

दिल्ली विकास प्राधिकरण

मुख्या योजना विभाग
छठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - ११०००२
फ. नो. : 011-23370507

ई. फाइल . PLG/MP/0006/2023/F-1/18

दिनांक: 10.03.2023

बैठक का कार्य-वृत्त

विषय: Minutes of the 1st Technical Committee Meeting of DDA for the year 2023 held on 16.02.2023

The 1st Technical Committee Meeting of DDA for the year 2023 held on **16.02.2023 (Thursday) at 10:30 A.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

शिखा भागीव
10/03/2023
(शिखा भागीव)

निदेशक (योजना), मुख्य योजना

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.) - I
7. Commissioner (Plg.) - II
8. Chief Planner, TCPO
9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.)-I / III, DDA
14. Addl. Commr. (Plg.)-II, DDA
15. Addl. Commr. (Plg.) - A, B, C, G, F & NCRPB, DDA
16. Addl. Commr. (Plg.)-IV, DDA
17. Addl. Commr. (Landscape), DDA
18. Secretary, DUAC
19. Chief Town Planner, MCD
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic), Delhi
22. Land & Development Officer, (L&DO)
23. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA

Item No. 01/2023

**Confirmation of the Minutes of 9th Technical Committee meeting held on 19.12.2022.
PLG/MP/0558/2022/F-1/-O/o DY DIRECTOR (PLG)MP AND DC**

Since no observations/comments were received, the minutes of the 9th Technical Committee held on 19.12.2022 were confirmed as circulated.

Item No. 02/2023

**Formulation of Development Control Norms for National Memorial planned in "Nav Bharat Udyan - a part of AMRUT Bio-diversity Park" project to commemorate 75th year of India's Independence, at village Indraprasth near Pragati Maidan, New Delhi in Planning Zone O.
PLG/MP/0069/2022/-O/o DY DIRECTOR (PLG)MP AND DC**

The agenda was presented by representative of CPWD. It was informed that the current agenda is in response to the observations of the Technical Committee meeting held on 04.04.2022 and 09.11.2022. It was further informed that Iconic Structure has been declared as National Memorial by MoHUA. The proposed National Memorial (Iconic Structure) in the 'Nav Bharat Udyan' shall have maximum dimensions of 134 m height, 10,000 sqm base, and a maximum 1,000 sqm area of sky deck. As per Table 9.4 of Chapter 9: Environment of MPD-2021, National Memorial (Iconic Structure) is a permitted structure in City Park & District Park. There are no development control norms w.r.t. National Memorial in the Master Plan for Delhi - 2021 and Unified Building Bye Laws, 2016.

Now, CPWD has submitted the proposal for the formulation of the Development Control Norms for the Iconic Structure in the "Nav Bharat Udyan project" at village Indraprastha near Pragati Maidan, New Delhi.

After detailed deliberations, following was decided:

- i. As per UBBL-2016, "*memorials or any contrivance of permanent nature/stability built under or over ground.*" will be covered under the definition of Building. The National Memorial (Iconic Structure) will come under category of High-rise Building and to be classified as high risk on the basis of risk factor classification and therefore, necessary approvals from Fire, DUAC and AAI be sought.
- ii. The Competent Authority for sanction of Layout and Building Plan for the National Memorial is CPWD, as the ownership of the land vests with CPWD.
- iii. There are no specified Development Control Norms for such constructions in City Park/ District Park. Considering the nature of the proposal, only the broad parameters as per CPWD may be agreed to facilitate the construction of the Memorial. Accordingly, Technical Committee has in-principle approved the details of the National Memorial (Iconic Structure) as provided in the agenda for this particular project, as a one-time permission.

In view of above, agenda item be put up before the Authority for taking approval under Sub-clause 8(3) of Chapter 17 of MPD - 2021.

The meeting ended with the vote of thanks to the chair.

SL

ANNEXURE-I

List of participants of 1st Technical Committee meeting for the year 2023 - 16.02.2023.

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-II, DDA
4. Chief Architect, HUPW, DDA
5. Addl. Commr. (Plg.)-I / III, DDA
6. Addl. Commr. (Plg.)-A, B, C, G, F & NCRPB, DDA
7. Addl. Chief Architect, VC Office
8. Director (Plg), Master Plan
9. Director (Landscape), DDA

Representatives of the following Organizations has also attended the meeting:

1. MCD
2. TCPO
3. L&DO
4. CPWD
5. Delhi Fire Service
6. Traffic Police

दिल्ली विकास प्राधिकरण
मुख्या योजना विभाग
छठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - ११०००२
फ. नो. : 23370507

ई. फाइल . - PLG/MP/0006/2023/F-1/13

दिनांक: 13.02.2023

बैठक सूचना

The 1st Technical Committee Meeting of DDA for the year 2023 is scheduled to be held on **16.02.2023 (Thursday) at 10:30 A.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023.

It is requested to make it convenient to attend the meeting.

शिखा भागवत
13/02/2023
(शिखा भागवत)

निदेशक (योजना), मुख्या योजना

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.) - I
7. Commissioner (Plg.) - II
8. Chief Planner, TCPO
9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.)-I / III, DDA
14. Addl. Commr. (Plg.)-II, DDA
15. Addl. Commr. (Plg.) - A, B, C, G, F & NCRPB, DDA
16. Addl. Commr. (Plg.)-IV, DDA
17. Addl. Commr. (Landscape), DDA
18. Secretary, DUAC
19. Chief Town Planner, MCD
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic), Delhi
22. Land & Development Officer, (L&DO)
23. Director, Fire Service, GNCTD

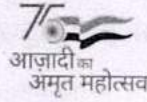
Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA

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दिल्ली विकास प्राधिकरण

मुख्या योजना विभाग

छठी मंजिल, विकास मीनार

आई. पी. एस्टेट, नई दिल्ली - ११०००२

फ. नो. : 011-23370507

ई. फाइल . PLG/MP/0558/2022/F-1/179

दिनांक: 26.12.2022

बैठक का कार्य-वृत्त

विषय: Minutes of the 9th Technical Committee Meeting of DDA for the year 2022 held on 19.12.2022.

The 9th Technical Committee Meeting of DDA for the year 2022 held on **19.12.2022 (Monday) at 03:30 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

शिखा भार्गव
26/12/2022
(शिखा भार्गव)

निदेशक (योजना), मुख्या योजना

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.) - I
7. Commissioner (Plg.) - II
8. Chief Planner, TCPO
9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.)-I / III, DDA
14. Addl. Commr. (Plg.)-II, DDA
15. Addl. Commr. (Plg.), Zone A, B and C, DDA
16. Addl. Commr. (Plg.)-IV, DDA
17. Addl. Commr. (Landscape), DDA
18. Secretary, DUAC
19. Chief Town Planner, Municipal Corporation of Delhi
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic), Delhi
22. Land & Development Officer, (L&DO)
23. Director, Fire Service, GNCTD

Copy for information to:

1. Additional Chief Architect, V.C. Office, DDA

Item No. 40/2022

**Confirmation of the Minutes of 8th Technical Committee meeting held on 09.11.2022
PLG/MP/0553/2022/F-1/-O/o DY DIRECTOR (PLG)MP AND DC**

The minutes of the 8th Technical Committee held on 09.11.2022 were confirmed as circulated.

Item No. 41/2022

Proposal for Change of Land Use of two sites for areas measuring 11,410.0 sqm from 'Recreational' to 'Residential' and 11600.0 sqm from 'Residential' to 'Recreational' located opposite to block 19, Trilokpuri in Planning Zone - E, for taking up construction of EWS housing for nearby JJ Cluster.

PLG/MP/0030/2020/F-20/-O/o DY DIRECTOR (PLG)MP AND DC

The agenda was presented by Sr. Architect, DUSIB. After detailed deliberations, the agenda item was approved for processing of the Change of Land Use under Section 11A of DD Act, 1957.

Item No. 42/2022

Regarding proposed change of land use of an area measuring 13.49 hectares from part 'Industrial' and part 'Utility' to 'Transportation' at Jangpura RRTS station, New Delhi in Planning Zone -D.

**PLG/MP/0005/2021/F-21/-O/o DY DIRECTOR (PLG)MP AND DC
F.21(02)2017/MP**

The agenda was presented by representative of NCRTC. The issue of Operational Structures was discussed in detail and accordingly NCRTC was advised to ensure that only the component of Housing provisioned and already under construction be categorized under the said use to the extent it is used for operational staff. The rest of the construction has to be suitably dovetailed in the overall design proposal.

In view of above, the proposal contained in the agenda item was approved for processing of the Change of Land Use under Section 11A of DD Act, 1957.

Item No. 43/2022

**Proposal reg. Modification of the assigned Landuse of earmarked site for Utility (WTP) at Tiggipur Village in Zone P-II in the Landuse Plan of MPD - 2041.
PLG/MP/0309/2022/F-3**

The agenda was presented by Dy. Director(Plg), Land Pooling Policy. After detailed deliberations, the proposal contained in the agenda has been withdrawn.

Item No. 44/2022

Proposed Change of Land Use of an area measuring 20250 sq.m i.e 5 Acres at Pocket-C Integrated freight complex Gazipur" from 'Commercial (Freight Complex)' to 'Utility (U 4- Solid Waste (Sanitary Land Fill etc)' as per MPD 2021 and Utility as per Zonal Development Plan of Zone E.

**PLG/MP/0007/2021/F-3/-O/o DY DIRECTOR (PLG)MP AND DC
File No.F3(21)/2015-MP/Vol. - II**

The agenda was presented by Director (Plg) Zone E & O. After detailed deliberations, the proposal contained in the agenda item was approved for processing of the Change of Land Use of 4.0 Acres at Pocket-C Integrated freight complex Gazipur" from 'Commercial (Freight Complex)' to 'Utility (U 4- Solid Waste (Sanitary Land Fill etc)' as per MPD 2021 and Utility as per Zonal Development Plan of Zone E, under Section 11A of DD Act, 1957.

The meeting ended with the vote of thanks to the chair.

ANNEXURE-I

List of participants of 9th Technical Committee meeting for the year 2022 - 19.12.2022.

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-II, DDA
4. Chief Architect, HUPW, DDA
5. Addl. Commr. (Plg.)-I / III, DDA
6. Addl. Commr. (Plg.)-II, DDA
7. Addl. Chief Architect, VC Office
8. Director (Plg), Zone J & UC / UTTIPEC
9. Director (Plg), Master Plan
10. Director(Plg), Zone E & O

Representatives of the following Organizations has also attended the meeting:

1. MCD
2. TCPO
3. L&DO
4. DUAC
5. CPWD
6. Delhi Fire Service
7. Traffic Police
8. CRPF
9. NCRTC
10. DUSIB

TECHNICAL COMMITTEE AGENDA

SUB: Formulation of Development Control Norms for National Memorial planned in "Nav Bharat Udyan - a part of AMRUT Bio-diversity Park" project to commemorate 75th year of India's Independence, at village Indraprasth near Pragati Maidan, New Delhi in Planning Zone O.

1.0 BACKGROUND

- 1.1** The matter regarding "Development Control Norms for National Memorial planned in "Nav Bharat Udyan - a part of AMRUT Bio-diversity Park" project to commemorate 75th year of India's Independence, at village Indraprasth near Pragati Maidan, New Delhi" was considered in the 4th Technical Committee Meeting held on 04.04.2022 as agenda item no. 18/2022. Observations made in the meeting are placed as **Annexure A**.
- 1.2** In compliance to the observations on Traffic Impact Assessment (TIA) and declaration of the area outside 1 in 25 years floodplain, CPWD in the 8th Technical Committee Meeting of DDA held on 09.11.2022 submitted its agenda regarding "Nav Bharat Udyan - a part of AMRUT Bio-diversity Park project at village Indraprasth near Pragati Maidan, New Delhi. Declaration of the area Nav Bharat Udyan project falling outside the 1 in 25 Flood Plain" which got approved. The Minutes of the Meeting is placed as **Annexure B**.
- 1.3** DDA is now in receipt of an agenda from CPWD which is in response to the observations raised in the 4th Technical Committee Meeting held on 04.04.2022 and the 8th Technical Committee Meeting held on 09.11.2022 regarding TIA and Iconic Structure to be constructed in the 'Nav Bharat Udyan – a part of AMRUT Bio-diversity Park' (**Annexure C**).

2.0 OBSERVATIONS:

- 2.1** As per the requirements, the Iconic Structure has now been declared as a 'National Memorial' vide MoHUA letters dated 02.12.2022 and 05.12.2022.
- 2.2** Further, with respect to TIA, CPWD vide letter dated 19.12.2022 has informed that "no development will be done on the ROW. The drawing has been modified to that extent. It has also been ensured that there is a minimum conflict between pedestrian and vehicular movement. Universal Accessibility and barrier-free movement shall also be ensued from all the intersecting/approach roads".
- 2.3** CPWD vide letter dated 19.12.2022 has submitted the proposal which is reproduced as follows:

"The proposed National Memorial (Iconic Structure) in the 'Nav Bharat Udyan' shall have maximum dimensions of 134 m height, 10,000 sqm base, and a maximum 1,000 sqm area of sky deck.

National Memorial (Iconic Structure) is a permitted structure in City Park & District Park as per Table 9.4 of Chapter 9: Environment of MPD-2021. However, there are no Development Control Norms prescribed for "National Memorial". Master Plan for Delhi – 2021 in its Chapter 17 Development Code, Sub-clause 8(3) Regulations for Building Controls within Use Premises provides that "Where development controls are not stipulated for any use premise, the same can be formulated by the Authority."

The proposal is, submitted for the formulation of the Development Control Norms for the Iconic Structure in the "Nav Bharat Udyan project" at village Indraprastha near Pragati Maidan, New Delhi."

3.0 PROPOSAL:

- 3.1** The proposal in the agenda as submitted by CPWD is placed for the consideration of the Technical Committee (**Annexure C**).
- 3.2** On approval from the Technical Committee, the proposal shall be placed before the Authority for seeking approval under Sub-clause 8(3) of Chapter 17 Development Code of MPD-2021.



Director (Plg.)
Zone E & O



Asst. Dir (Plg.)
Zone O



Planning Asst.
Zone E & O



ANNEXURE -A

DELHI DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
 6th Floor, Vikas Minar
 I.P. Estate, New Delhi -110002

E-File No.- PLG/MP/0060/2022/F-1/62

Date : 13.04.2022

Sub: Minutes of the 4th Technical Committee Meeting of DDA for the year 2022 held on 04.04.2022.

The 4th Technical Committee Meeting of DDA for the year 2022 held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **04.04.2022 (Monday) at 03:30 p.m.** The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul

(Manju Paul)

Addl. Commissioner (Plg) - I

13/04/2022

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg) - II, DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Representative of IGL

Item No. 13/2022

**Confirmation of the Minutes of 3rd Technical Committee meeting held on 24.02.2022.
PLG/MP/0032/2022/F-1**

Since no observations/comments were received, the minutes of the 3rd Technical Committee held on 24.02.2022 were confirmed as circulated.

Item No. 14/2022

**Relaxation in Permissible Setbacks in Plot for In Situ Rehabilitation/ Redevelopment Pocket for JJ Cluster (DUSIB JJC code 571) at Kusumpur Pahari Block B, Vasant Vihar (Residential land use), Zone F.
F.88/ACA/SOCIO-CULTURAL/HUPW**

The agenda was presented by Addl. Chief Architect (Socio Culture). After detailed deliberations, the agenda item was approved.

Item No. 15/2022

**Proposal for planning permission for CNG station on private land Khasra No. 35//9, Village Ghewra, Delhi in view of notified regulations dated 08.03.2019.
PLG/LP/0006/2021/N/FSTN-AD(PLG-LP/ZONE N)**

The agenda was presented by Addl. Comm. (Plg.)- IV. After detailed deliberations, the agenda item was recommended for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No. 16/2022

Proposal regarding Realignment of Notified ZDP road network of Zone N, P-I(excluding developed Narela Project), and P-II based on Technical feasibility note prepared by the Consultant appointed by DDA for "Preparation of Transportation model and traffic mobility planning for area under land pooling in Zone N, P-I (excluding developed Narela Project) and P-II, Delhi.

PLG/LP/0001/2020/P-II/MPR-AD

The agenda was presented by Addl. Comm. (Plg.)- IV. After detailed deliberations, the agenda item was approved.

Item No. 17/2022

Proposal for planning permission for Petrol Pump station on Private Land Kh. No. 79/2, Khata No. 80 Village - Ibrahimpur, Delhi-110036 of Sh. Ravinder Kumar in view of notified regulations dated 08.03.2019.

PLG/LP/0002/2021/P-II/FS

The agenda item was deferred.

Item No. 18/2022

Regarding Development Control Norms for National Memorial planned in "Nav Bharat Udyan - a part of AMRUT Bio-diversity Park" project to commemorate 75th year of India's Independence, at village Indraprasth near Pragati Maidan, New Delhi.

PLG/MP/0069/2022/-O/o DY DIRECTOR (PLG)MP AND DC

The agenda was presented by representative of CPWD. After detailed deliberations, the following was recommended:

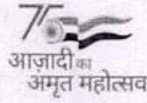
- i. Traffic Study / Traffic Impact Assessment needs to be done for the project.

- ii. NOC from I & FC Department is required that the area of the project is falling outside the 1:25 flood plains.
- iii. Approval of the Iconic Structure as National Memorial is required from the Ministry / concerned agency as per Master Plan for Delhi provisions.
- iv. All the details of the Iconic Structure (National Memorial) to be provided for determining the Development Control Norms for National Memorial and approval under Sub-clause 8(3) of Chapter 17 of MPD – 2021.

The meeting ended with the vote of thanks to the chair.

Manoj Paul.

ANNEXURE -B



दिल्ली विकास प्राधिकरण

मुख्या योजना विभाग

छठी मंजिल, विकास मीनार

आई. पी. एस्टेट, नई दिल्ली - ११०००२

फ. नो. : 011-23370507

ई. फाइल . PLG/MP/0553/2022/F-1/ 170

दिनांक: 14.11.2022

बैठक का कार्य-वृत्त

विषय: Minutes of the 8th Technical Committee Meeting of DDA for the year 2022 held on 09.11.2022.

The 8th Technical Committee Meeting of DDA for the year 2022 held on **09.11.2022 (Wednesday) at 04:30 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

शिखा भागवत
14/11/2022
(शिखा भागवत)

निदेशक (योजना), मुख्या योजना

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.) - I
7. Commissioner (Plg.) - II
8. Chief Planner, TCPO
9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.)-I / III, DDA
14. Addl. Commr. (Plg.)-II, DDA
15. Addl. Commr. (Plg.), Zone A, B and C, DDA
16. Addl. Commr. (Plg.)-IV, DDA
17. Addl. Commr. (Landscape), DDA
18. Secretary, DUAC
19. Chief Town Planner, Municipal Corporation of Delhi
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic), Delhi
22. Land & Development Officer, (L&DO)
23. Director, Fire Service, GNCTD

Copy for information to:

1. Commissioner, PM - UDAY Cell, DDA
2. Additional Chief Architect, V.C. Office, DDA
3. Dy. Chief Legal Advisor - III, DDA
4. Representative from Power Grid Corporation of India Ltd.
5. Representative from CRPF campus, Bawana, Delhi
6. Representative from IGL

- iii. As on date, the UCs falling under 'Regional Park' land use shall not be considered for approval under the scheme.

Item No. 39/2022

Regarding "Nav Bharat Udyan - a part of AMRUT Bio-diversity Park" project at village Indraprasth near Pragati Maidan, New Delhi. Declaration of the area of the 'Nav Bharat Udyan; project falling outside the 1 in 25 flood plains. PLG/MP/0069/2022/-O/o DY DIRECTOR (PLG)MP AND DC

The agenda along with the Traffic Impact Assessment (TIA) was presented by representative of CPWD. It was informed by Additional Commissioner (Plg) - I that the current agenda is in response to the observations of the Technical Committee meeting held on 04.04.2022 in which the following was desired:

- i. Traffic Study / Traffic Impact Assessment needs to be done for the project.
- ii. NOC from I & FC Department is required that the area of the project is falling outside the 1:25 flood plains.
- iii. Approval of the Iconic Structure as National Memorial is required from the Ministry / concerned agency as per Master Plan for Delhi provisions.
- iv. All the details of the Iconic Structure (National Memorial) to be provided for determining the Development Control Norms for National Memorial and approval under Sub-clause 8(3) of Chapter 17 of MPD - 2021.

Accordingly, the detailed drawings indicating the area falling outside 1:25 flood plains have been submitted for information. It was reiterated that the proposal already has the requisite clearance from the Yamuna Standing Committee, which is a nodal agency for clearing all such projects falling in the Zone O of Master Plan for Delhi.

After detailed deliberations, the agenda item was approved with the following recommendations:

- i. The proposal w.r.t. pedestrian plaza, entry / exits, FOB, etc in the TIA study needs to be re-looked in order to avoid any development on ROW and minimize the conflict between the pedestrian and vehicular movement. Universal Accessibility and barrier free movement to be ensured from all the intersecting / approach roads.
- ii. Revised plan of 1 in 25 flood plain be submitted by DDA to NGT.

The meeting ended with the vote of thanks to the chair.

fb

ANNEXURE - C



Government of India
सेन्ट्रल विस्टा प्रोजेक्ट ज़ोन -2
Central Vista Project Zone -2
केन्द्रीय लोक निर्माण विभाग
Central Public Works Department
नजदीक 9, सुनहरी बाग, नई दिल्ली- 110011
Adjacent 9, Sunehari Bagh, New Delhi - 110011
Email: delce-cvpzc2@cpwd.gov.in

अतिरिक्त आयुक्त (योजना)-I

डायरी सं. 1060

दिनांक 20/12/2022



संख्या: 23(6)/VPE/CVPZ-2/2022/ 234

श्रेणियों में,

The Commissioner (Planning)
5th Floor, Vikas Minar
I.P. Estate, New Delhi - 110002

आयुक्त योजना-II कार्यालय

डायरी सं. 1499

दिनांक 19/12/2022

निदेशक (योजना)

गोन ई एंड ओ

डायरी संख्या 743

दिनांक 28/12/22

दिनांक: 19th दिसम्बर 2022

विषय : "Nav Bharat Udyan – a part of AMRUT Bio-diversity Park" project at village Indraprasth near Pragati Maidan, New Delhi - **Formulation of the Development Control Norms for the Iconic Structure and approval of the "Nav Bharat Udyan project - Reg.**

Dear Madam,

Government of India has decided to develop AMRUT Bio- Diversity Park on both side of Yamuna River at village Indraprastha in about 116 Ha of area. Within this AMRUT Bio- Diversity Park, a part of the area (30 acre) is being developed as 'Nav Bharat Udyan' on western bank of Yamuna. A National Memorial (Iconic Structure) is also planned in the 'Nav Bharat Udyan' on virtual axis of the Central Vista. It is also being planned to have other public facilities like Tech Dome, Journey of India, Sphere of Unity, Amphitheatre, Thematic Vanas, public amenities etc. in 'Nav Bharat Udyan.'

The proposed National Memorial at this location shall be truly Iconic and defining. At present India Gate erected by the British in the Central Vista in the early 20th century prominently signifies Delhi. The proposed iconic structure being built in the independent India would become a new symbol of the National Capital.

CPWD had submitted the proposal of 'Nav Bharat Udyan – a part of AMRUT Bio-diversity Park' project for consideration of the 'DDA Technical Committee' on 29.03.2022. Firstly this matter was discussed in the meeting of Technical Committee, DDA held on 04.04.2022 and following observations were made as under:

- Traffic Study/Traffic Impact Assessment needs to be done for the Project.
- NOC from Irrigation and Flood Control Department, Govt. of Delhi is required that the area of the project is falling outside the 1 in 25 flood plains.
- Approval of the Iconic Structure as National Memorial is required from the Ministry/ concerned agency as per Master Plan for Delhi provisions.

- iv) All the details of the Iconic Structure (National Memorial) to be provided for determining the Development Control Norms for National Memorial and approval under Sub-clause 8(3) of Chapter 17 of MPD-2021.

The compliance on the above observations at (i) & (ii) were submitted by CPWD and same considered by TC its meeting held on 09.11.2022 and the sub agenda (i) & (ii) were approved with the following recommendations:

- i) The proposal w.r.t. pedestrian plaza, entry/exits, FOB etc in the TIA study needs to be re-looked in order to avoid any development on ROW and minimize the conflict between the pedestrian and vehicular movement. Universal Accessibility and barrier free movement to be ensued from all the intersecting/approach roads.
- ii) Revised plan of 1 in 25 flood plain be submitted by DDA to NGT.

Regarding observation on pedestrian plaza, entry/exits, FOB etc in the TIA study, it is informed that no development will be done on the ROW. Drawing has been modified to that extent (copy enclosed). It will be ensured that there is minimum conflict between the pedestrian and vehicular movement. Universal Accessibility and barrier free movement shall also be ensued from all the intersecting/approach roads.

Further to observation in the TC meeting dated 04.04.2022 above, action has been taken on the observations no. (iii) & (iv) and compliances are as under:

- i. Iconic Structure has been declared as 'National Memorial' vide MoHUA letter No. 20014/05/2022-AS (A,L&E) dated 02 December'2022 and even file no. dated 05.12.2022 (copy enclosed).
- ii. The details of the Iconic Structure (National Memorial) for determining the Development Control Norms has been fixed. The maximum dimensions of the Iconic Structure will be 134 m height, 10,000 sqm base and the maximum 1,000 sqm area of sky deck. Copy of the MoHUA letter No. 20014/05/2022-AS (A,L&E) dated 02 December'2022 is enclosed.

All the observations of the TC-DDA are complied with, hence proposal is submitted in the Agenda form for **formulation of the Development Control Norms for the Iconic Structure and approval of the "Nav Bharat Udyan project"** at village Indraprastha near Pragati Maidan, New Delhi.

With Regards,

Encl: As above

19/12/22
(राम दयाल)
मुख्य अभियंता

Copy to information:-

1. The SDG (PRND), CPWD, 3rd Floor, A-Wing, Nirman Bhawan, New Delhi.
2. The SA, CPWD, 4th Floor, A-Wing, Nirman Bhawan, New Delhi.
3. The Superintending Engineer, CVPC-04, CPWD, Vidyut Bhawan, New Delhi.
4. The Executive Engineer, CVPD-8, CPWD, Vidyut Bhawan, New Delhi.

मुख्य अभियंता

TECHNICAL COMMITTEE AGENDA

SUB: “Nav Bharat Udyan – a part of AMRUT Bio-diversity Park” project at village Indraprasth near Pragati Maidan, New Delhi. **Formulation of the Development Control Norms for the Iconic Structure and approval of the “Nav Bharat Udyan project - Reg.**

1.0 Background

- 1.1 Government of India has decided to develop AMRUT Bio-Diversity Park on both sides of Yamuna River at village Indraprastha in about 116.26 Hectare area. Within this AMRUT Bio- Diversity Park, a part of the area (appx. 30 acre) is being developed on Western Bank as ‘Nav Bharat Udyan’ to commemorate 75th year of India’s Independence. A **National Memorial (Iconic Structure)** as a part of commemoration of Indian Independence and to bring Public close to the natural Heritage i.e. Yamuna River is also planned in the Nav Bharat Udyan on the extended virtual axis of Central Vista. This Nav Bharat Udyan will also have other public facilities like Tech Dome, Journey of India, Sphere of Unity, Amphitheatre, Thematic Vanas, Public amenities etc., as a part of Bio-Diversity Park.
- 1.2 Proposal of construction of New India Garden was submitted to Yamuna Standing Committee, CWC on 30.09.2021 for approval. YSC meeting was held on 18.11.2021 and 18.01.2022. YSC cleared the proposal in its meeting held on 18.01.2022.
- 1.3 The project will come up on 30.0 acres (appx) land on the western bank of Yamuna. It has already been sanctioned by Ministry of Housing under UDF- Urban Development Fund for Rs 383.50 Cr dt 25.08.2021 as a part of the ‘Restoration and Rejuvenation Works in the Yamuna river Flood Plains’ project.

2.0 Submission before TC DDA:

- 2.1 CPWD had submitted their proposal of ‘Nav Bharat Udyan – a part of AMRUT Bio-diversity Park’ project for consideration of the ‘DDA Technical Committee’ on 29.03.2022.
- 2.2 Meeting of Technical Committee, DDA was held on 04.04.2022 wherein matter was considered in agenda item no. 18/2022. Observations were made by TC, DDA as under:
 - i. Traffic Study/Traffic Impact Assessment needs to be done for the Project.
 - ii. NOC from Irrigation and Flood Control Department, Govt. of Delhi is required that the area of the project is falling outside the 1 in 25 flood plains.
 - iii. Approval of the Iconic Structure as National Memorial is required from the Ministry/ concerned agency as per Master Plan for Delhi provisions.
 - iv. All the details of the Iconic Structure (National Memorial) to be provided for determining the Development Control Norms for National memorial and approval under Sub-clause 8(3) of Chapter 17 of MPD-2021.

2.3 After compliance on the observations (i) & (ii) of TC- DDA as referred above, CPWD had approached DDA again and submitted the Agenda on 4th November'2022 for its approval. Meeting of Technical Committee, DDA was held on 09.11.2022 and the agenda points were approved with the following recommendations:

- i. The proposal w.r.t. pedestrian plaza, entry/exits, FOB etc in the TIA study needs to be re-looked in order to avoid any development on ROW and minimize the conflict between the pedestrian and vehicular movement. Universal Accessibility and barrier free movement to be ensued from all the intersecting/approach roads.

Action taken: With regard to above observations, it is informed that no development will be done on the ROW. Drawing has been modified to that extent. It has also been ensured that there is minimum conflict between the pedestrian and vehicular movement. Universal Accessibility and barrier free movement shall also be ensued from all the intersecting/approach roads.

- ii. Revised plan of 1 in 25 flood plain be submitted by DDA to NGT.

Action Taken: DDA is to submit the revised plan to NGT.

2.4 Further to above, action has been taken on the pending observations (iii) & (iv) of the Technical Committee Meeting held on 04.04.2022. Compliance of observations are as under:

- i. Iconic Structure has been declared as 'National Memorial' vide MoHUA letter No. 20014/05/2022-AS (A,L&E) dated 02.12.2022 and even file no. dated 05.12.2022 (copy enclosed).
- ii. The detail of the Iconic Structure (National Memorial) for determining the Development Control Norms has been fixed. The maximum dimensions of the Iconic Structure will be 134 m height, 10,000 sqm base and the maximum 1,000 sqm area of sky deck. Copy of the MoHUA letter No. 20014/05/2022-AS (A,L&E) dated 02 December'2022 is enclosed.

3.0 Examination

3.1 Planning Department, DDA vide their letter dated 22.02.2022 has communicated the following provisions of Master Plan for Delhi - 2021

- As per Table 9.4: Permission of Use Premises in Sub Use Zones of Chapter 9, National Memorial and Bio-Diversity Park are permissible activities in City Park and District Park.
- Para 9.7 of Chapter 9 stipulates the activities and development control norms w.r.t. Bio-diversity Parks.

- As per Sr. no. 1. of General Notes under Sub-clause 8(3) Regulations for Building Controls within Use Premises of Chapter 17 “Where development controls are not stipulated for any use premise, the same can be formulated by the Authority.”
- Notes under Table 17.1 at Sr. No. (iv) stipulates that “The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.”

3.2 Site Visit/ Inspection Report: Site Plan with Plot area (TSS) with Geo-coordinates already submitted.

3.3 Any other information such as Land Status/ Legal Status of land/ Any Court Case against the land under reference.

‘Nav Bharat Udyan’ is being developed on the western bank of Yamuna in area of 29.84 Acres belonging to DDA and Railway, has been allotted to CPWD.

3.4 Status related to Natural Conservation Zone (NCZ). Natural features such as water bodies etc./ If the site is covered under any other Statutory provisions like NMA etc,

The project is located on the Western Bank of river Yamuna near Pragati Maidan, New Delhi. There is no monument nearby. Proposal of construction of New India Garden was submitted to Yamuna Standing Committee, CWC for approval. YSC cleared the proposal in its meeting held on 18.01.2022.

4.0 Information required as per the MoUD, GoI letters dated 07.04.2015 / 04.09.2015:

S.No.	Information required	Explanatory background
A. As per MoUD letter 04.09.2015		
i.	Background Note indicating the current situation / provisions;	Presently the proposed ‘New India Garden’ site tentatively falls in three different Land uses viz. Recreational (P2: City Park, District Park, Community Park), Industrial (M1: Manufacturing) and Agriculture & Water Body (A3 River and Water Body/Pondage) as per the Zonal Development Plan of Zone-O. Besides, there is a requirement of permitting construction of National Memorial along with other components of Nav Bharat Udyan as per the provisions under the Table 9.4 Page-89 Permission of Use Premises in Sub Use Zone and Para 9.7 page-90 MPD, 2021 provisions- Bio Diversity Park pertaining to different activities permitted in the City Park and District Park.
ii.	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	...

iii.	What were the specific recommendations of the Authority with regard to the proposal;	...
iv.	How and why the proposal was initiated;	As per Para 1.1
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	In order to construct a National Memorial (Iconic Structure) on extended virtual axis of Central Vista and to develop the Nav Bharat Udyan along with other public features like Tech Dome, Journey of India, Sphere of Unity, Amphitheatre, Thematic Vanas, Public amenities etc., the project is being planned by the Govt. of India as a Flagship project to commemorate 75th year of India's Independence.
vi.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	If the proposal is approved and implemented the proposed National Memorial along with the Nav Bharat Udyan may become the new Identity. The proposed National Memorial at this location shall be truly Iconic and defining. At present India Gate erected by the British in the Central Vista in the early 20th century prominently signifies Delhi. The proposed iconic structure being built in the independent India would become a new symbol of the National Capital. Besides, the construction of other public facilities like Tech Dome, Journey of India, Sphere of Unity, Amphitheatre, Thematic Vanas, Public amenities etc. in 'Nav Bharat Udyan, it would also display the development of India during past, present and future in various fields. Accordingly, it may be a new tourist attraction point in the capital of India.
vii.	How the proposal will benefit in the development and economic growth of the city;	It will benefit the development and economic growth of Delhi by attracting tourists from different parts of India and across the world.
viii.	What are the provisions corresponding to the proposed policy /change in other metropolitan cities in India and other countries, and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi;	NA
ix.	What will be the public purpose served by the proposed modifications;	Social and economic development of the Capital of India.

x.	What is the number of people / families / households likely to be affected by the proposed policy;	NIL
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	Yes, except that the development control norms for National Memorial to be approved by DDA.
xii.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc, and if yes, what action has been taken to bring about such changes;	No, except that the development control norms for National Memorial to be approved by DDA.
xiii.	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Yes, Ministry of Housing and Urban Affairs, Govt. of India has directed for this project. Different Govt. agencies viz. DRDO, CBRI, NBRI, PSA, IGNCA and CPWD are associated in the development of various components of Nav Bharat Udyan. The MoHUA has accorded Administrative Approval and Expenditure Sanction amounting to Rs. 383.5 Crore on 25.08.2021 for different components of Nav Bharat Udyan under UDF.
xiv.	Ministries of Finance and other nodal Ministries /Departments were taken into account while preparing and examining the proposal and;	NA
xv.	Background Note indicating the current situation / provisions;	As per Para 1.1
xvi.	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	No information available

B. As per MoUD letter dated 07.04.2015:

a.	Whether the land is government or private and who is the land-owning agency?	Government land. Already taken over by CPWD from DDA & Railway.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per project requirement.
c.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of	Not yet.

	inspection report be provided.	
d.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per para 3.0 (A) vi, vii and ix.
e.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As per para 3.0 (A) vi and ix.
f.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	No adverse impact on Law & Order.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	No official information available with CPWD in this regard.

5.0 Proposal:

The proposed National Memorial (Iconic Structure) in the 'Nav Bharat Udyan' shall have the maximum dimensions of 134 m height, 10,000 sqm base and the maximum 1,000 sqm area of sky deck.

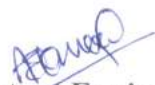
National Memorial (Iconic Structure) is a permitted structure in City Park & District Park as per Table 9.4 of Chapter 9 Environment of MPD-2021. However, there are no Development Control Norms prescribed for "National Memorial".

Master Plan for Delhi – 2021 in its Chapter 17 Development Code, Sub-clause 8(3) Regulations for Building Controls within Use Premises provides that "Where development controls are not stipulated for any use premise, the same can be formulated by the Authority."

The proposal is submitted for formulation of the Development Control Norms for the Iconic Structure and approval of the "Nav Bharat Udyan project" at village Indraprastha near Pragati Maidan, New Delhi.

RECOMMENDATION

The proposal in Para 5.0 above is placed before Technical Committee for its deliberation and suitable decision in the matter.



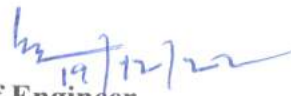
Assistant Engineer
CVPD-8, CPWD, New Delhi



Executive Engineer
CVPD-8, CPWD, New Delhi



Superintending Engineer
CVPC-4, CPWD, New Delhi



Chief Engineer
CVPZ-2, CPWD, New Delhi

451037/2023/AD(PLG-ZONE E)

S.E. C.V.P.C.-04, C.P.W.D.
Diary No. 75
Date 05/12/2022
Vidyut Bhawan, New Delhi-110001

No. 20014/05/2022-AS (A,L&E)
Ministry of Housing and Urban Affairs
Nirman Bhawan

New Delhi, 02 December 2022

OFFICE MEMORANDUM

Sub: Declaration of Iconic Structure in New India Garden as 'National Memorial'

Central Vista Development/Redevelopment Master Plan envisions to redevelop the Central Vista as a world class public space and to restore its grandeur as an architectural icon, to house modern office facilities for efficient functioning of administration, and to strengthen cultural institutions. Under the Master Plan, the Central Vista Axis will be virtually extended from the present 2.9 km to 6.3 km on the eastern point to culminate at the western bank of River Yamuna in pursuance of the original design of the Central Vista stretch from 'Ridge to River'.

2. As part of the Central Vista Master Plan, a Nav Bharat Udyan (New India Garden) spread over about 86 acres is planned on the western bank of the river. An Iconic Structure is proposed to be constructed on the Central Vista virtual axis in Nav Bharat Udyan at Village Indraprastha, near Pragati Maidan, New Delhi to realize the vision of Aatmanirbhar Bharat and as a symbol of rising India. The maximum dimensions of the Iconic Structure will be 134 m height, 10,000 m base and the maximum 1,000 sqm area of sky deck.

3. The proposed Iconic Structure is hereby declared as a 'National Memorial' with the approval of Hon'ble Minister for Housing and Urban Affairs, Govt. of India, in terms of provision of S. No. 4 District Park (Bio-diversity Park) of Table 9.4: Permission for Use of Premise in Sub Zone, Chapter 9 of Master Plan for Delhi -2021.

4. This is issued with the approval of Hon'ble Minister for Housing and Urban Affairs, Govt. of India.

F.No: 23(G)/CE/CVPC-2/2022/46 date: 02/12/2022

copy to CE/CVPC-2
S.A/PRND
10412
S.A/PRND
Copy to:

copy to:

SE CVPC-4 CPWD

UBW Delhi

K.R. Lavanya Kumar
(Lavanya Kumar)
Deputy Secretary

02/12/22

1. The Vice Chairman, Delhi Development Authority, Vikas Sadan, New Delhi- with a request to approve Development Control Parameters of 'National Memorial' as required under Clause 8(3) of Chapter 17 of MPD-2021.
2. The Special Director General (PRND), CPWD, New Delhi
3. The Additional Secretary, (A&CV), MoHUA, New Delhi
4. Joint Secretary (CV), MoHUA, New Delhi
5. The Chairman, BPAC and Chief Architect, Delhi, CPWD, R K Puram, New Delhi
6. The Senior Architect, PRND, CPWD, Nirman Bhawan, New Delhi.

No. 23(G)/SE/CVPC-4/NIG/86 Date. 05/12/2022

copy to SE/CPWD & L2
A
S/In

Most immediate

No. 20014/05/2022-AS (A,L&E)
Ministry of Housing and Urban Affairs
Nirman Bhawan

New Delhi, 05 December 2022

OFFICE MEMORANDUM

Sub: Declaration of Iconic Structure in New India Garden as 'National Memorial'

The maximum dimensions of the iconic structure mentioned in the Para-2 of O.M of even number dated 02 December 2022 from this Ministry may be kindly read as 134 m height, 10,000 sqm base and the maximum 1,000 sqm area of sky deck.


(Kavanya Kumar)
Deputy Secretary

Copy to:

1. The Vice Chairman, Delhi Development Authority, Vikas Sadan, New Delhi- with a request to approve Development Control Parameters of 'National Memorial' as required under Clause 8(3) of Chapter 17 of MPD-2021.
2. The Special Director General (PRND), CPWD, New Delhi
3. The Additional Secretary, (A&CV), MoHUA, New Delhi
4. Joint Secretary (CV), MoHUA, New Delhi
5. The Chairman, BPAC and Chief Architect, Delhi, CPWD, R K Puram, New Delhi
6. The Senior Architect, PRND, CPWD, Nirman Bhawan, New Delhi.

Dhrupad Consultants Pvt. Ltd.

+919958056935

dhrupadconsultants@gmail.com

7E, Pocket-B, Siddharth Extension, New

Delhi-110014

Date: 17/12/2022

To,
Executive Engineer,
Central Vista Project Division-8
CPWD, Vidyut Bhawan,
New Delhi.

Name of Work: Traffic study (Traffic impact Assessment) to know the impact of visitors footfall/traffic including topographical survey of Ring Road on account of the proposed New India Garden and complete proposal thereof.

Subject: Submission of revised plan incorporating the recommendation given by Technical Committee.

Dear Sir,

As per recommendation given by the Technical Committee, the Plans has been modified and is hereby submitted with the compliance to the recommendation.

S.No.	Recommendation by Technical Committee	Compliance
i.	The proposal w.r.t. pedestrian plaza, entry/Exit, FOB, etc in the TIA study needs to be re-looked in order to avoid any development on ROW and minimize the conflict between the pedestrian and vehicular movement. Universal Accessibility and barrier free movement to be ensured from all the intersecting/approach roads.	<ol style="list-style-type: none"> 1. NIG pedestrian plaza has been re-designed and has been shifted within the site area. External ROW of the Ring Road has been kept as green area for future expansion of Road. 2. Entry/Exit of the proposed FOB has been shifted more towards Entry of NIG behind Bus stops, Pick-drop areas. 3. Universal accessibility and barrier free movement has been ensured by providing Table-top crossings.

Please find enclosed the revised Traffic Plan incorporating the recommendations given by the Technical Committee.

For Dhrupad Consultants Pvt. Ltd.

Yours Faithfully,
Ashok Singh Rajpoot
(Architect-Urban Planner)

Director

Dhrupad Consultants Private Limited

Ashok
Director



