

# Delhi WTC to soon be ready for business

**Soumya Chatterjee**

letters@hindustantimes.com

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The site, which is spread across 25 acres of land, have replaced 600-odd residential quarters that housed government employees for close to five decades — one of seven general pool residential accommodation (GPRA) colonies in the city, along with Sarojini Nagar, Nauroji Nagar, Kasturba Nagar, Netaji Nagar, Srinivaspuri, Mohamadpur, and Thyagraj Nagar, which has been redeveloped.

The project, licenced by New York's World Trade Centre Association (WTCA), has 3.4 million sq ft in commercial area, and selling space here raises much of the funds required for redeveloping the seven GPRA colonies.

The cost for ₹32,835 crore for the seven GPRA, while the WTC project cost an estimated ₹2,694 crore, officials said.

"As of now, four of the 12 buildings are ready to be occupied. Two Central departments have already started functioning from the complex," an official from NBCC—a public sector undertaking under the Union ministry of housing and urban affairs—said on condition of anonymity.

Senior NBCC officials said the target is to complete the construction of the WTC and the sale of commercial space by the end of the current financial year, with 80% of the space already sold, with some of the successful bidders including HDFC, GAIL, Petronet LNG, and Oil India.

"WTC's accreditation has raised its marketability, and hence, we are confident of finishing the entire sale by the end of the month," the official quoted above said, adding that the proximity of the airport, Hazrat Nizamuddin railway station, Central Secretariat, Bhikaji Cama Place, and the Delhi Metro make it an attractive destination.

## What the new WTC means for Delhi-NCR

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ARVIND YADAV/HT PHOTOS

countries. Mumbai was the first Indian city to have a WTC, and currently, more than 30 Indian cities have such properties, including two cities in the National Capital Region—Noida and Gurugram.

The foundation stone was laid in May 2018 after WTCA granted NBCC the licence in September 2017.

This space will primarily office private corporations, government departments, and public sector undertakings. In addition, there will be a landscaped retail and food and beverage plaza with terrace gardens, and will have a three-layer underground parking structure with a capacity for 8,000 cars.

In addition, a four-storey school building will be given to the civic body as part of social infrastructure.

Offering a large floor area for offices in the heart of south Delhi makes WTC a "notable development", said realty experts, because in the last decade, noting that many private companies seeking such office spaces have chosen Gurugram and Noida over the national capital. "The strategic location with frontage on Ring Road, with power backup, green design principles, and ample parking solutions collectively make this project an

option worth considering for businesses in search of accessible office spaces," said G Hari Babu, national president of the National Real Estate Development Council (NAREDCO).

Vibhor Jain, managing director at Cushman and Wakefield, said, "Delhi has always been a supply crunch market from a commercial office availability point of view, and this is after a long time that a large floor office is available due to this project."

He said that the location alone cannot guarantee the project's success, but a WTC with the right mix of amenities is a good destination in itself. Referring to the existing Ansal Plaza and Bhikaji Cama complex near the project, he said those properties do not have the qualities to attract top-tier clients and lack the required modern amenities like power backup, centralised parking and civic upkeep.

## How the project will affect traffic on Ring Road

WTC is located right on Ring Road, which serves as a major transportation artery connecting various traffic hotspots such as DND-Ashram, Lajpat Nagar, South Extension, Moti Bagh, Dhaura Kuan, Rajouri Garden,

and Punjabi Bagh, and is located close to two of the Capital's largest medical facilities—Safdarjung Hospital and AIIMS.

In August 2018, the Delhi high court stayed the WTC project for two years, citing environmental concerns, including apprehensions about the traffic situation in the area. The stay was finally lifted in February 2020, after the court was satisfied with no-objection certificates from the concerned departments and the compensatory afforestation promised by the government agencies.

However, experts feel that an increase in traffic volume on Ring Road is unavoidable, given the project's magnitude.

"There might be a need to increase (traffic) capacity for making U-turns below the Bhikaji Cama flyover," Sewa Ram, head of the transport and planning department at School of Planning and Architecture.

Ashok Bhattacharjee, a former director of planning at Delhi's apex traffic and transport body UTTIPEC, said the authorities should ensure there is enough pedestrian access to the WTC campus, and explore how the access to public transport such as the Metro and buses can be made easier for officegoers.

In addition, MoHUA and sub-

ordinate departments, Delhi Development Authority plan to build a 14-km elevated corridor from INA market on Aurobindo Marg to the Mahipalpur underpass, which will serve as an alternative route from and to the airport. Sewa Ram said that this should address some of the traffic concerns.

## Green and safety features

The WTC project has an integrated building management system with 100% predictive maintenance of all electrical and mechanical systems. Facility operators can oversee and control all services on one screen. Access to the site and buildings will be restricted via radio-frequency-controlled smart tags for occupants, which will be used for parking, boom barriers, and lifts.

Light poles on the campus will also double as WiFi hotspots and public address systems in times of potential distress. The entire campus will have modern fire detection and response systems. In case of fire, lighting and signage for emergency exits will be automatically turn on, and 10% of the windows will open automatically for smoke extraction. There will be smoke extraction facilities in lifts and lobbies.

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Officials said the building will follow a zero-waste model for solid waste and water. The facility will have two in-house sewage treatment plants with a combined capacity of 1,800 kilolitres a day. "All used water will be reused for flushing, and the treated sewage will be used for horticulture," a second NBCC officer said.

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However, some concerns remain.

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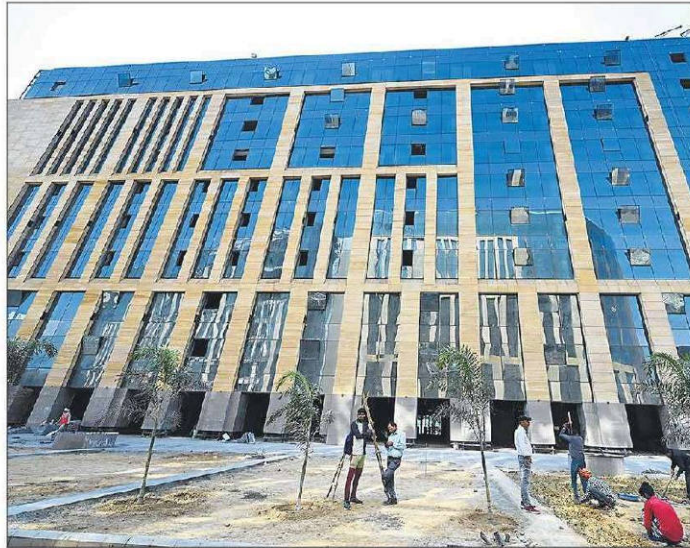
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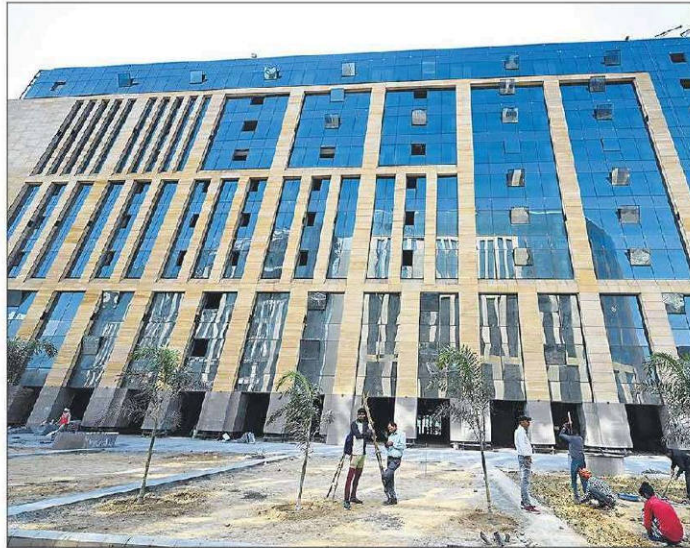
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## गेल इंडिया ने घटाए सीएनजी के दाम

नई दिल्ली। गेल (इंडिया) लिमिटेड और उसकी सब्सिडियरी गेल गैस लिमिटेड ने अपने 20 लोकेशन पर कंप्रेसड नेचुरल गैस (सीएनजी) की कीमतों में 2.50 रुपये प्रति किलोग्राम की कटौती की है। कीमत में कटौती का उद्देश्य कंज्यूमर्स के लिए सीएनजी को अधिक सुलभ और कम कीमतों पर उपलब्ध करवाना, क्लीन फ्यूएल ऑप्शन और सस्टेनेबल ट्रांसपोर्ट को बढ़ावा देना है।

# सीएनजी आपूर्ति बाधित होने से ठप रही महानगर बस सेवा

● जनवाणी संवाददाता, मेरठ

पंपों पर शनिवार और रविवार सीएनजी की उपलब्ध नहीं रही, जिसके चलते महानगर की बस सेवा प्रभावित रही। कई मार्गों पर बसों को नहीं भेजा जा सका। ऑन लाइन सीएनजी जिन पंपों पर उपलब्ध कराई जाती हैं, वहां पर ये दिक्कत हुई। क्योंकि सीएनजी (गैल गैस) की पाइप लाइन की मरम्मत का कार्य दो दिन चला, जिसके चलते सीएनजी की शहर में गैस आपूर्ति पूरी तरह से बंद रही। इसी वजह से बसों और कारों को सीएनजी गैस नहीं मिल सकी। सीएनजी पंपों पर ये दिक्कत शनिवार और रविवार दो दिन दिक्कत रही। हालांकि रविवार की शाम को सीएनजी गैस की आपूर्ति चालू कर दी गई। रविवार को महानगर सेवा केंद्र का संचालित सीएनजी बसों को फ्यूल नहीं मिल पाया, जिसके कारण करीब 70 बसों का संचालन दिनभर ठप रहा। ऐसे में रोडवेज को आर्थिक नुकसान भी हुआ।

सीएनजी बस सेवा के प्रभारी सचिन सक्सेना ने बताया कि दोनों पंपों पर शनिवार और रविवार को सीएनजी उपलब्ध नहीं रही। उन्होंने बताया कि सीएनजी गैस की पाइप लाइन में कुछ मरम्मत का कार्य चल रहा था, जिसके चलते शहर में जिन पंपों पर ऑन लाइन गैस की आपूर्ति हो रही है, वहां पर सीएनजी गैस उपलब्ध नहीं हो सकी। सीएनजी गैस की ये किल्लत दो दिन बनी, जिसके कारण केवल वही बसें चलाई जा सकीं, जिनमें एक दिन पहले सीएनजी भरवा ली गई थी। रविवार को मोदीपुरम के दोनों ही पंपों पर सीएनजी न मिलने के कारण



## सरधना मार्ग पर इलेक्ट्रिक बसों के संचालन में भी आया व्यवधान

दोपहर बाद तक सभी बसों का संचालन बंद होकर रह गया। शाम 5 बजे के बाद सीएनजी की सेवा शुरू की जा सकी, लेकिन इसके बाद संचालन का समय ही नहीं बच पाया। वहीं, इलेक्ट्रिक बसों के संचालन में भी सरधना मार्ग पर व्यवधान उत्पन्न हुआ। बताया गया कि 510 आर्मी बेस्ट वर्कशॉप से आगे सड़क निर्माण का कार्य शुरू कराया गया है। जिस कारण रूट डायवर्ट किया गया है। इसी के चलते सरधना मार्ग पर बसों को मोदीपुरम होकर बेगमपुल लाया गया। जिसके कारण यात्रियों को काफी दिक्कतों का सामना करना पड़ा। इस मार्ग से होकर गुजरने के कारण सरधना से मेरठ पहुंचने में एक घंटे से भी अधिक का समय लगा। जबकि कंकरखेड़ा, शिव चौक, डिफेंस एनक्लेव आदि क्षेत्र के लोगों को बसों के लिए तरसना पड़ा। बताया गया है कि यह रूट डायवर्जन 14 मार्च तक रहेगा।