

APPENDIX 'A' TO ITEM NO. 1/AC/97.

DELHI DEVELOPMENT AUTHORITY

MINUTES OF THE MEETING OF THE ADVISORY
COUNCIL OF D.D.A. HELD ON 8.7.93 AT 11.00 A.M.
AT VIKAS SADAN.

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The following were present :

RESIDENT

1. Sh. P.K. Dave,
Lt. Governor, Delhi.

MEMBERS

2. Sh. R.K. Dhawan,
MP, Rajya Sabha,
3. Sh. Hari Kishore Singh,
MP, Lok Sabha,
4. Sh. J.P. Goel,
5. Sh. Chattar Singh,
6. Sh. S.P. Jakhanwal,
Vice-Chairman, DDA,
7. Sh. P.K. Kumarin,
D.G. (Defence Estate),
8. Sh. K.K. Trikha,
G.M., MTNL
REPRESENTED BY
Sh. S.S. Goyal,
G.M.(Plg.) MTNL,
9. Sh. Dev Raj,
Municipal Health Officer,
10. Sh. D.S. Meshram,
Chief Planner, TCPO,
REPRESENTED BY
Sh. K.T. Gurumukhi,
Addl. Chief Planner,

INVITEES

11. Sh. H.D. Sharma,
Engineer Member, DDA,

Contd...../-

12. Sh. K.N. Khandelwal,
Finance Member, DDA,
13. Sh. R.G. Gupta,
Commissioner (Plg), DDA,
14. Sh. S. Roy,
Commissioner(LD), DDA,
15. Sh. A.J.S. Sahney,
Commissioner(H), DDA,
16. Sh. K.J. Alphonse,
Commissioner(LM), DDA,
17. Sh. S.C. Gupta,
Director(DCP), DDA,

SECRETARY

18. Ranbir Singh.

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Item No. Sub : Confirmation of the minutes of the
2.1-A.C./93 meeting of the Advisory Council held
 on 20.5.93 at Vikas Sadan, New Delhi.
 F.1(13)93/MC/DDA.

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Confirmed.

Item No. Sub : A scheme to decongest congested areas
2.2.-A.C./93 of Delhi by :
 i) Shifting of Trucking activities
 with Warehousing;
 ii) Shifting of wholesale trade and
 markets.
 F.1(6)90-Dir.(TYZ)/Pt.

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Director (Special Cell) explained the Project with the help of slides, transparencies and maps. After discussions the Council made the following suggestions :

- i) Effective legal measures would be necessary to stop the plying of trucks and functioning of trades from a particular date in the design-
-ed areas.

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- ii) Discussions should be held with the Associations of traders, truck - operators, wholesale dealers, etc.
- iii) Financial analysis alongwith yearwise cash flow and funding of the project may be spelt out.
- iv) Requirements of size and no of plots may be worked out. Provision for expansion should also be made.
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- v) Detailed brochure giving details of components of scheme and size of various units/plots, description of each location, approximate price to be charged, mode of payment, etc. should be prepared.

Item No.
2.3-A.C./93

SUB: Planning of River Yamuna bed.
(Report compiled by Plg. Deptt.)

- i) To make it pollution free;
- ii) To improve and beautify the environments and banks.
- iii) To channelise the river.
- iv) To reclaim the land, and
- v) To develop the reclaimed land

Director (Special Cell) made a brief presentation of the project. V.C., DDA, informed the meeting that a Special Cell for planning the River Yamuna Bed has already been set-up and in the first phase the stretch between the Indraprastha and Nizamuddin bridge was to be taken up for execution. The Council after discussion made the following suggestions:

- i) For better coordination with various Ministries of Central Govt. and Deptts. of Govt. of NCTD, CW&PRS, Pune, DWS&SDU etc. creation of a Special/Sub-Authority with planning and financial powers should be considered.
- ii) Financial aspects of the project should be studied in detail and the project should be made self-sustaining, dependency on the Government for the funds should be minimum.
- iii) A beginning should be made in the current year for beautification of river front, construction of bathing ghats, etc.

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Item No.
2.4-A.C./93

Sub: Involvement of Private Developers
in the land development and construction process in Delhi.
F.PS/Commr.(LD)/93.

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Commr.(LD) explained the report of Task Force on 'Involvement of Private Developers in Land Assembly, Development & Disposal'. After discussion the Council made the following suggestions:

- i) Apart from Rajdhani Estate Promoters and Builders Association, other apex bodies such as Builders' Federation of India should also be consulted and criteria for eligibility of private builders should be laid down.
- ii) It should be ensured that excessive profiteering was not done by the builders who were assigned the projects.
- iii) Approval of the Ministry of Urban Development be first taken in principle to involve private developers in land assembly, development and disposal.
- iv) A brochure be prepared for information of prospective developers. The draft of the brochure may be circulated to the members of the Advisory Council.

Item No.
1.5-A.C./93

Sub: Action Taken Note on the points raised in the Advisory Council's meeting held on 20.5.93.

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The information was noted.

Item No.
2.6-A.C./93

Sub: Comments on the observations made in the Advisory Council meeting held on 20.5.93 on Action Taken Note in the meeting of Council held on 16.10.92.
F.1(4)93/AC/MC/II.

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The information was noted.

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SUB: Confirmation of the minutes of the meeting of the Advisory Council held on 20.05.93 at Vikas Sadan, New Delhi.

No. F. 1(13)/MC/DDA.

RECOMMENDATION

Confirmed. No Action.

ITEM NO.

2.2/A.C./93

Sub: A scheme to decongest congested areas of Delhi by:-

- i) Shifting of Trucking activities with Warehousing;
- ii) Shifting of wholesale trade and markets.

No.F.1(6)/90-Dir.(TYA)/PT.

RECOMMENDATION

Director (Special Cell) explained the project with the help of slides, transparencies and maps. After discussions the Council made the following suggestions:

- 1) Effective legal measures would be necessary to stop the plying of trucks and functioning of trades from a particular date in the designated areas.
- 2) Discussions should be held with the Associations of traders, truck-operators, wholesale dealers, etc.
- 3) Financial analysis alongwith year wise cash flow and funding of the project may be spelt out.
- 4) Requirements of size and no. of plots may be worked out. Provision for expansion should also be made.
- 5) Detailed brochure giving details of components of scheme and size of various units/plots, description of each location, approximate price to be charged, mode of payment, etc., should be prepared.

FOLLOW UP ACTION

- 1) One of the strategies adopted towards this end in MPD-2001 is the development of four directional integrated freight complexes on the periphery of urban Delhi. These are to provide facilities for regional and intra-urban freight movement and also provide warehousing and storage facility for wholesale trade.

Accordingly DDA has taken up the planning of the following integrated freight complexes:-

- a) Integrated freight complex, Gazipur - 171 hect.
- b) Integrated freight complex, Narela - 300 hect.
- c) Integrated freight complex, Madanpur - 158 hect. Khadar
- d) Integrated freight complex, Dwarka - 125 hect.

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a) The concept plan of Integrated freight complex Gazipur has been approved by the Technical Committee of DDA in November 1995.

The layout plan has been further modified, based on site constraints and has now been approved by different committees and is being placed before the Authority for final approval very shortly.

b) The layout plans of integrated freight complexes Narela and Madanpur Khadar are at advanced stage and being put up to the Technical Committee for approval. Whereas almost entire land in Gazipur stands acquired, in integrated freight complex Narela and Madanpur Khadar, the acquisition of land is in process.

To stop plying of trucks and functioning of trades in congested areas of Delhi, the matter has been brought to the notice of concerned agencies.

2) While preparing the proposals of integrated freight complexes, discussions have been held with the associations of traders, wholesale dealers etc. These discussions have been held in the meetings taken at the level of Minister, Govt. of Delhi and DDA. Discussions have also been held with the wholesale traders and truck operators in existing markets and the proposals have been worked out to suit to their requirements.

3) The work regarding financial analysis alongwith cash flow and funding of project will be taken up after approval of the plans. However, a broad analysis for IFC Gazipur has been done

4) A detailed analysis has been undertaken for distribution of commodities and allocation of areas for various trades in Integrated Freight Complex Gazipur, Madanpur Khadar and Narela. This has been done with the help of consultant. Detailed requirements of size and number of plots will be worked out at the stage of detailed planning/architectural design.

5) The work of preparation of a brochure giving details of scheme and description of price etc. will be taken up after the approval of layout plans/detailed design.

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ITEM NO.
2.3/A.C./93

Sub: Planning of River Yamuna bed.
(Report compiled by Plg. Deptt.)

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- ii) To improve and beautify the environments and banks.
- iii) To channelise the river.
- iv) To reclaim the land; and
- v) To develop the reclaimed land.

RECOMMENDATION

Director (Special Cell) made a brief presentation of the project. V.C., DDA, informed the meeting that a Special Cell for Planning and River Yamuna Bed has already been set-up and in the first Phase the stretch between the Indraprastha and Nizamuddin bridge was to be taken up for execution. The Council after discussion made the following suggestions:

- i) For better coordination with various Ministries of Central Govt. and Deptts. of Govt. of NCTD, CW&PRS, Pune, DWS & SDU etc. creation of a Special/Sub-Authority with planning and financial powers should be considered.
- ii) Financial aspects of the project should be studied in detail and the project should be made self-sustaining, dependency on the Government for the funds should be minimum.
- iii) A beginning should be made in the current year for beautification of river front, construction of bathing ghats, etc.

FOLLOW UP ACTION

i) For taking up planning and development of River Yamuna in a comprehensive manner, a special Project Unit has been constituted in the Planning Department. This is headed by an Addl. Commissioner (Plg.).

The work on planning and development of River Yamuna bed is continuing. A detailed plan of first phase covering 498 hect. of area near Nizamuddin bridge has been prepared and approved by the Authority on 16.10.95. The work on preparation of a comprehensive plan of Zone 'D' has been initiated. The proposals have been discussed in the meeting of Yamuna committee and also with concerned departments namely: Irrigation & Flood, PWD, GNCTD, DWS&SDU, MCD, CWC, Ministry of Environment & Forests/CPCR, G.P.O. etc. (September 1996).

Contd....

Further action is being taken up in the Planning of river Yamuna bed.

ii) The approach of the project is that the project should be self sustaining and dependency on the Govt. for funds should be minimum. As such, it is envisaged that part of the land be utilised available for remunerative uses for cost recovery and the project should attract private investment to make it self-sustaining and viable.

iii) The following project have been taken up for beautification of river front;

- a) Bathing Ghat (Surghat) at Wazirabad.
- b) Landscaping near Nigam Bodh Ghat and new ISBT Bridge
- c) Rajiv Gandhi Smriti Van.

em No. Sub: Involvement of private Developers in the land develop-
4/A.C./93 ment and construction process in Delhi.

No. F. PS/Commr.(LD)/93

R E C O M M E N D A T I O N

Commr. (LD) explained the report of Task Force on 'Involvement of Private Developers in the Land Assembly, Development & Disposal'. After discussion the Council made the following suggestion.

- i) Apart from Rajdhani Estate promoters and Builders Association, other apex bodies such as Builders' Federation of India should also be consulted and criteria for eligibility of private builders should be laid down.
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FOLLOW UP ACTION

Delhi Development Authority in its meetings held in Sept., 95 and Feb. 96 approved the Scheme of involvement of Private Developers in land development, Construction, infrastructure provision & disposal thereof. The Scheme was sent to the Govt. of India, Min. of Urban Affairs and Employment. In Pursuance of which the Govt. appointed a Committee under the Chairmanship of the Addl. Secretary (MOUA&E) to examine all the related aspects of involving private developers. A draft paper was prepared and sent by ~~DDA~~ to the MOUA&E on 26.7.1996 (Copy enclosed from page Nos. 11- 31).

Item No. Sub: Action Taken Note on the points raised in the
2.5/A.C./93 Advisory Council's meeting held on 20.05.93.

 No. F. 1(4)/93/AC/MC-II.

R E C O M M E N D A T I O N

The information was noted.

Item No. Sub: Comments on the observations made in the Advisory
2.6/A.C./93 Council meeting held on 20.05.93 on Action Taken
 Note in the meeting of Council held on 16.10.92.

 No. F. 1(4)/93/AC/MC/II.

R E C O M M E N D A T I O N

The information was noted.
