shall be placed before the Authority for its approval.

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No. Subject: Constitution of the Advisory Council of the
 89 D.D.A. (F.5(1)/79/M.C.Pt.)
 A-10.3.87

P R E C I S

Section 5(1) of the Delhi Development Act, 1957 empowers the Authority to constitute an Advisory Council for the purpose of advising the Authority on the preparation of Master Plan and on such matters relating to the planning of development or arising out of, or in connection with the administration of this Act as may be referred to it by the Authority. As per Section 5(2) (d), four representatives of the Municipal Corporation of Delhi to be elected by the Councillors and aldermen from among themselves would be the members of the Advisory Council. The Authority vide its Resolution No. 65 dated 22.4.83 Appendix 'I' page 43-44

took note of the following four members of the Municipal Corporation of Delhi elected for being represented on the Advisory Council of D.D.A.:

1. Sh. Balwan Singh Solanki
2. Sh. Hari Chand Varma
3. Sh. Mukund Lal Bindra
4. Sh. R.K. Tyagi.

2. In August, 1986, Deputy Municipal Secretary, Municipal Corporation of Delhi informed that Shri Mukund Lal Bindra has since expired and the Corporation vide Resolution No. 572 dated 25th August, 1986 have elected Shri Sri Krishan Sharma, D-1603, Shastri Nagar, Delhi, Municipal Councillor, to represent Municipal Corporation of Delhi on the Advisory Council of the Authority.

3. Shri Sri Krishan Sharma has furnished the requisite declaration as required under Rule 3 of the Delhi Development Authority Rules, 1958 on 22.6.87.

4. The matter is placed before the Authority for information and approval.

R E S O L U T I O N

Resolved that the Shri Sri Krishan Sharma, D-1603, Shastri Nagar, Delhi, Municipal Councillor elected

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for being represented on the Advisory Council of the Authority. The Authority also desired that the matter relating to expiry of the term of the members represented on the Advisory Council of DWA be examined.

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Appendix 'I' to Item No. 89

No. 5 Subject: Constitution of the Advisory Council
65 of the D.D.A. (F.5(1)73-M.C.Pr.I)

22.4.83

P A R A G R A P H S

Attention is invited to section 8 of the Delhi Development Act whereunder the Authority is empowered to constitute an Advisory Council for the purpose of advising the Authority on the preparation of Master Plan and on such other matters relating to the Planning of development or arising out of or in connection with the administration of the Delhi Development Act as may be referred to it by the Authority. In accordance with therewith the Authority had resolved to re-constitute the Advisory Council from time to time.

2. Following the elections to the Municipal Corporation of Delhi, the M.C.D. have elected their representatives to serve on the Advisory Council of the D.D.A.

3. The Secretary, Municipal Corporation of Delhi has intimated vide letter No. 429/MS/93 dated 15.3.83 (Appendix _____ Page _____) that the Corporation in its meeting held on 14.3.83 elected the following four members to serve as its representatives on the Advisory Council of D.D.A.:

- 1) Shri Rajesh Singh Solanki.
- 2) Shri Hari Chand Verma.
- 3) Shri Mukand Lal Bindra.
- 4) Shri R.K. Tyagi.

4. Letters for obtaining necessary declarations under clause (c) of Sub Rule (3) of D.D.A. Rules 1953 to the effect that the members designate are not interested directly or indirectly in any business of land development in Delhi, have been issued.

5. The matter is now placed before the Authority for its information/approval.

R E S O L U T I O N

The Authority took note of the names of the members of the Municipal Corporation elected for representing on the Advisory Council of the D.D.A.

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APPENDIX TO ITEM NO. 65

MUNICIPAL CORPORATION OF DELHI
(Mpl. Secretary's office)
TOWN HALL
DELHI.

NO. 429/MS/83.

Dated: 15.3.83.

The Secretary,
Delhi Development Authority,
Vihar Minor, Indraprastha Estate,
New Delhi.

Subject: Election of 4 representatives on the Advisory
Council of the Delhi Development Authority.

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SIR,

Please refer to your letter No. P.5(1)79-M.C.pt.I
dated 15.2.83 on the subject noted above. The Corporation
in its meeting held on 14.2.1983 vide Resolution No. 11
have elected the following members of the Corporation as
Corporation's representatives on the Advisory Council of
the Delhi Development Authority.

- 1) Sh. Balwan Singh Solanki,
WZ-195, Palam Colony,
New Delhi-45. (W.No.42)
- 2) Sh. Hari Chand Verma,
1332, Mohalla Gali Kucha Patti Ram,
Delhi-6.
- 3) Sh. Makand Lal Bhatia,
X/395, Nandala Ram Nagar,
Gandhi Nagar, Delhi-31.
(W.No.49)
- 4) Sh. R.K. Tyagi,
12-62, Ginni Dargapur,
N.Delhi-110015(W.No.24)

Yours faithfully,

S/-

(Joshi Santha)
Municipal Secretary

Copy to:-

1. Shri Balwan Singh Solanki, Mpl. Councillor.
2. Shri Hari Chand Verma, Mpl. Councillor.
3. Shri Makand Lal Bhatia, Mpl. Councillor.
4. Shri R.K. Tyagi, Mpl. Councillor.

S/-

Municipal Secretary

No. 90 Subject: Priority allotment to Retired and Retiring public servants.
A-10-8-87

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P R A C T I C E

In the past we have had the following schemes for Retired/Retiring public servants:

- (i) Special Self Financing Scheme for retired/retiring persons commenced in 1961 and extended in 1983.
- (ii) Special General Housing Scheme 1982 for Retired/Retiring Public Servants (RPS-82).

Under this scheme those public servants who had retired upto 15.12.82 or were to retire by 15.12.85 were eligible.

- (iii) Special General Housing Scheme 1985 for Retired/Retiring Public Servants (RPS-85).

Under this scheme those who had retired upto 11.7.85 or to retire before 10.7.89 were eligible.

In the special Self Financing Scheme mentioned above, there were 3242 registrants. Out of them 965 have been allotted flats so far. More than 100 registrants of this scheme will be allocated flats shortly out of the 2600 SFS flats released recently. All registrants of RPS-82 have been allotted flats and 4370 registrants of RPS-85 are likely to be allotted flats within a year and a half.

Subsequently, realising the hardship faced by the Retired/Retiring Public Servants, it was decided vide Resolution No. 32 dated 14.3.85 of the Authority to give an opportunity to the registrants of RPS-79 who had retired/were to retire by 15.12.85 to apply for priority allotment of flats. 760 applications for MIG, 261 for LIG and 13 for Janta flats were received and all these applicants have since been allotted flats on priority.

Although Retired/Retiring Public Servants had been given opportunities for registration/exercising their options for priority allotment under various schemes mentioned above, there may be many such persons who could not avail of the opportunity as they retired/were to retire after the dates prescribed for this purpose in the earlier schemes. Considering the huge backlog of registrants under various schemes - 32923 in Janta, 48758 in LIG, 35141 in MIG, 29854 in SFS and 4370 in RPS-85, it may not be prudent to float another scheme for the retired/retiring public servants. However, we may offer another opportunity to the registrants of RPS-79 as also of various SFS schemes to apply for allotment of flats on priority. For this purpose those who satisfy the criteria of eligibility for RPS-85 viz. those public servants who had retired on a date prior to 11th July, 1985 or are likely to retire by 10th July, 1988 would be eligible.

The proposal is put up to the Authority for consideration and approval.

RESOLUTION

The Authority resolved that the proposal contained in the above item to float another scheme for the retired/retiring public servants who are registrants of New Pattern Scheme, 1979 or of various Self-Financing Schemes be approved. The scheme shall be open to those registrants who satisfy the criteria of eligibility for RPS 1985 viz. the public servants who had retired on a date prior to 11th July, 1985 or are likely to retire by 10th July 1988.

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No. Subject: Allotment of land for underground
91 reservoir and booster pumping sta-
A-12.8.87 tion at Peera Garhi G-17 area.
File No. F.23(14)/85/Instb.

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P R E C I S

A request has been received from Water Supply and Sewerage Disposal Undertaking, MCD for allotment of land measuring about 4 hect. for the construction of underground reservoir near Peera Garhi in G-17 area vide letter No. F.2(110)/86/E II(D)/NI/409 dated 2.4.86.

2. The matter has been examined in the City Planning Wing of DDA and they have stated that the land use of the area is 'park playground and open spaces' and under this use, construction of underground reservoir and booster pumping station can be permitted. It is also stated that such permission has also been given earlier in case of Deer Park and Subhash Park. Director(Hort.) has also given his consent for the same.

3. The matter was discussed in the Technical Committee held on 12.3.87 and was felt that about 4 acres of land is on a higher side and about 2 hect. may be sufficient for this purpose. The exact location be decided after the site inspection by Director(CP), Director(DC&B), Director(Hort.) and representative of Water Supply Department.

4. The site was inspected by the Director(CP) and Jt. Director(ZP) and they have recommended the same for approval subject to the condition that the site measuring about 2 hect. is allotted and the height of the underground reservoir shall not be more than 1 mt. than road level.

5. The Engineer-in-Chief, DWS&SD in his letter dated 13.4.87, has stated that minimum requirement of land is 3.68 hect. as against the recommendations of 2 hect. of the Technical Committee dated 12.3.87. He, further, requested that the matter may be considered on priority.

6. Matter was discussed in the Technical Committee meeting held on 21.6.87 and an area of 8.9 acres was recommended for approval subject to the condition that the maximum height of reservoir shall not be more than 1 mt. above the ground level and the area shall be properly land-scaped. Construction for pump houses required for this reservoir shall be in accordance with the structure constructed for Ramlila Ground Reservoir.
7. The matter is placed for the consideration of the Authority as the case of 'special appeal' in "Recreational use" for public utility and municipal facility (plan laid on the table).

RESOLUTION

The Authority resolved that the proposal contained in the agenda item for allotment of 8.9 acres of land in Padra Garhi G-17 Area to Water Supply and Sewage Disposal Undertaking, MCD F & C construction of underground reservoir and booster pumping station be approved. This shall be subject to the condition that the maximum height of the reservoir shall not be more than one meter above the ground level and the area shall be properly landscaped and that the construction of pump house required for this reservoir shall be in accordance with the structure constructed for the Ramlila Ground Reservoir.

The Authority also resolved that the land use be changed from 'Recreational use' to 'public utility and municipal facility'.

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No. Subject: Plans for freight operation Computer
 92 Complex (IPFDC) on Railway Land at
 A-10.9.57 Moti Bagh, New Delhi for Indian Railways.
 (File No. P.16(13)86-MP)

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 P R E C I S E

1. DMRC had forwarded plans of the above mentioned complex for indicating land use, height, coverage, PAA etc. for a piece of land of about 10 acres falling in Zone D-21 (Sarojini Nagar).
2. The land belonging to the railways is earmarked as part of the "Circulation use" (railways and railway station) in Delhi Master Plan-1962 and also in the Zonal Development plan for zone D-21 (Sarojini Nagar area) wherein proposed Computer Complex is not permitted as an 'operational use'. This land is located between ring road and Railway line in the vicinity of Bhaujan Kuan.
3. The proposal of Indian Railways was considered by the Technical Committee in its meeting held on 19.3.57 in which (i) Officers from Railways stated that their proposal is in two phases for using about 25% ground coverage to achieve about 30,000 sq.mts. construction (total floor space) (ii) The Chairman of the Technical Committee pointed out that this is an important area and should be kept 'green' to the maximum extent possible so that the 'running Ridge' through this area be not disturbed. Also, no houses should be constructed in this area. Cutting of rocks should be avoided and should resorted to the minimum extent possible. Possibility of constructing basement for reducing the ground coverage and height of the buildings should be explored. (iii) Keeping in view these observations the proposal was discussed in great detail and it was desired that the computer complex could be designed on this site with a ground coverage of about 10% in the final phase and other controls for the buildings to be constructed, be worked out in consultation with the Chief Architect, Planners of DDA and DMRC.

4. A revised proposal was submitted by Railways and their Architects further modified the same after discussion with Vice-Chairman, DDA on 3rd June, 1987. The revised proposal was again discussed in the Technical Committee meeting held on 25.6.87 and Technical Committee recommended that this scheme as now prepared by their Architects based on 12½% ground coverage with 40 FAR, be considered by DDA for approval and further desired that DUAC may consider this scheme on this site.

5. The Authority vide its Resolution No. 305 dated 27.7.63 considered the uses which could come under 'operational uses of railways' such as, signal rooms, cabins, railway stations, railway yards etc. Since the proposed 'computer complex' is to monitor the operational efficiency of railways in various ways, the proposed freight operation computer complex (IFRDC) on the norms mentioned in para 4 above may be considered as a case of 'special appeal' provision.

6. The matter is placed before the Authority for its consideration and approval of the scheme as given above under 'special appeal' provisions.

RESOLUTION

The Authority resolved that the use of the land measuring about 10 acres falling in Zone D-21 (Sarajini Nagar Area) be allowed for 'freight operational computer complex' on the norms as recommended by the Technical Committee based on 12½% ground coverage with 40 FAR in place of earmarked land use 'operational uses of railways'.

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No. 93 Subject: Principles of mixed land use.

A-10.S.87.

P R E C I S

Shri Ram Lal Member, Delhi Development Authority has proposed the following item for consideration of the Authority:

"Earlier Delhi Improvement Trust and now the Delhi Development Authority has allotted plots for residential use in various areas of Delhi. As a result of the local requirements, some of the allottees have opened petty shops and such other commercial use. In the Master Plan for 2001, the DDA has accepted the basic principle of mixed land use. It will, therefore, be appropriate if these petty shops and other commercial activities be regularised."

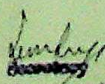
In view of the recommendation in the new Master Plan for Delhi Perspective 2001 for adoption of the concept of mixed land use, the Department, in principle, concurs to the proposal. However, since these recommendations still need to be considered and approved by the Government of India by notification and detailed guidelines are yet to be formulated after approval of the said modifications, it is felt that the implementation of the proposed recommendation may pend till the recommendations are finally approved by the Government of India and guidelines formulated.

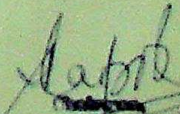
The matter is placed before the Authority for consideration.

R E S O L U T I O N

The Authority resolved that the consideration of the matter be deferred till the report of the High Level Committee constituted by the L.G. under the Chairmanship of Chief Secretary, Delhi Administration, to suggest measures to check unauthorised commercialisation of residences in the Union Territory of Delhi is finalised.

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Secretary
Delhi Development Authority


Member
Delhi Development Authority

