

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

ई. फाइल PLG/MP/0002/2024/F-1/ 79

दिनांक: 05.08.2024

## बैठक का कार्य-वृत्त

**विषय:** Minutes of the 3<sup>rd</sup> Technical Committee Meeting of DDA for the year 2024 held on 10.07.2024.

The 3<sup>rd</sup> Technical Committee Meeting of DDA for the year 2024 was held on 10.07.2024 (Wednesday) at 04:00 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 भगवत  
05/08/2024  
निदेशक (योजना),  
एम.पी.एम.आर - II

**To:**

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

### Special Invitees:

1. Resident Commissioner, Nagaland House
2. JS (Estt & GEM)
3. Addl. Commissioner (Engg.), MCD
4. Chief Engineer (Building), HQ, MCD
5. Additional Chief Architect, V.C. Office, DDA



**Item No. 09/2024**

**Confirmation of the Minutes of 1<sup>st</sup> Technical Committee meeting held on 05.01.2024.  
PLG/MP/0053/2023/F-1**

It was informed by Additional Commissioner (Plg) - I that requests for amendments in the minutes related to Item No. 01/2024 and Item no. 05/2024 have been received from Land Pooling Cell and Area Planning Unit of Zone E & O, respectively. After, detailed deliberations the following modifications have been recommended:

**I. Minutes w.r.t. Item no. 01/2024 regarding General Observations regarding Planning permission for Fuel Stations are modified as under:**

- i. Sr. no. 5, as per the minutes dated 03.02.2024, regarding the issue of incorporating the EVCI in the existing and future proposals for setting up of Fuel Stations on public and private plots in NCT of Delhi, was as under:

*"It was also recommended that while submitting the proposals to DDA, all the concerned agencies are required to forward space requirements (in terms of percentage of plot area) for different categories of fuels i.e. Petrol / Diesel, CNG and EVCI, as the case may be."*

**The above shall be deleted.**

- ii. Further, regarding the consolidated conditions for seeking Planning Permission for setting up of Fuel Stations on privately owned land, following amendments have been recommended:

- a. **Sr. no. 4** shall be read as under:

*"4. Conversion charges for the land use have been notified by the DDA under various categories with differential charges. The use conversion charges shall be leviable according to the utilization of the plot for various categories of fuels i.e. Petrol / Diesel, CNG and EV. The space utilization of the plot for fuels shall be mandated at the time of final approval by the Lands Department, DDA and no deviation shall be permitted, thereafter."*

- b. **Sr. no. 6** shall be read as under:

*"6. For the sites falling in the areas where layout plan of the area has not been prepared for instance in land pooling areas, green belt, etc. it was deliberated that such cases will be considered for approval for temporary permission of 5 years or till the layout plan (whichever is earlier). In this regard, the applicant and fuel agency has to submit undertaking to the effect that in case the site doesn't get accommodated in the layout plan, they will shift/close the business from the existing site."*

- c. **Sr. no. 9** shall be read as under:

*"9. It was assured by the representatives of IGL that in future no private owner would be allowed to start construction till all the formal approvals and clearances have been obtained for the said plot from all the concerned agencies. If any violation is reported LOI shall be cancelled and any such construction would be considered unauthorized, rendering the site ineligible for setting up the fuel station. This shall be applicable to all categories of Fuel Stations."*

*Signature*



**d. Sr. no. 15:**

*"It was also recommended that while submitting the proposals to DDA, all the concerned agencies are required to forward space requirements (in terms of percentage of plot area) for different categories of fuels i.e. Petrol / Diesel, CNG and EVCI, as the case may be."*

**The above shall be deleted.**

- II.** Minutes w.r.t. **Item no. 05/2024** regarding proposed change of landuse for an area measuring 40300 sqm i.e 10 acres approx. at Pocket-C, Integrated Freight Complex, Gazipur from Commercial (Freight Complex)" to "Utility" as per Zonal Development Plan of Zone E for construction of Bio-Methanization Plant, are modified as under:

*The agenda was presented by Addl. Commissioner (Plg) – I. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957.*

*It was also decided to earmark the land measuring 2300 sq.m (to be kept for future use) along the 45m ROW for efficient utilization of the plot in future. Accordingly, the boundary of the proposed change of landuse is to be modified.*

- III.** Minutes w.r.t **Item no. 07/2024** be withdrawn as the proposal does not fulfil the eligibility criteria as per the Regulations of setting up of Fuel station on privately owned land.

**Confirmation of the Minutes of 2nd Technical Committee meeting held on 31.01.2024.**  
**PLG/MP/0001/2024/F-1**

It was informed by Additional Commissioner (Plg) – I that letter dated 02.02.2024 conveying observations on the agenda item no. 08/2024 has been received from the Addl. Chief Planner, Town and Country Planning Organization. It was informed that the process of inviting objection / suggestions on the Public notice has been completed. Further, no objection / suggestion were received on the said Public notice and letter dated 02.02.2024 conveying the observations has been forwarded to Landscape Department, DDA for necessary action.

Keeping the above on record, the minutes of the 2<sup>nd</sup> Technical Committee held on 31.01.2024 were confirmed as circulated.

**Item No. 10/2024**

**MCD Proposal for relaxation in Development Control Norms applicable to plots falling in the Ware Housing Scheme, Kirti Nagar.**  
**PLG/0011/2022/-AD(PLG-ZONE G)AP-III**

The agenda was presented by Chief Town planner, MCD and Additional Commissioner (Eng.) MCD and following facts were presented by MCD:

- a. The Chief Town Planner, MCD apprised the Committee that Kirti Nagar area was originally envisaged as a Ware Housing Scheme under the provision of MPD-1962. Under MPD-1962, the landuse of the WHS is – Commercial (Ware Housing, Storage Depot & Mineral Siding). The Development Control Norms mentioned are as follows:  
Ground Coverage – 60%  
FAR – 150



- b. DDA vide its Resolution No. 222 dated 05.06.1963 resolved that the nomenclature "Warehousing for purposes of landuse also includes "Industrial Use" and therefore there was no objection to the use of this area for industrial purposes.
- c. Under MPD-2001 - the landuse of the ware Housing Scheme is - Industrial - (Manufacturing, Service & Repair Industry). The Development Control Norms mentioned are as follows:  
 Max. Ground Floor Coverage - varies from 40% to 100%  
 FAR - 200
- d. In MPD-2021, Chapter 6.0, Kirti Nagar is shown at S. No. 9 under table 6.1 showing existing Planned Wholesale Markets, Ware Housing and Transport Centre. The Development Control Norms for Wholesale Trade as per MPD-2021 is mentioned as below: -  
 Use / Use Premise - Integrated Freight Complex / Wholesale Market  
 Ground Coverage - 30%  
 FAR - 80
- e. Due to lack of clarity in the applicable norms and in order to regularize the existing development without demolition of large number of properties / depriving traders from livelihood, MCD has opined that there is a requirement of bringing clarity in the norms and also relaxation in Development Control Norms.
- f. Accordingly, MCD has proposed that relaxation in ground coverage upto 100% and apportionment of FAR upto maximum 300 for all the plots falling within "Ware Houses for Timber Traders & Mineral Siding, South of Kirti Nagar" be allowed with all activities permitted on Warehousing plot (with commercial office restricted to 25% of the total floor area) including industrial activities as per the prevailing Master Plan for Delhi. The permission shall be subject to approval of all statutory authorities including Delhi Fire Service.

After due deliberations on the above facts as presented by the MCD, the following was decided:

1. The Committee decided that considering the ground realities and in the view of the resolution of Authority and the fact that the area under reference was originally planned as a Ware Housing Scheme under MPD-1962, ground coverage upto 100% may be allowed to individual plots falling under the Ware Housing Scheme.
2. The MCD shall work out the apportionment of FAR as applicable on the individual plots after excluding the area of the land parcels owned / under possession of the DDA.
3. The issue of apportionment of FAR does not fall under the purview of Technical Committee and hence it was discussed that it may be taken by MCD at its own level. Further, MCD shall ensure that the same is done after deducting the area of land parcels owned/ under possession of DDA.
4. It was also decided that the proposal of MCD to the extent of relaxation of Ground Coverage by DDA shall be placed before the Authority for its approval.

#### **Item No. 11/2024**

**Proposed Change of Landuse of an area measuring 2.5 acres at INA (next to NCRTC, Gatishakti Bhawan) from 'Recreational' (District Park) to 'Residential' allotted to MEA.  
 PLG/MP/0002/2024/F-20/-AD(PLG-ZONE D)**

The agenda was presented by Director (Plg), Zone - D. It was informed that the proposal does not



include the provisioning of equivalent area for the mandatory green / compensatory green required in lieu of the site proposed for the change of land use. Further, it was also recommended that shifting of the trees falling within the proposed site shall be done, as per due procedure and after seeking all necessary approvals as per law, before any development is taken up on the site.

The agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals. The final proposal for change of land use however shall be subject to provisioning of alternate land to be kept as green.

**Item No. 12/2024**

**Regarding relaxation for construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at plot 29, Dr. APJ Abdul Kalam Road (Formerly Aurangzeb Road), New Delhi.**

**PLG/MP/0002/2024/-O/o DY DIRECTOR (PLG-GIS AND ZONE D)**

The agenda was presented by Chief Architect, NDMC. After detailed deliberations, the agenda item was approved for placing in the Authority for seeking permission under Clause 8(2) of Master Plan for Delhi 2021. Further, the development control norms shall be subject to all the statutory approvals, LBZ guidelines and approval of PMO.

**Item No. 13/2024**

**Proposal for considering the case of Kirori Mal College in the category of 'General College' for facilitating/ upgradation of infrastructure instead of 'Old College' norms as per MPD-2021.**

**PLG/MP/0001/2024/F-9/-AD(PLG-ZONE C)AP-III**

The agenda was presented by Senior Architect, CPWD. It was informed that based on the initial construction done on site for Kirori Mal College, the buildings have been designed as an integrated campus and it is not possible to ascertain the areas under individual uses i.e. separate percentage of plot areas cannot be attributed to Residential / Administration Use.

Keeping in view the earlier approvals and the difficulties faced in adopting the norms of Old college, the agenda item was approved, in principle, for granting the development control norms of General College to Kirori Mal College in the view of recommendations of the CPWD i.e. plan sanctioning authority. It was also recommended that the plan sanctioning body shall ensure that the new proposal shall suitably integrate the existing buildings on site.

**Item No. 14/2024**

**Regarding Change of Landuse of an area measuring 1.35 Ha. (approx.) from "Recreational (District Park)" to 'Residential' for the construction of Staff Quarters at Minto Road, New Delhi.**

**PLG/MP/0021/2020/F-20/ -O/o DY. DIRECTOR (PLG) MP AND DC/ AD (PLG- ZONE D)**

The agenda was presented by Chief Town planner, MCD and it was informed that the total area, under the ownership of MCD, proposed for change of land use is 14,123 sqm. After detailed deliberations, the change of land use for an area measuring 14,123 sqm from "Recreational (District Park)" to 'Residential' and change of land use for alternate land parcels as compensatory green measuring 1.2 Ha and 0.6 Ha from "Residential" to "Recreational" falling in Zone - A and Zone -C, respectively, was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals.

Further, it was recommended that the Traffic Study / Traffic Impact Assessment needs to be done for the project and submitted to DDA.





**Item No. 15/2024**

**Proposed change of land use of an area measuring 752.51 sq.m (900 sq.yds) from 'Recreational (Community Park/ Park/ Multipurpose/ GR)' to Public and Semi-Public (PS-1)' for Pig Shelter at Pocket-B, IFC Gazipur - CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagarik Parishad Vs Manmohan & Anr.  
PLG/MP/0001/2024/F-3/ -O/o DIRECTOR (PLG) (ZONE-E AND O)**

The agenda was presented by Director (Plg), Zone E & O. After detailed deliberations, it was decided that, the provisioning of equivalent area for the mandatory green / compensatory green shall be ensured in lieu of the site proposed for the change of land use from Recreational to Public and Semi-Public.

Accordingly, the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957 subject to all the statutory approvals.

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





**ANNEXURE-I**

**List of participants of 3<sup>rd</sup> Technical Committee meeting for the year 2024 - 10.07.2024.**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (LD), DDA
4. Commissioner (Plg.), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commr. (Plg.)- I, DDA
7. Addl. Commr. (Plg.)-IV, DDA
8. Addl. Commr. (Plg.)- III, DDA
9. Addl. Chief Architect, VC Office
10. Director (Plg), Zone C & G
11. Director (Plg.), MPMR-II
12. Director (Plg.), Zone – E & O
13. Director (IL), DDA
14. Dy. Director (Landscape), DDA

**Representatives of the following Organizations has also attended the meeting:**

1. Additional Commissioner (Engg.), MCD
2. Chief Town Planner, MCD
3. Senior Town Planner, MCD
4. TCPO
5. Chief Architect, NDMC
6. ACP/TE, Delhi Traffic Police
7. Delhi Fire Services
8. Ministry of External Affairs
9. Development Authority Nagaland
10. Nagaland State Guest House
11. CPWD
12. Kirori Mal College



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

ई. फाइल . - PLG/MP/0002/2024/F-1/-O/o  
DY DIRECTOR (PLG)MP AND DC / 76

दिनांक: 08.07.2024

बैठक सूचना

The 3<sup>rd</sup> Technical Committee Meeting of DDA for the year 2024 is scheduled to be held on **10.07.2024 (Wednesday) at 04:00 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, I.N.A., New Delhi - 110023.

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

शिख भर्गव  
08/07/2024  
निदेशक (योजना),  
एम.पी.एम.आर - II

To:

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

Special Invitees:

1. Resident Commissioner, Nagaland House
2. JS (Estt & GEM)
3. Addl. Commissioner (Engg.), MCD
4. Chief Engineer (Building), HQ, MCD
5. Additional Chief Architect, V.C. Office, DDA



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आई. पी. एस्टेट, नई दिल्ली - ११०००२  
फ. नो. : ०११-२३३७०५०७

ई. फाइल PLG/MP/0054/2023/F-1/24

दिनांक: ०३.०२.२०२४

### बैठक का कार्य-वृत्त

**विषय:** Minutes of the 1st Technical Committee Meeting of DDA for the year 2024 held on 05.01.2024.

The 1st Technical Committee Meeting of DDA for the year 2024 was held on 05.01.2024 (Friday) 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 भारीव  
०३/०२/२०२४  
निदेशक (योजना),  
एम.पी.एम.आर - II

**To:**

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

#### Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Representative of HPCL
3. Representative of IOCL
4. Representative of IGL



Item No. 01/2024

**Confirmation of the Minutes of 3<sup>rd</sup> Technical Committee meeting held on 05.09.2023.**  
**PLG/MP/0053/2023/F-1**

Since no observations/comments were received, the minutes of the 3<sup>rd</sup> Technical Committee held on 05.09.2023 were confirmed as circulated.

**General Observations regarding Planning permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi.**

It was informed in the meeting that various requests have been received in DDA regarding Permission for setting up of Fuel Stations. Ministry of Power, Govt. of India issued the revised consolidated Guidelines & Standards for charging Infrastructure for Electric Vehicles (EV) vide Office Memorandum dated 14.01.2022 to accelerate the e-mobility transition in the country. For this purpose emphasis has been laid down to proactively support creation and adopt EV charging infrastructure. The matter has been discussed at various forums in DDA.

In view of above, the issue regarding incorporating the EVCI in the existing and future proposals for setting up of Fuel Stations on public and private plots in NCT of Delhi has been discussed and following was recommended:

1. The permissibility of EVCI within the fuel stations shall be applicable to all categories of fuel stations on both public or private land.
2. In view of the Guidelines and Standards for Electric Vehicle Charging Infrastructure (EVCI) issued by the Govt. of India which mandates provisioning of EVCI within the fuel stations, EVCI needs to be integrated within all the fuel stations including CNG stations, wherever feasible. Any statutory clearance required for the purpose shall be obtained by the land owner from the concerned agencies.
3. Based on the letter dated 02.11.2023 of Lands Disposal Branch w.r.t. NOC for setting up of EV charging stations, no additional land will be allotted to existing sites for setting up of EV infrastructure by DDA.
4. All oil and gas agencies to ensure that the documents related to the ownership (khasra & khatauni) are verified by the Revenue Department, GNCTD and information be also submitted to DDA (superimposing the Shajra Map on the Layout Plan) while submitting the proposal for planning permission. The SOP issued by Lands Department shall be modified to this extent.
5. It was also recommended that while submitting the proposals to DDA, all the concerned agencies are required to forward space requirements (in terms of percentage of plot area) for different categories of fuels i.e. Petrol / Diesel, CNG and EVCI, as the case may be.
6. The aforementioned provisions w.r.t. EVCI, be incorporated in the regulations for fuel stations on privately owned lands.

Earlier, the proposals regarding Planning Permission for Fuel Stations were processed as per the decisions taken in the 4<sup>th</sup> and 7<sup>th</sup> Technical Committee Meeting held on 20.07.2020 and 05.10.2020, respectively. As per the minutes of the 4<sup>th</sup> and 7<sup>th</sup> TC meeting of DDA for the year 2020, some of the decisions are different from the above-mentioned recommendations.

In view of above, the minutes of the 4<sup>th</sup> and 7<sup>th</sup> TC meeting of DDA for the year 2020 shall stand modified to the extent of incorporating the observations made above.



All future proposals, henceforth, seeking Planning Permission for setting up of Fuel Stations on privately owned land shall adhere to the following conditions:

1. *The proposed Fuel station shall conform to specifications and safety norms as per the PESO and the applicant shall obtain clearance/approval from all the concerned authorities as per the applicable norms.*
2. *The Site Plans should clearly indicate ingress and egress points to the proposed fuel station sites, so that the movement of the vehicles can be ensured without interfering with the thorough movement of the vehicles from the access road.*
3. *Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA*
4. *Conversion charges for the land use have been notified by the DDA under various categories with differential charges. The use conversion charges shall be leviable according to the utilization of the plot for various categories of fuels i.e. Petrol / Diesel, CNG and EV. The segregation of the space for CNG filling stations and EV charging points shall be clearly indicated in the layout plans and demarcated on the site and no deviation shall be permitted.*
5. *At present, as per the Policy/MPD 2021, the maximum plot size of 33m x 45 m and only for CNG mother station maximum permitted size of plot is 75mx40m. The representatives of IGL requested that DDA should allow the setting up of fuel station on large sized plots. IGL was requested to send the request along with the justification for further examination by DDA.*
6. *For the sites falling in the areas where layout plan of the area has not been prepared for instance in land pooling areas , green belt, etc. it was deliberated that such cases will be considered for approval for temporary permission of 5 years or till the layout plan (whichever is earlier). In this regard, the applicant and IGL has to submit undertaking to the effect that in case the site doesn't get accommodated in the layout plan, they will shift/close the business from the existing site.*
7. *In future, applicant seeking permission for fuel stations should submit plots of regular shape and size to the extent possible with clear identification of the prescribed size of the plot. Land required for future widening of the road as per approved/ notified zonal plans has to be kept as green open space with proper ingress and egress to the plot, without hindering the through traffic on the proposed road. No separate median cut shall be allowed for the access to fuel station.*
8. *In case of sites falling in Land Pooling scheme , the private land owner will give an undertaking that they will participate in Land Pooling scheme for their respective land. In such cases when sector becomes eligible for Pooling, the applicant will have to adhere to the requirement of Land Pooling Policy. If on that account the fuel station becomes un-operational it shall be closed. An undertaking to this effect will be given by the applicant*
9. *It was assured by the representatives of IGL that in future no private owner would be allowed to start construction till all the formal approvals and clearances have been obtained for the said plot from all the concerned agencies. If any violation is reported LOI shall be cancelled and any such construction would be considered unauthorized, rendering the site ineligible for setting up the fuel station.*
10. *The Site/Key Plan of the site with proper dimensions and area to be placed before the Technical committee. The authentication and verification shall be done as per order No. F-3(28)63/MP/Pt./09 dated 07/01/2012.*



11. The permissibility of EVCI within the fuel stations shall be applicable to all categories of fuel stations on both public or private land.
12. In view of the Guidelines and Standards for Electric Vehicle Charging Infrastructure (EVCI) issued by the Govt. of India which mandates provisioning of EVCI within the fuel stations, EVCI needs to be integrated within all the fuel stations including CNG stations, wherever feasible. Any statutory clearance required for the purpose shall be obtained by the land owner from the concerned agencies.
13. Based on the letter dated 02.11.2023 of Lands Disposal Branch w.r.t. NOC for setting up of EV charging stations, no additional land will be allotted to existing sites for setting up of EV infrastructure by DDA.
14. All oil and gas agencies to ensure that the documents related to the ownership (khasra & khatauni) are verified by the Revenue Department, GNCTD and information be also submitted to DDA (superimposing the Shajra Map on the Layout Plan) while submitting the proposal for planning permission. The SOP issued by Lands Department shall be modified to this extent.
15. It was also recommended that while submitting the proposals to DDA, all the concerned agencies are required to forward space requirements (in terms of percentage of plot area) for different categories of fuels i.e. Petrol / Diesel, CNG and EVCI, as the case may be.
16. The aforementioned provisions w.r.t. EVCI, be incorporated in the regulations for fuel stations on privately owned lands.

**Item No. 02/2024**

**Planning permission for setting up Fuel Station on private land at Khasra No. 91//4 min and 91//5 min in Village Mundka along UER-II, near Mundka Industrial Area Metro Station. PLG/LP/0001/2023/K-I/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)**

The agenda was presented by Additional Commissioner (Plg) - IV. The proposal contained in the agenda item was approved subject to the aforementioned General Observations regarding planning permission for fuel stations.

**Item No. 03/2024**

**Planning permission for Fuel Station on Private Land Khasra No. 48//3/1, 48//2/2 & 48//2/1, Village Kanganheri, Delhi. PLG/LP/0004/2023/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)**

The agenda was presented by Additional Commissioner (Plg) - IV. During the presentation, it was informed that proposed fuel station boundary is located 47.2 m away from the intersection, against 50 m as per the regulations dated 08.03.2019 and the applicant has left the egress at a distance of 53m. The proposal contained in the agenda item was approved subject to the aforementioned General Observations regarding planning permission on fuel stations.

**Item No. 04/2024**

**Planning permission for Fuel Station on Private Land Khasra No. 40//3, Village Ghumanhera, Delhi. PLG/LP/0001/2022/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)**

The agenda was presented by Additional Commissioner (Plg) - IV. The proposal contained in the agenda item was approved subject to the aforementioned General Observations regarding planning permission for fuel stations.



**Item No. 05/2024**

**Proposed Change of landuse for an area measuring 40300 sqm i.e. 10 Acres approx. at Pocket-C, Integrated Freight Complex, Gazipur from 'Commercial (Freight Complex)' to 'Utility' as per Zonal Development Plan of Zone E, for construction of Bio-Methanization Plant.  
PLG/MP/0007/2021/F-3/-O/o DY DIRECTOR (PLG)MP AND DC**

The agenda was presented by Addl. Commissioner (Plg) - I. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957.

**Item No. 06/2024**

**Planning permission for setting up Fuel Station on private land at Khasra No. 31//25, Village Ranhola.**

**PLG/LP/0002/2023/K-I/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)**

The agenda was presented by Additional Commissioner (Plg) - IV. The proposal contained in the agenda item was approved subject to the aforementioned General Observations regarding planning permission for fuel stations.

**Item No. 07/2024**

**Planning permission for Fuel Station (Petrol Pump) on Private Land Khasra No. 30/14, Village - Singhola, Narela, G. T. Karnal Road, Delhi in view of notified regulations dated 08.03.2019.  
PLG/NP/0001/2023/F7/-O/o ADDL COMMISSIONER(PLG)-II**

The agenda was presented by Additional Commissioner (Plg) - II. The proposal contained in the agenda item was approved subject to the aforementioned General Observations regarding planning permission for fuel stations.

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

*SP*



## **ANNEXURE-I**

**List of participants of 1<sup>st</sup> Technical Committee meeting for the year 2024 -  
05.01.2024**

### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner, LD / LM
4. Commissioner (Plg.), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commr. (Plg.)-I, DDA
7. Addl. Commr. (Plg.)- II, DDA
8. Addl. Commr. (Plg.)- IV , DDA
9. Addl. Commr. (Landscape), DDA
10. Addl. Chief Architect, VC Office
11. Director (Plg), MPMR-II
12. Director (Plg), Zone E & O

**Representatives of the following Organizations has also attended the meeting:**

1. MCD
2. TCPO
3. CPWD
4. DMRC
5. Traffic Police
6. IOCL
7. HPCL
8. IGL







दिल्ली विकास प्राधिकरण  
मुख्या योजना विभाग  
छंठी मंजिल, विकास मीनार  
आई.पी.एस्टेट, नई दिल्ली - ११०००२  
फ. नो. : ०११-२३३७०५०७

ई. फाइल PLG/MP/0001/2024/F-1/25

दिनांक: ०३.०२.२०२४

## बैठक का कार्य-वृत्त

**विषय:** Minutes of the 2<sup>nd</sup> Technical Committee Meeting of DDA for the year 2024 held on 31.01.2024.

The 2<sup>nd</sup> Technical Committee Meeting of DDA for the year 2024 was held on 31.01.2024 (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.

शिरठा भार्गव  
०३/०२/२०२४  
निदेशक (योजना),  
एम.पी.एम.आर - II

**To:**

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

### Special Invitees:

1. CE (Hort.), DDA
2. Additional Chief Architect, V.C. Office, DDA
3. Director (Landscape), DDA



**Item No. 08/2024**

**Proposed Change of Landuse for Part land measuring approx. 0.8 Ha. (8000 sqm) from Recreational P2 (District Park, Community Park) to Commercial C1 for setting up of Riverfront project.**

**LS/ADMN/0001/2024/F1/-AD(Landscape)-Yamuna**

The modified Agenda was laid on table with the request to withdraw the agenda item already circulated. Accordingly, the modified agenda was discussed.

The agenda item was presented by the Director (Landscape). It was discussed that as per the decision of the Screening Committee, the modified Agenda has incorporated the changed area statement. Accordingly, the project be referred to as 'River Front Project'. The Change of Land Use shall be only for the 8,000 Sq.m. for Commercial use. Representatives of TCPO and MCD opined that the area falls in an Eco-Sensitive Zone and accordingly, all statutory approvals shall have to be sought before undertaking any commercial development on the site.

The agenda item with the above observations has been approved and recommended for further processing under Section 11A of DD Act, 1957.

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





## **ANNEXURE-I**

**List of participants of 2<sup>nd</sup> Technical Committee meeting for the year 2024 - 31.01.2024.**

### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Commissioner (Plg.), DDA
3. Chief Architect, HUPW, DDA
4. Addl. Commr. (Plg.)-I, DDA
5. Addl. Commr. (Plg.)- IV , DDA
6. Addl. Commr. (Landscape), DDA
7. Addl. Chief Architect, VC Office
8. Director (Plg.), MPMR-II
9. Director (Plg.), Zone - E & O
10. Director (Landscape), DDA

**Representatives of the following Organizations has also attended the meeting:**

1. MCD
2. TCPO
3. Traffic Police







दिनांक: 18.04.2024

संख्या: PLG/0011/2022/-AD(PLG-ZONE G)AP-III/10-47

**विषय: MCD Proposal for relaxation in Development Control Norms applicable to plots falling in the Ware Housing Scheme, Kirti Nagar.**

सन्दर्भ: TP/G/MCD/2024/ 3388 dt. 05.04.2024 (copy enclosed)

Chief Town Planner, MCD vide above mentioned letter dt. 05.04.2024 forwarded the proposal for relaxation in Development Control Norms applicable to plots falling in WHS Kirti Nagar for the consideration of the Technical Committee endorsing the representation of market association, WHS Kirti Nagar.

The proposal is received due to the lack of clarity of applicable development control norms for the plots falling in layout plan titled "Warehouses for timber traders & mineral siding, South of Kirti Nagar" along with the subsequent lay out plans later prepared in the area earmarked as 'Mineral Siding' in this lay out plan.

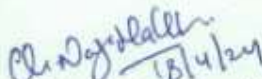
The proposal is requesting consideration for approval of technical committee on following issues :-

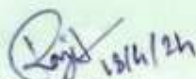
1. Relaxation in Ground coverage up to 100% under the provisions given in Chapter-17 of MPD-2021, Note; iv of Para 8(3) "REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES" where it is stipulated that "the Technical committee of DDA may relax setbacks, ground coverage and height in special circumstances."
2. Following apportionment of FAR up to maximum 300 for all the plots within "Ware houses for Timber Traders & Mineral Siding, South of Kirti Nagar" with all activities permitted on Warehousing plot (with commercial office restricted to 25% of the total floor area) including industrial activities as per the prevailing Master Plan for Delhi as on date subject to payment of penalty, additional FAR charge and conversion charge as applicable based on the prevailing master plan at the time of sanction of the plan or execution of lease Deed.

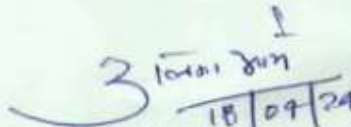
It is also mentioned in the proposal that MCD will ensure all statutory clearance while implementing the proposal of apportionment of FAR and that the individual plots shall not be entitled for any incentives of Re-development in future.

The proposal as received from MCD is enclosed for consideration of the Technical Committee meeting.

Encl.: As above

  
Smt. Cheekatla Naga Mallika  
(Plg. Asstt. Zone-G)

  
Sh. Ranjit Manna  
(Asstt. Dir. /Plg. Zone-G)

  
Smt. Alka Arya  
(Director, Plg. C & G)





**MUNICIPAL CORPORATION OF DELHI**  
**Town Planning Department**  
 E-Block, 13<sup>th</sup> Floor Civic Centre Minto Road,  
 Jawaharlal Nehru Marg Delhi-02

निदेशक (क्षेत्रीय योजना)-तीन (सी. एवं जे.)  
 डायरी सं. 102  
 दिनांक 12/4/2024



No. TP/G/MCD/2024/33 88

Dated 05/04/24

To,

The Commissioner (Plg.),  
 5<sup>th</sup> Floor, Vikas Minar, I.P. Estate,  
 Delhi Development Authority,  
 New Delhi-110002.

आयुक्त (योजना) कार्यालय  
 डायरी सं. I-1829  
 दिनांक 08/04/2024

अतिरिक्त आयुक्त (योजना) - II  
 डायरी संख्या 283  
 दिनांक 10/04/2024

**Subject: - Proposal for relaxation in Development Control Norms applicable to plots falling in the Ware Housing Scheme, Kirti Nagar.**

Madam,

Kindly refer to the representation of the members of Market Association, WHS Kirti Nagar (copy enclosed) requesting for the Development Control Norms including the commercial activities applicable to the Ware Housing Scheme. A clarification w.r.t WHS, Kirti Nagar from DDA has been received vide letter dated 18.03.2024. Subsequently, in the meeting held between DDA and MCD, it was decided that the matter needs consideration of Technical Committee so that existing developments, which have come up due to lack of clarity of applicable development control norms can be regularized.

Accordingly, agenda for relaxation in Development Control Norms applicable to plots falling in the Ware Housing Scheme, Kirti Nagar is being sent for consideration of Technical Committee (copy enclosed).

**Encl:** As above

AC (Plg) III  
 MN.  
 10/04/24

Yours faithfully

Chief Town Planner

12.4.24  
 Plg (Plg) C & G

Plg. purshp

3/15/04/24

AD (Plg) Zone G - I



Item No.

Dated:

**AGENDA FOR TECHNICAL COMMITTEE MEETING**

**Subject: - Proposal for relaxation in Development Control Norms applicable to plots falling in the Ware Housing Scheme, Kirti Nagar.**

**1. Background:**

- 1.1 The matter is regarding a representation received from the members of Market Association, WHS, Kirti Nagar stating that Kirti Nagar area, originally envisaged as a Ware Housing Scheme under the provisions of MPD-1962. The Market Association have requested for the Development Control Norms including the commercial activities applicable to the Ware Housing Scheme.
- 1.2 In the Kirti Nagar area, there exists three approved layout plans mentioned as 'Area under mineral siding (86.00 acres)'. Details of the same are as follows:
- Layout plan of A-1 & A-2 Kirti Nagar Ware Housing Scheme' of area measuring 6.43 Ha. in which use allowed is mentioned as:
    - Block A2-** *Storage & Sale for Timber & Allied Trade with Saw Device upto 10HP.*
    - Block A1-** *Storage & Sale of building material including marble dealer warehousing etc. with 10HP for processing permitted but excluding storage and sale of Timber and steel. No manufacturing permitted*
  - Layout Plan of Lakkar Mandi Kirti Nagar, Block-A & B of area measuring 9.16 Ha, for which use allowed is mentioned as 'Storage & Sale for Timber & Allied Trade with Saw Device upto 10 HP' for both Block A & B.
  - 'Revised Modified Plan of Vacant Pocket at Kirti Nagar Industrial Area (Alternate Plots to SP Mukherjee Market Traders)' of area measuring 7.9 Ha, for which use allowed is not mentioned.
- 1.3 There are about 1279 plots and 70 shop plots in the WHS, Kirti Nagar, New Delhi. The details of the plots and shop plots is mentioned below:

Lay out Plan title	Area	Plot Details
Ware Houses for Timber Traders & Mineral Siding, South of Kirti Nagar (Plot for 'Balance for timber traders')	66.03 Acs	457
Layout plan of A-1 & A-2 Kirti Nagar Ware Housing Scheme	15.90 Acs (6.43 Ha)	A-1 Block - 50 plots A-2 Block - 89 plots (65+24*)



Layout Plan of Lakkar Mandi Kirti Nagar, Block-A & B	22.16 Acs (9.16 Ha)	A Block – 225 plots (205 +20*) B Block- 158 Plots (132+26*)
'Revised Modified Plan of Vacant Pocket At Kirti Nagar Industrial Area (Alternate Plots To SP Mukherjee Market Traders)'	19.55 Acs (7.9 Ha)	370 Plots

- 1.4 The layout of the scheme admeasuring 156.13 acres (63.18 ha) titled "Ware Houses for Timber Traders & Mineral Siding, South of Kirti Nagar" was approved in the year 1972 in which the following area statement has been provided:

Area Statement	Area (In acres)	%
<b>Total area of the scheme</b>	<b>156.13</b>	<b>100%</b>
<b>1. Area under mineral siding</b>	<b>86.00</b>	<b>55.10</b>
2. Area under Community Centre	2.60	1.70
3. Area under Nallah	1.50	0.90
<b>4. Balance for Timber Traders</b>	<b>66.03</b>	<b>42.30</b>
Area under Plots	34.15	52.37
Area under Roads & S. Roads	25.50	37.97
Area under park & Open Spaces	4.60	7.04
Area under Local Shopping	0.84	1.29
Area under parking	0.94	1.44

## 2. Applicable Provisions of MPD/ZDP and Development Control Norms

- 2.1 Under MPD-1962, the land use of the warehousing scheme is- **Commercial (Warehousing, Storage Depot & Mineral Siding)**. The development control norms mentioned are as follows:

- FAR- 150
- Maximum ground floor coverage- 60%

In Chapter-II titled 'Zoning & Sub-division Regulations' under 'A. Zoning Regulations', para 4. PROVISIONS REGARDING USES IN "USE ZONES" is mentioned. At sl no. 21 under Use Zone '**W**'-Warehousing Storage and Depot Use Zone, following is mentioned:

*Uses permitted:*

*Warehousing, storage and depot for non-perishable and non-inflammable commodities and incidental use. Parking, loading and unloading area requirements must be approved for all uses.*



*Uses permissible if allowed by competent authority after special appeal:  
Warehousing of perishable and inflammable commodities, Dwellings for  
watch and ward staff. Parking, loading and unloading requirements must  
be provided.*

*Uses prohibited:*

*All uses not specifically permitted herein.*

*Minimum set back.*

	For plots below 1/4 acre	For plots 1/4 acre to 1 acre	For plots above 1 acre
Front	15 feet	25 feet	50 feet
Rear	15 feet	15 feet	25 feet
Sides	Optional	15 feet	15 feet

*Basement allowed for parking, servicing and storage should not exceed  
ground floor coverage. Not counted for F.A.R. calculations.*

*Special consideration for F.A.R. coverage, setbacks, parking etc. will be  
specified for special trades like grains oil, timber, and other building  
materials.*

- 2.2 DDA vide its Resolution No. 222 dated 05.06.1963 resolved that the nomenclature "Warehousing for purposes of landuse also includes "Industrial use" and therefore there was no objection to the use of this area for Industrial purposes.
- 2.3 **Under MPD-2001** the land use of the warehousing scheme is - '**Manufacturing M1 (Light & Service Industry)**'. The development control norms mentioned are as follows:
- FAR- 125
  - Maximum ground floor coverage- varies from 60% to 40%
- 2.4 **Under MPD-2021** the land use of the warehousing scheme is - '**Industrial - (Manufacturing, Service & Repair Industry)**'. The development control norms mentioned are as follows:
- FAR- 200
  - Maximum ground floor coverage- varies from 40% to 100%
- 2.5 In MPD-2021, Chapter 6.0, Kirti Nagar is shown at Sr. No. 9 under table 6.1 showing existing Planned Wholesale Markets, Warehousing and Transport Centers. The development control norms for Wholesale Trade as per MPD - 2021 is mentioned as below:
- Use/ Use Premise- Integrated Freight Complex / Wholesale Market*
- FAR- 80
  - Ground Coverage- 30 %



**Definition- Wholesale Market.**

*A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown, loading and unloading facilities.*

**Activities Permitted-** Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter

### 3. Examination

3.1 The matter regarding Clarification w.r.t WHS, Kirti Nagar, Delhi was referred to DDA vide MCD letter dated 19.02.2024 In response, DDA vide its letter dated 18.03.2024 provided the following information:

- a. Kirti Nagar Area was originally envisaged as a ware housing scheme with land use 'Commercial (Warehousing, Storage Depot & Mineral Siding)'.
- b. In the past, sanction has been accorded considering the landuse as Industrial and Development Control Norms have been applied on plot level and not on scheme level as in the case of a Warehousing Scheme. Activities permissible under Industrial use have been allowed at use premise level in consonance with the Lease Deeds executed by the DDA.
- c. Only in A1 & A2 Blocks of Kirti Nagar, building plans have been sanctioned as per the Development Control Norms given on the layout plan.

3.2 As per the site report, most of the plot holders have constructed buildings upto 100% ground coverage. Also, commercial activities are being carried out on all floors.

3.3 As per the provisions of MPD – 1962 (Para 2.1 above), considering the permissible FAR 150 on the comprehensive scheme i.e. *Kirti Nagar Warehousing Scheme with an area of 156.13 acs (63.18 Ha.)*, the permissible Ground Coverage and FAR (by apportioning the available FAR on the individual plots) is calculated as follows:

Layout level Details				
Sl.no.	Layout Plan	Total Area of the Scheme	Area under Plot	Remarks
1.	Ware Houses for Timber Traders & Mineral Siding, South of Kirti Nagar (Plot for 'Balance for timber traders')	66.03 Acs	34.15 Acs	From layout plan



2.	Layout plan of A-1 & A-2 Kirti Nagar Ware Housing Scheme	15.90 Acs (6.43 Ha)	10.16 Acs	From layout plan
3.	Layout Plan of Lakkar Mandi Kirti Nagar, Block-A & B	22.16 Acs (9.16 Ha)	12.61 Acs	From layout plan
4.	Revised Modified Plan of Vacant Pocket At Kirti Nagar Industrial Area (Alternate Plots To SP Mukherjee Market Traders)'	19.55 Acs (7.9 Ha)	12.58Acs s	From layout plan
5.	Total Area under sanctioned Lay out Plans (1+2+3+4)	123.64 Acs	69.5 Acs	
6.	Total Area of the scheme	156.13 Acs (63.18 Ha)		
7.	Balance Area (6-5)	32.49 Acs		Consists of Area under Community Centre, E.S.S., DSIDC Area and Central Warehousing Corporation area etc.
<b>FAR Calculation</b>				
8.	Area of the scheme- 63.18 Ha (156.13 Acres or 6,31,835.69 sqm)			
9.	Total Permissible Built up- 94.77 Ha. (234.08 acres or 9,47,753.54 sqm)			FAR 150 As per MPD-1962 Norms
10.	Area under Plots- 28.13 Ha (69.5 Acres or 2,81,256.5 sqm)			Calculated from Layout Plans
11.	Permissible FAR for each plots (dividing sl. no. 9 by sl. no. 10) =337 (Approx.)			Considering Ground Coverage- 100%
12.	Permissible Floors (337/100) - 3.37			

3.4 Due to lack of clarity in the past documents / applicable norms, and in order to regularise the existing development without demolition of large number of properties / depriving traders from livelihood, there is requirement of bringing clarity and relaxation in Development Control Norms.



3.5 The relaxation in Development Control Norms is for the ground coverage which is in the purview of Technical Committee as per provisions given under Chapter 17 of MPD 2021, Note: iv of Para 8(3) 'REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES' wherein it is stipulated that "*The technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.*"

4. **Proposal:**

Based on the above examination and available facts, the current proposal is for the relaxation in ground coverage up to 100% and allowing apportionment of FAR upto maximum 300 for all the plots within "Ware Houses for Timber Traders & Mineral Siding, South of Kirti Nagar" with all activities permitted on Warehousing Plot (with commercial office restricted to 25% of the total floor area) including industrial activities as per the prevailing Master Plan for Delhi as on date. The permission shall be subject to approval of all statutory authorities including Delhi Fire Services.

5. **Recommendations:**

The proposal as given in para 4 above is placed before Technical Committee for consideration under clause 8(3) of Chapter 17.0 Development Code of MPD-2021.

6. **Follow up action:**

MCD shall work out the apportionment of FAR as applicable on the individual plots considering the approval of Technical Committee. Owners of the individual plots shall be permitted to avail additional FAR over and above base FAR (*calculated based on the use mentioned in lease deed, and FAR permissible for the same as per the Master Plan for Delhi prevalent at the time of sanction of plan or execution of lease deed*) upto maximum of FAR 300, subject to payment of penalty, additional FAR charges and conversion charges, as applicable. MCD shall ensure that all statutory clearances are obtained while implementing the proposal of apportionment of FAR. The individual plots shall not be entitled for any incentives of redevelopment in future.



A.E / T.P.



Senior Town Planner- II

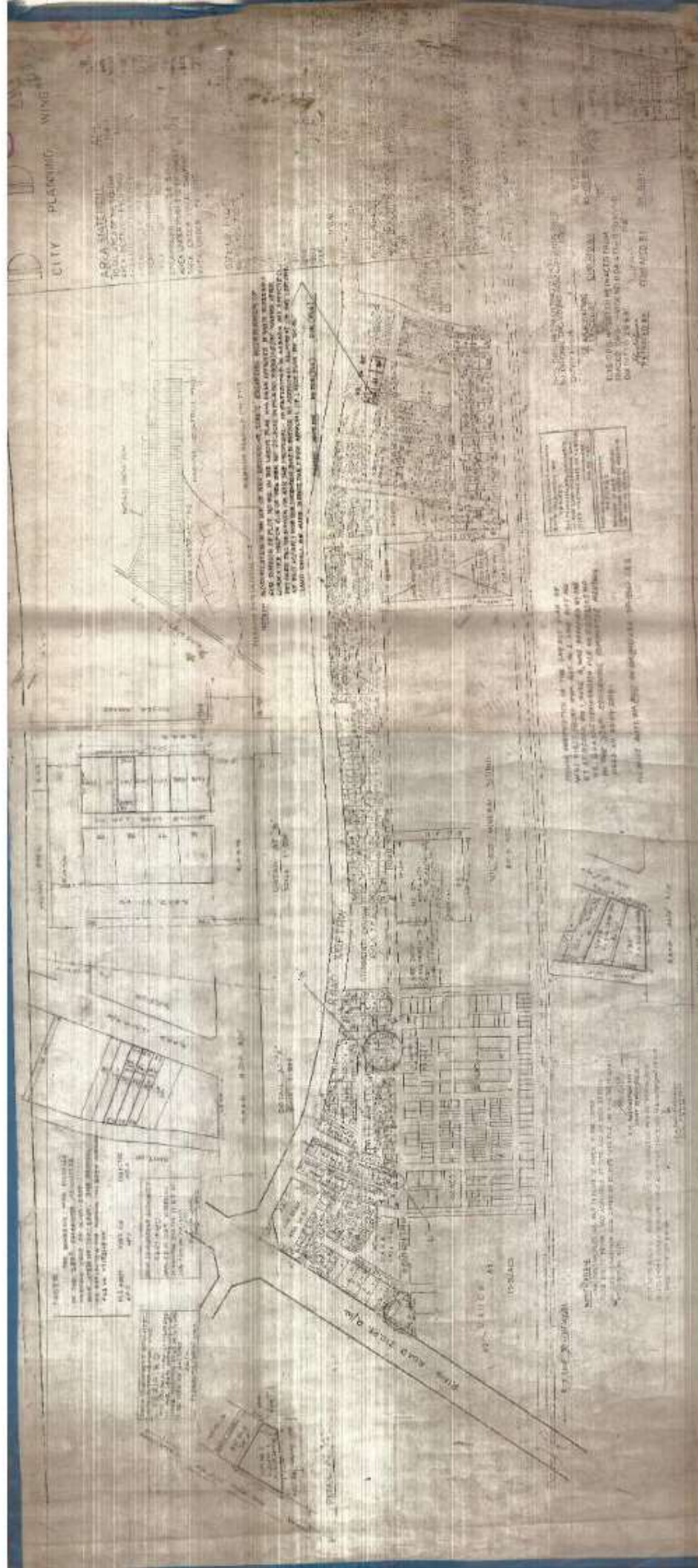


Chief Town Planner











# Authority Resolution No. 222 dated 05.06.1963 regarding Kirti Nagar Industrial area, West Delhi

No. F3(29)36/109

## DELHI DEVELOPMENT AUTHORITY

Copy of Resolution No. 222, passed at an ordinary meeting of the Delhi Development Authority held on 5.6.63.

Subject:- Land use of the plots sold by Ministry of Rehabilitation in Kirti Nagar Industrial Area, West Delhi.

The Town Planner, Municipal Corporation of Delhi in its letter No. DT/2/63 4047, dated the 11th Feb. 1963 has stated that the Ministry of Rehabilitation have established an industrial colony south of Kirti Nagar along the railway line to the south of the colony. The plots in this colony are being sold by the Ministry of Rehabilitation.

It appears that the Ministry while selling the plots had contemplated that manufacturing industries would be permitted on these plots. Consequently, a number of factories were permitted by the Corporation during the last few years. The land use of this area has not been shown in the Corporation's Master Plan. The Corporation has received applications for the construction of a factory on any of these plots, the same is not approved by the Municipal Corporation of Delhi unless the proposal is only meant for warehousing, storage etc. as permitted in zoning regulations of the Master Plan.

A number of plot-owners have represented to the Corporation stating that as the plots were originally sold for manufacturing purposes, they should be allowed to set up factories in these plots. Moreover, generally, storage and manufacturing industries are the plot only for common purposes.

The matter was referred to Town & Country Planning Organisation and the committee made by the Organisation under the letter No. F.10-22/63-125 0, dated the 13th March, 1963 are as follows:-

"According to the provision regarding uses in the Master Plan, should not be permitted in the area earmarked for 'warehousing, storage and depot.' The area shown for such uses is limited and should not be used with industrial uses for which enough areas have been earmarked."

3. In this connection it may be pointed out that a Higher coverage and T.A.R. is permitted for warehousing as compared to extensive industries and is a more intensive use of land (nearly 3 times) as shown below:-

Warehousing (page 62 of Master Plan)	60%	150
Extensive industries on plot sizes less than 1 acre each (Page 63 of Master Plan)	50%	50

3. The Standing Committee considered the proposition at length at its meeting held on the 26th March 1963 and resolved to recommend that in view of the special nature of the problem we may agree that the land use for the area under reference be permitted to be industrial instead of warehousing as at present, if on examination it is found that cases in land use is involved then Government's sanction to this change should be asked for.

4. The matter was considered by the Authority and vide their Resolution No. 112 dated 30.3.1963 resolved that for the area in question, the existing land use as prescribed in the Master Plan, namely warehousing, need not be changed.

encl'd.....2/-

- 2 -

5. However, since then a number of representations have been received in this connection and the matter was resubmitted before the Authority for its reconsideration.

(No. F3(29)36-109)  
RESOLUTION

The Authority re-examined the matter in detail and resolved that the nomenclature "warehousing" for purposes of land use also includes "industrial use" and therefore there was no objection to the use of this area for industrial purposes.

\*\*\*\*\*

*Confidential*  
*from Report*  
*for Copy*



## Norms for MPD-2021

MPD-2021 modified upto 31/08/2022

### 6.3 STORAGE OF OIL, CNG AND LPG

Shakurbasti Oil Depot has been shifted to a site between Gheera and Turi Kalan, which will be a major storage site for oil. The land thus vacated should be partly utilized for Disaster Management Centre and rest for recreational activities.

No new Depots for oil and LPG shall be developed in NCT of Delhi. The new depots required for the increased energy requirement shall be developed in the National Capital Region and the supply of Oil / LPG / CNG etc. to Delhi should be through pipelines.

Table 6.2: Development Controls – Wholesale Trade

Use / Use Premises	Maximum		Parking Standard ECS/100 sqm. of floor area	Definition	Activities Permitted
	Ground Coverage %	Height (m) FAR			
Integrated Freight Complex / Wholesale Market	30	80 No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown, loading and unloading [Facilities]	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area). [Night Shelter]

Notes:

- Height subject to clearance from Airport Authority of India, Fire Department and other statutory bodies.
- In case of plots upto 300 sqm, common parking is to be provided.
- In case of plots of size 300 sqm and above, the utilities such as E.S.S., underground water storage tank, roof top water harvesting system, separate dry and wet dustbin, solar heating / lighting system etc. are to be provided within the plot.
- In case of individual plots not forming part of any comprehensive / integrated development scheme, the development controls shall be as per already approved scheme / layout plan.

1.2 Added vide S.O. 2864(E) dated 23-09-2013

## Norms for MPD-1962 and MPD-2001

	Ground coverage	FAR	Maximum height(m)
MPD-1962 NORMS FOR 'GENERAL WAREHOUSING, STORAGE ETC.'	60 %	150	NOT GIVEN
MPD-2001 NORMS FOR 'WHOLESALE TRADE/ WAREHOUSING (0.19 & 0.20)'	20 %	60	14

MPD-2021 modified upto 31/08/2022

- iii. In case a layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans.
- iv. The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances<sup>1</sup>
- v. ESS wherever required to be provided within the plot, is allowed by shifting of side / rear setbacks. [1-1]

## 8(4) PARKING STANDARDS

Parking Standards have been prescribed in each use premises however, where it is not prescribed, it will be followed as given in the Table 17.2.

Table 17.2: Parking Standards

Sl. No.	Use Premises	Permissible Equivalent Car Spaces (ECS) per 100 sqm. of floor area [1-1]
1.	Residential	2.0
2.	Commercial	3.0 : [1-1]
3.	Manufacturing	2.0
4.	Government	1.8
5.	Public and Semi Public Facilities	2.0
[1-1]		

<sup>1</sup>[Notation]

<sup>a</sup> Additional parking may be created within integrated schemes only as paid, shared parking facilities accessible to general public at all times.

<sup>\*\*</sup> Planned commercial centres may be developed / redeveloped as per integrated schemes, in which mixed use component may be introduced along with comprehensive PMD plans, feeder systems, public spaces, etc. In such cases, parking norms may be rationalized and ECS norms for mixed use may be applied subject to approval of Technical Committee of DDA. Activities permitted shall be as per Table 5.1 of the Master Plan.

- i) In existing buildings having plot area of more than 2000 sqm., an extra ground coverage of 5% shall be permissible for construction of automated, multi-level parking to provide dedicated parking structures for additional needs.
- ii) For the provision of car parking spaces, the space standards shall be as given in Table 17.3.

Table 17.3: Space Standards for Car Parking

Sl. No.	Type of Parking	Area in sqm. per ECS
1.	Open	24
2.	Ground floor covered	28

<sup>1</sup> Dissolved vide S.O. 4614 (E) dated 24-12-2019

<sup>2</sup> Amended vide S.O. 1814 (E) dated 14-07-2015.



[DRAFT]

## [AGENDA FOR THE TECHNICAL COMMITTEE]

Item No. : /2024

**Sub:** Regarding the proposed change of landuse of an area measuring 2.5 acres at INA (next to NCRTC, Gatishakti Bhawan) from 'Recreational' (District Park) to 'Residential' allotted to MEA.

F.No: PLG/MP/0002/2024/F-20 (Comp. No. 78719)

### 1.0 Background

- 1.1 The Ministry of External Affairs (MEA), Govt. of India vide letter dt.12.03.2024 had requested DDA for changing the landuse of an area measuring 2.5 acres at INA (next to NCRTC, Gatishakti Bhawan) from 'Recreational' to 'Residential'.
- 1.2 Further, in response to above, DDA vide letter dt. 02.05.2024 requested MEA to provide the requisite documents. In this regard, MEA vide letter dt. 16.05.2024 submitted the proposed Change of landuse of land measuring 2.5 acres from 'Recreational (District Park)' to 'Residential' for the construction of Group Housing to accommodate senior officers of MEA in New Delhi. **(Annexure- I)**
- 1.3 L&DO vide letter dt. 19.04.2024 conveyed that after the recommendation of LASC the President of India has sanctioned MEA request dt. 11.03.2024 for Change of allotment purpose from 'construction of office accommodation' to 'construction of residences'
- 1.4 Further, as per MEA letter dt. 16.05.2024, forwarding L&DO note dt. 18.01.2024, the entire land parcel measuring 2.5 acres is now under the possession of the Ministry of External Affairs.
- 1.5 As per background note provided by MEA letter dt.12.03.2024 (attached proforma w.r.t. MoUD letter dt. 04.09.2015), the following is mentioned: **(Annexure- II)**
  - i. MoHUA's D.O letter dt. 9<sup>th</sup> Dec 2019, all Ministries have been requested to stop new construction and major changes for office buildings in light of the Central Vista project wherein redevelopment of all offices of the Central Govt. are taking place.
  - ii. Since, MEA is facing acute shortage of housing accommodation and the allotted plot of the land at INA is lying vacant making it more susceptible to further encroachments, hence, the proposal of constructing residences for the senior officers of the Ministry to address the shortage of housing needs is proposed.

### 2.0 Examination

- 2.1 The site u/r falls in Planning Zone-D and is located outside the Lutyens' Bungalow Zone (LBZ).The plot u/r (2.5 Acres) is located along ZDP-2001 road (Bharatpur Sadak) at INA, New Delhi. The location of the site on satellite imagery as submitted by MEA is enclosed as **Annexure- III**.
- 2.2 The existing land use of the plot u/r is as follows:**(Annexure – IV)**

As per MPD-2021	As per the approved Zonal Development Plan of Zone-D- 2001
'Recreational' P2 (City Park, District Park, Community Park)	'Recreational' (District Park)

- 2.3 As the proposed CLU is from 'Recreational '(District Park) to 'Residential' ('Group Housing') therefore, compensatory green area as per MoHUA directions may be

provided by MEA. Further, details of the equivalent area for the compensatory recreational / green, in lieu of the proposal, has been sought from MEA vide DDA letter dt. 20.06.2024.

- 2.4 The Development Control Norms as specified for 'Residential' Group Housing as per MPD-2021 shall be applicable on the said plot.
- 2.5 As per the site location submitted by MEA, it is observed that the site u/r is in close vicinity (regulated zone) Najaf Khan's Tomb which is a protected monument of Archaeological Survey of India. **(Annexure-V)**
- 2.6 As per the TSS dt. Sept. 2019 submitted by MEA vide letter dt. 16.05.2024 significant number of trees (approx. 55 as per Handing over / taking over dt. 21.09.2020) fall within the proposed site.

**3.0 Information as per the MoUD (now MoHUA), Gol letters dated 07.04.2015 & 04.09.2015:**

3.1 The information as submitted by MEA vide letter dt. 12.03.2024 w.r.t MoUD (now MoHUA), Gol letter dated 07.04.2015:

S. No.	Information asked by MoUD 07.04.2015	Information
1.	Whether the land is government or private and who is the land-owning agency?	The land is a Government land allotted to Ministry of External Affairs (MEA)
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	On request of Ministry of External Affairs, the land use case or modification to MPD-2021 has been initiated
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Not yet
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The IFS cadre has undergone significant expansion since 2008 on the basis of decision by Union Council of Minister to enhance their diplomatic representations in keeping with the growth in our economy and our international profile. As a result of this expansion, the available residential accommodation in the MEA Housing complexes is highly inadequate, and insufficient to meet current requirements. Moreover, given the tenure related requirement of MEA, who serve for approximately 2-3 years at Headquarters, almost all its personnel stay in MEA accommodation, as they cannot wait for allotment in General Pool Residential Accommodation (GPRA), which can take longer allotment duration depending on the category of accommodation. With change of Land use, MEA would be able to meet the shortage of residential accommodation for its officers.
5.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance	Request for change of land use of an area measuring 2.5 acres at INA (next to NCRTC, Gatishakti Bhawan) from 'Recreational (District



	with the approved plans/policies?	Park)' to 'Residential' has been submitted by MEA.
6.	What will be proposal's impact/ implications on general public eg Law & order etc ?	No adverse implications. The proposal aims at constructing residences for the senior officers of the Ministry to address the shortage of housing needs.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details are attached.	Nil

3.2 The information as submitted by MEA vide letter dt. 12.03.2024 w.r.t. MoUD (now MoHUA), Gol letter dated 04.09.2015:

S. No.	Information asked by MoUD letter dated 04.09.2015	Information
1.	Background note indicating the current situation/ provision.	<ol style="list-style-type: none"> <li>1. MEA had requested MoHUA for allotment of land for construction of another office of MEA due to shortage of office space being faced by the Ministry. In response to MEA's request, MoHUA has allotted 2.5 acres of land at INA, New Delhi for construction of office accommodation subject to change of land use and vacation of office space allotted for MEA offices at Shastri Bhawan, Patiala House, Akbar Bhawan, ISIL Building and CGO Complex after construction of new building.</li> <li>2. The land was allotted to MEA on 11th November 2019 by L&amp;DO office. The plot was allotted on "as is where is basis" to MEA. Subsequently, it came to the notice that the plot of land is encroached by Raj coal &amp; fuel depot, who has occupied 300sqm within the plot illegally. The case has been disposed of by High court and Raj Coal &amp; fuel depot has vacated the place.</li> <li>3. MoHUA's D.O. letter No. L.IIA/11(1158)/553 dated 9 December 2019, all Ministries have been requested to stop new construction and major changes for office buildings in light of the Central Vista project wherein redevelopment of all offices of the Central Government are taking place. Since all the requirements of office will be catered under central vista project.</li> <li>4. Since, MEA is facing acute shortage of housing accommodation and the allotted plot of land at INA is lying vacant making it more susceptible to further encroachments, hence, the proposal of</li> </ol>

		constructing residences for the senior officers of the Ministry to address the shortage of housing needs is proposed.
2.	Whether similar proposal have earlier been considered by DDA/Ministry and/or disposed and if yes, when and how?	Similar cases were processed for change of landuse from 'Recreational' to 'Residential' was considered and approved by the ministry.
3.	What are the specific recommendations of the Authority with regard to the proposal?	Once approved in Technical Committee, the agenda will be placed in Authority meeting.
4.	How and why proposal was initiated	The proposal is initiated on the request of Ministry of External Affairs, in order to address the shortfall of the housing needs of the senior officers of the Ministry
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes there of?	<p><b>Pros:</b></p> <ol style="list-style-type: none"> <li>1. The proposal will address to the housing shortage of accommodation for senior officers.</li> <li>2. The officers will be able to get an accommodation close to their workplace, thus reducing their commuting time.</li> <li>3. Reducing the traffic as the metro station (INA) is at a walking distance (5 mins).</li> </ol> <p><b>Cons:</b></p> <ol style="list-style-type: none"> <li>1. The district park space will be converted as residential. Compensatory area of similar size is required to be earmarked as district green.</li> </ol>
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented?	The proposal shall create additional residences for MEA senior officers thus may create more revenue for the existing INA market, south extension market and Delhi Haat, hence benefitting the economic growth of the city.
7.	How the proposal will benefit in the development and economic growth of the city.	
8.	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.	N/A
9.	What will be the public purpose served by the proposed modification?	The proposal will address to the housing shortfall of MEA officers. The officers of the Ministry will be able to get an accommodation



		close to their workplace, thus reducing their commuting time enabling them to devote more time in important work towards Nation building.
10.	What is the number of people/ families/ households likely to be affected by the proposed policy.	No impact as the site is vacant.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws rules etc.	The proposal is for the modification in ZDP 2001 & MPD 2021 and the same is being processed under section 11A of DD Act 1957.
12.	Whether the Implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes?	
13.	Whether the department/ organization/Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	The modification for CLU in ZDP- 2001 & MPD- 2021 is being processed as per section 11A of DD Act, 1957 wherein various institutions/ organizations/ Public representations are involved by inviting objections/ suggestions through public notice. Thereafter, the same will be placed in authority meeting for approval wherein representatives of Ministry, GNCTD, local bodies etc. are the members.
14.	Whether the relevant guidelines/ orders of DoPT, ministry of Finance and other nodal Ministries/ Departments were considered while preparing and examining the proposal.	The same is not applicable as the proposal is received from MEA w.r.t CLU of an area measuring 2.5 Acres at INA.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal.	Y K Sailas Thangal JS (Estt& GEM) Email: <a href="mailto:jsgem@mea.gov.in">jsgem@mea.gov.in</a> Mob: +91-9811928835

#### 4.0 Proposal

The proposal for Change of land use of site u/r measuring 2.5 acres at INA (near NCRTC Gatishakti Bhawan) in Planning Zone-D from 'Recreational (District Park)' to 'Residential (Group Housing)' under Section 11-A of DD Act, 1957 with details as under:


Location	Area (in acre)	Land use as per MPD 2021/ ZDP 2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed plot is located along Bharatpur Sadak, at INA, New Delhi	2.5 Acres	'Recreational P2 (City Park, District Park, Community Park)' as per MPD-2021.  'Recreational' (District Park) as per ZDP of Zone-D- 2001	'Residential'	<b>North:</b> Recreational and Shri Jagannath Marg  <b>South:</b> NCRTC Gati Shakti Bhawan  <b>East:</b> ZDP Road (Bharatpur Sadak)  <b>West:</b> Residential pocket


The above proposal for Change of Land use is submitted for further processing subject to the following conditions:

- Requisite NOC from ASI / National Monuments Authority to be obtained before taking up the development, as the site is in close vicinity to ASI protected monument (Najaf Khan's tomb).
- As the proposed Change of land use is from Recreational (District Park), compensatory green as per MoHUA directions to be provided by MEA/ L&DO before taking up the development.
- Since, significant number of trees (approx. 55 as per Handing over / taking over dt. 21.09.2020) fall within the proposed site, therefore, all approvals i.e. necessary NOC/ clearance / shifting of trees from the concerned agencies shall be obtained before the development is taken up on the site.

#### 5.0 Recommendation

The Proposal at para 4.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

  
Asstt. Director (Plg.)  
Zone-D

  
Director (Plg.)  
Zone-D

  
Addl. Commissioner (Plg.)-IV





विदेश मंत्रालय, नई दिल्ली  
MINISTRY OF EXTERNAL AFFAIRS  
NEW DELHI

Q/GEM/ESTATES/862/052019

16<sup>th</sup> May, 2024

To,  
Ms Shikha Bhargav  
Director(Planning)  
M.P.M.R-II  
DDA, New Delhi

सहायक निदेशक (योजना)  
जोन-डी, डी० डी० ए०  
डावरी संख्या ६०  
दिनांक 17/05/24

निदेशक (योजना) Zone D

डावरी सं० ९८  
दिनांक 17/05/24

Sub:- Change of Land use of plot of Land measuring 2.5 acre at INA( next to NCRTC, Gatishakti Bhawan) from "District Park" to "Residential"

Ref:- DDA Letter No. PLG/MP/0002/2024/F-20/14-G dated 02.05.2024 regarding the proposed change of land use of an area measuring 2.5 acre at INA.

Madam,

Please refer to your letter in reference to the subject mentioned above. As desired, please find enclosed following documents in connection with the request of the Ministry of External Affairs (MEA) for changing the land use of the INA Plot from 'District Park' to 'Residential':-

- (i) A project brief report including site location, area, proposed activities along with proposed built up area accessibility etc.
- (ii) Total Station Survey Plan of the INA Plot showing exact physical features/building, trees, plot boundary, total area of the plot and adjoining buildings and roads.
- (iii) Copy of the approved layout plan of the area showing the plot under reference for which change of land-use is required with boundary description.
- (iv) No Objection Certificate from L&DO for the proposed change of land use along with handing over/taking over for the INA plot.

2. In view of the above, it is requested that land-use of the INA plot allotted to the Ministry External Affairs may please be changed from " District Park" to " Residential" so that construction of residences could be initiated at the earliest to address the shortfall of residential accommodation of the Ministry.

Kind regards

Yours Sincerely

*(Signature)*  
(Deepak)

Under Secretary(GEM-I)  
Phone No.: 01123088350

Copy to:

- i. Under Secretary, Delhi Division, MoHUA, Nirman Bhawan, New Delhi 110011
- ii. Dy. L&DO, Land & Development Office, MoHUA, Nirman Bhawan, New Delhi 110011

Remains to Zone D.  
Shikha  
17/05/2024  
Dir (Plg) Zone D.  
AD (Plg) Zone D.  
18/05/24.  
Plg. Asst. Zone D.





Government of India

Ministry of Housing & Urban Affairs  
Land & Development Office  
Nirman Bhawan, New Delhi.

No.L&amp;DO/L-II-A-11(1155)/

Dated : 11-Nov-2019.

To

The Foreign Secretary  
Ministry of External Affairs  
South Block  
New Delhi - 110011.

Sub: Allotment of 2.5 acre of land to Ministry of External Affairs (MEA) for construction of office accommodation at INA, New Delhi.

Sir,

I am directed to say that the President of India is pleased to sanction allotment of 2.5 acre of land (as shown in L&DO's drawing No.4205) to Ministry of External Affairs (MEA) at INA, New Delhi for construction of office accommodation subject to change of land use and vacation of space allotted for offices by MEA at Shastri Bhawan, Patiala House, Akbar Bhawan, ISIL Building and CGO Compled after construction of new building.

2. The allotment is subject to the terms and condition which inter-alia include the following:-

- (i) The allottee will pay the land premium @ Rs.573.22 lakh per acres.
- (ii) The removal of structures/squatters in the allotted area, if any, will be the responsibility of allottee.
- (iii) The date of allotment of the land will be the date of this letter.
- (iv) The allottee will use the land only for the purpose for which it has been allotted and not for any other purpose.
- (v) The allottee will construct the building only after getting the plan approved from the concerned local body (NDMC) and other concerned authority.
- (vi) The allottee will construct the building within a period of two years from the date of handing over of the land/this allotment letter.
- (vii) The trees, if any, standing on the plot shall remain as Govt. property and shall not be removed or otherwise disposed off without obtaining prior permission of the Lessor and concerned authority.
- (viii) The allottee will be required to construct the building in conformity with the architectural surroundings of the area.

Contd....P.2



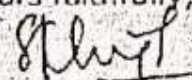
- (ix) The allottee will take up the matter with DDA or other agency to change the land use of allotted land, if required.
- (x) The allottee will complete all other formalities itself.
- (xi) The President or his nominee may at any time inspect the site/land and premises thereon with or without any prior notice. Refusal to allow inspection shall be amount to violation of the terms calling for suitable action including re-entry of the property.
- (xii) Non-fulfillment, non-compliance and violation of any of the aforesaid terms and conditions will amount to cancellation of the allotment of land.
- (xiii) The attention of the allottee is invited to the various directives under Swachh Bharat Mission and to adhere to the same strictly. They are required to ensure through their agencies to keep the construction material property sanitation/hygiene arrangements for laborers residing/working at site ensuring that no open defecation is observed.

3. If the above terms and conditions are acceptable, you are requested to make the payment of Rs.14,33,05,000/- (Rupees fourteen crore thirty three lakh and five thousand only) i.e. land premium within 45 days from the date of issue of this letter, failing which this offer will be deemed to have been withdrawn and cancelled.

4. The payments are to be made through RTGS/NEFT/IMPS only, or online through the Land & Development office's portal "ldo.gov.in/eServices". The details of Bank Account etc. for RTGS/NEFT/IMPS are as under:-

Bank's Name	:	AXIS BANK LTD.
Branch	:	Nirman Bhawan, New Delhi
Account No.	:	007010200032948
Bank's IFSC Code	:	UTIB0000007
TAN No.	:	DELL02985D

Yours faithfully,



(Satish Kumar Singh)

Deputy Land & Development Officer-IV

Tel No.011-23061296

Copy to:-

1. The DG (Works), Nirman Bhawan, New Delhi together with the copy of plan.
2. The Chief Architect, CPWD, Nirman Bhawan, New Delhi together with the copy of plan.
3. The Vice Chairman, DDA, Vikas Sadan, INA, New Delhi together with the copy of the plan.
4. The JS&FA, Finance Division (IFD), Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi.

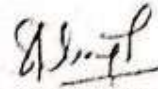
Contd....P/3



5. Engineer Officer, L&DO.
6. Drawing Section, L&DO.
7. Accounts Section, L&DO.

Copy for information to:-

1. PS to Minister (HUA)/PPS to Secretary (HUA)/PPS to AS(DC).
2. PS to JS(A,L&E)/PS to L&DO.
3. Guard file



(Satish Kumar Singh)  
Deputy Land & Development Officer-IV



With reference to L&DO Allotment Letter No. L&DO/L-II-A(1155) dated 11.11.2019 and subsequent letter No. L&DO/L-II-A(1155)/373 dated 15.09.2020, possession of land measuring 2.50 acres at INA, New Delhi is hereby Handed Over to Ministry of External Affairs, on "as is where is basis" for construction of office accommodation. All the corners of land have been shown at site, location of land is marked in attached plan and shown in red colour. There are approximate 5540 trees exist at site.

Handed Over

*[Signature]*  
21/09/2020

(K S Rana)  
Senior Survey Officer  
L&DO

Taken Over

*[Signature]*  
21/09/2020

In continuation of above handing over Note, the remaining portion of 300 Sgm. of land out of 2.50 Acre land (Earlier under occupation of Raj Coal Depot due to stay granted by Honble High Court) is hereby handed over to Ministry of External Affairs, Govt. of India in compliance of Land and Development Office letter NO:- L&DO/L-II-A/11(1155)/2019 (E-9062569)/25, dated 17.1.2024. Now the entire 2.50 Acres of Land parcel is under possession of Ministry of External Affairs.

*[Signature]*  
18/11/24  
Handed over by *[Signature]*  
Survey Officer

*[Signature]*  
18/11/24  
Taken over by *[Signature]*  
Ministry of External Affairs





File No. L&DO/L-II-A/11(1155)/2019 (E-9062569)/138

भारत सरकार / Government of India  
आवासन और शहरी मामलों के मंत्रालय / Ministry of Housing & Urban Affairs  
भूमि एवं विकास कार्यालय / Land & Development Office  
\*\*\*\*\*

निर्माण भवन, नई दिल्ली  
दिनांक 19<sup>th</sup> April, 2024

To,

The Foreign Secretary,  
Ministry of External Affairs,  
South Block, New Delhi - 110011.

Subject: Change of allotment purpose from construction of Office accommodation to construction of Residences for allotted 2.5 acre land to MEA at INA, Delhi - reg.

Sir/Madam,

I am directed to refer to L&DO's allotment letter No. L&DO/L-II-(A)-11(1155)/517 dated 11-11-2019, vide which, a land measuring 2.5 acres was allotted to the Ministry of External Affairs for construction of office accommodation at INA, New Delhi.

2. In this context, Ministry of External Affairs' D.O. letter No. 06/JS(GEM)/2024 dated 11.03.2024 requested this office for change of allotment purpose from construction of office accommodation to construction of Residences for allotted land. Accordingly, the said matter was examined in this office and the said matter was placed before the Land Allotment Screening Committee (LASC) for consideration. After consideration of all aspects of the proposal, LASC recommended for change of allotment from 'construction of Office accommodation' to 'construction of Residences' for allotted 2.5 acres land to MEA at INA, Delhi.

3. After recommendation of LASC, the President of India is pleased to sanction the changes of allotment purpose from 'construction of Office accommodation' to 'construction of Residences' for allotted 2.5 acres land to MEA at INA, Delhi.

4. Other terms and condition will remain same as mentioned in the original allotment letter No. L&DO/L-II-(A)-11(1155)/517 dated 11-11-2019.

5. This issues with the approval of Hon'ble Minister, Ministry of Housing & Urban Affairs.

Yours faithfully,

  
(M.K. Gupta) 19/4/24

उप भूमि एवं विकास अधिकारी / Dy. L&DO

Copy to:

(i) The DG (Works), Nirman Bhawan, New Delhi.



AN ISN PROJECT  
 ISN PROJECTS ARE DESIGNED BY AN  
 ARCHITECTURAL FIRM  
 THE ARCHITECTURAL FIRM  
 IS RESPONSIBLE FOR THE  
 DESIGN AND CONSTRUCTION  
 OF THE PROJECT

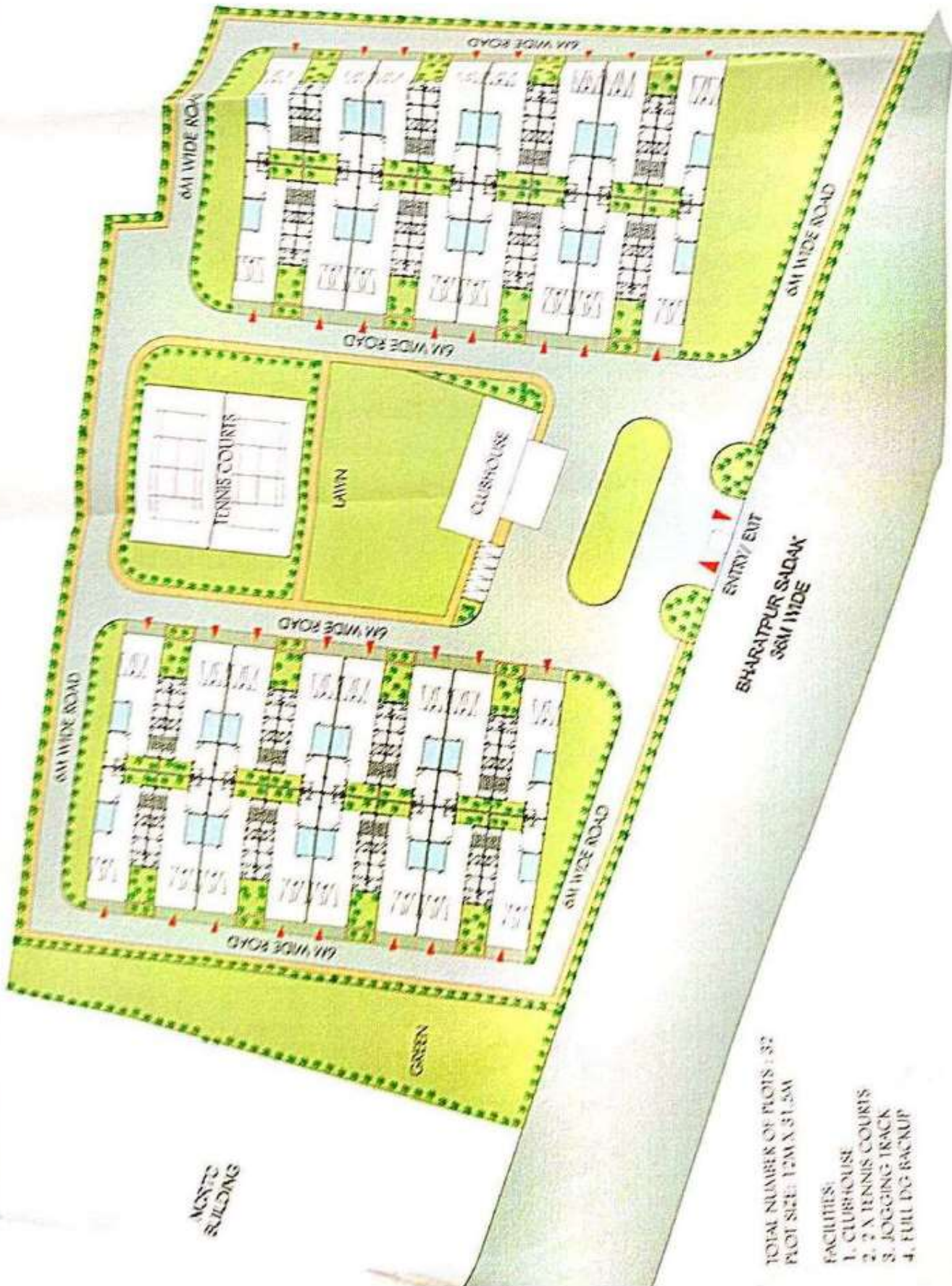


GREEN

SITE LAYOUT

CONCEPTUAL DRAWINGS

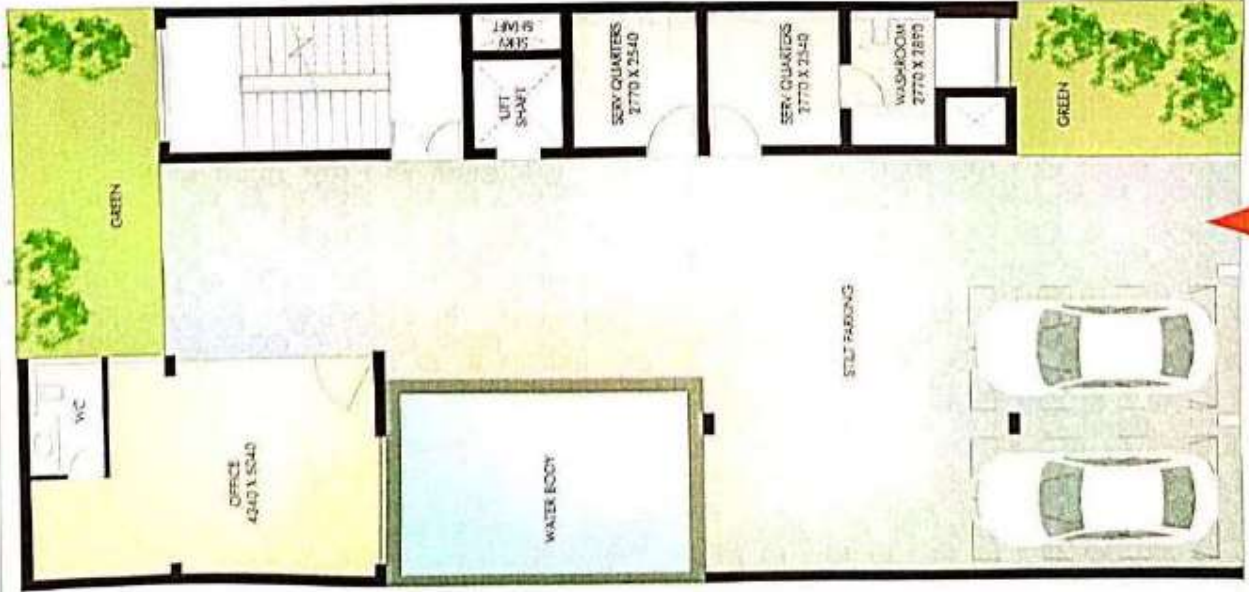
THIS DRAWING IS FOR THE PROJECT OF HOUSING, IN A  
 THE ARCHITECTURAL FIRM  
 IS RESPONSIBLE FOR THE  
 DESIGN AND CONSTRUCTION  
 OF THE PROJECT



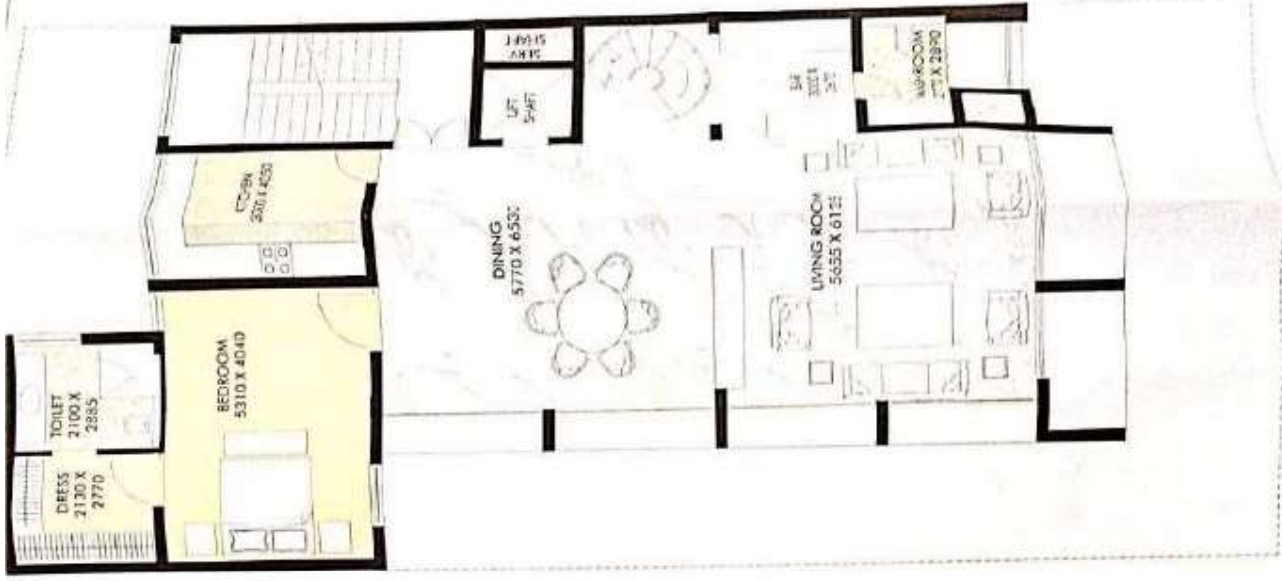
TOTAL NUMBER OF PLOTS: 52  
 PLOT SIZE: 12M X 31.5M

- FACILITIES:
- 1. CLUBHOUSE
  - 2. 2 X TENNIS COURTS
  - 3. JOGGING TRACK
  - 4. FULL DG BACKUP

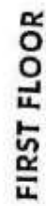




STILT FLOOR



UPPER GROUND FLOOR



## CONCEPTUAL DRAWINGS

**FIRST AND SECOND  
FLOOR PLANS**

[illegible]

PROJECT CONSULTING LTD  
10000 100th Ave. Suite 100  
Richmond, BC V6V 1K2  
Canada  
Tel: 604-273-1111  
Fax: 604-273-1112  
E-mail: info@projectconsulting.ca  
Web: www.projectconsulting.ca

USI

MEAH HOUSING, INA  
SARAJUNG AIRPORT





1:1000

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No. K-13011/1/2024-DD.I

भारत सरकार/Government of India

आवासन और शहरी कार्य मंत्रालय /Ministry of Housing and Urban Affairs

VC Office

Jy. No. 239-B

Dated 21/4/24

2858  
म/प/र/पआयुक्त एवं सचिव कार्यालय  
वि. वि. प्रा.हाथी नं. 5/4  
तिथि 03/04/2024

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi.

Dated: 22<sup>nd</sup> March, 2024

To

Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan,  
New Delhi-110023.

**Subject: Change of Land Use of plot of Land measuring 2.5 Acres at INA (next to NCRTC, Gatishakti Bhawan) from 'District Park' to 'Residential' allotted to MEA -reg.**

Sir,

I am directed to forward herewith copy of D.O. letter No.Q/GEM/Estates/862/05/2019 dated 12/03/2024 received from M/o External Affairs on the subject mentioned above alongwith enclosures. It is requested to examine the matter and provide the comments as early as possible for further necessary action.

Com (PLG)  
Pc (LD)  
CCS

Encl: as above

Commr-(Dtg)

Dir. (A &amp; GR)

Yours faithfully,

  
(U.K. Tiwari)Under Secretary to Govt. of India  
Tel. No.23061681





**Y.K. Sailas Thangal**  
**Joint Secretary (GEM)**  
 Tel: 011-23085125  
 Email: jsgem@mea.gov.in

विदेश मंत्रालय, नई दिल्ली  
 MINISTRY OF EXTERNAL AFFAIRS  
 NEW DELHI

No. Q/GEM/Estates/862/05/2019

12 March 2024

**Subject: Change of Land use of plot of Land measuring 2.5 acre at INA( next to NCRTC, Gatishakti Bhawan) from "District Park" to "Residential"**

- Ref:- (i) Letter No. 3760/FS/2024 regarding change of land use of 2.5 Acres of Land allotted to MEA (copy enclosed)
- (ii) Letter No. 05/JS(GEM)/2024 regarding change of allotment of land use of 2.5 Acres of land allotted to MEA (copy enclosed)
- (iii) L&DO's allotment letter no. L & Do/LII-A.11 (1155)517 regarding allotment of 2.5 acre of land to MEA for construction of office accommodation at INA, New Delhi (copy enclosed)
- (iv) Proforma for change of Land-use

Dear Sir,

Ministry of External Affairs (MEA) was allotted a plot of land measuring 2.5 acres for construction of additional office space on 11<sup>th</sup> Nov 2011. However following MoHUA's D.O letter dated 9<sup>th</sup> Dec 2019, all Ministries have been requested to stop new construction and major changes for office buildings in light of the Central Vista project wherein all the requirements of offices are being catered to. Hence, now MEA plans to create additional residences for their senior officers in the allotted plot of land at INA to address the acute shortage of residential accommodation.

2. In this regard, it is pertinent to mention here that IFS cadre has undergone significant expansion since 2008 following the decision of the Union Council of Minister to enhance India's diplomatic representations in keeping with the growth in our economy and international profile. As a result of this expansion, the available residential accommodation in the MEA Housing complexes are highly inadequate, and insufficient to meet current requirements. Moreover, given the tenure related requirement of MEA, who serve for approximately 2-3 years at Headquarters, almost all its personnel stay in MEA accommodation, as they cannot wait for allotment in General Pool Residential Accommodation (GPRA), which can take

longer allotment duration depending on the category of accommodation. In order to address this perennial problem, MEA is planning to construct residential accommodation to meet the shortage.

3. The above plot is situated in Zone-'D', as per Zonal plan Delhi (Master plan Delhi 2021) with land-use in the category of "**District Park**". In order to construct residences on the said plot, the land use is required to be changed from "District Park" to "Residential"; sub category 'Group Housing'. The dully filled proforma for change of land use is attached. Ministry has already approached L&DO for 'No objection' and 'Change of allotment' from "Office accommodation" to "Construction of Residences" as per the letter attached under reference.

4. In anticipation of NOC & Change of allotment from L&DO, DDA is requested that land-use of the INA plot measuring 2.5 acres, allotted to the Ministry External Affairs may please be changed from "District Park" to "Residential"; sub category 'Group Housing' so that construction of residences for senior officers of MEA could be initiated at the earliest to address the shortfall of residential accommodation of the Ministry .

Yours Sincerely,

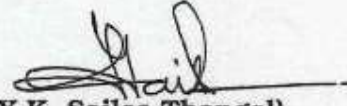
/  
Sd/-  
(Y.K. Sailas Thangal)

**Shri Subhasish Panda, I.A.S**  
Vice Chairman  
Delhi Development Authority  
E-1 , Ground Floor, Vikas Sadan,  
INA, New Delhi-110023

Copy to:

✓ Dr. Surendrakumar Bagde, Additional Secretary(D), Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi.

Kind Regards,

  
(Y.K. Sailas Thangal)  
Joint Secretary(GEM)



661094/2024/R&amp;D MAIN

  
 आज़ादी का  
 अमृत महोत्सव  
 विदेश सचिव  
 FOREIGN SECRETARY



विदेश मंत्रालय, नई दिल्ली-11  
 MINISTRY OF EXTERNAL AFFAIRS  
 NEW DELHI-110011  
 Phone : 2301 2318 Fax : 2301 6781  
 E-mail : dirfs@mea.gov.in

No.3760/FS/2024

March 7, 2024

**Subject : Change of Land Use of 2.5 Acres of Land Allotted to  
MEA at INA, New Delhi**

*Dear Sir,*

I am writing to you regarding the allotment of 2.5 acres of land to MEA at INA vide Ministry of Housing & Urban Affairs letter No. L&DO/L-II-A-11(1155) dated 11 November 2019 (copy attached for ready reference).

2. The handing over of the aforesaid allotted land to MEA by L&DO was on 'as is where is' basis. Approx. 300 sqm of space was occupied by M/s Raj Coal and Fuel Depot due to Stay Order obtained from the Delhi High Court directing the respondents DMRC and L&DO, MoHUA to maintain status quo ante and refrain from carrying out eviction from the occupied premises. Delhi High Court has finally disposed of the case vide its Order dated 24 November 2023 leading to vacation of space by Raj Coal Depot and giving complete possession of land at INA to MEA in December 2023.

3. The available residential accommodation in the MEA Housing complexes is highly inadequate and insufficient to meet current requirements, given the tenure related requirement of MEA, who serve for approximately 2-3 years at headquarters, almost all its personnel normally stay in MEA accommodation as they cannot wait for allotment in General Pool Residential Accommodation, which can take longer allotment duration depending on the category of accommodation. With the legal hurdle behind us, MEA is planning to construct residential accommodation at INA to meet the shortage of residential accommodation for its personnel.

-2-

4. In view of the above, it is requested that MEA may kindly be granted 'No Objection Certificate' for construction of residential quarters on the INA plot allocated to MEA to address the shortfall of residential accommodation of the Ministry. An expeditious disposal of the request would be highly appreciated.

*request, and best wishes.*

Yours sincerely,

*(Signature)*  
(Vinay Kwatra)

**Shri Anurag Jain**  
Secretary  
Ministry of Housing and Urban Affairs,  
Nirman Bhawan  
**New Delhi-110011**

**Copy to: Shri Suvasish Das**, Land & Development Officer, Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi.





**Y.K. Sailas Thangal**  
**Joint Secretary (GEM)**  
**Tel: 011-23085125**  
**Email: jsgem@mea.gov.in**

विदेश मंत्रालय, नई दिल्ली  
MINISTRY OF EXTERNAL AFFAIRS  
NEW DELHI

**Jawaharlal Nehru Bhawan**  
**23 D, Janpath Road**  
**New Delhi - 110011**

No. 06/JS(GEM)/2024

11 March 2024

**Subject: Change of allotment from construction of Office accommodation to construction of Residences for allotted 2.5 acre land to MEA at INA, Delhi and 'No Objection Certificate' for construction of Residences.**

- Ref:- (i) Letter No. 3760/FS/2024 regarding change of land use of 2.5 Acres of Land allotted to MEA (copy enclosed)
- (ii) L&DO's allotment letter no. L & DO/L-II-A-11(1155)517 regarding allotment of 2.5 acre of land to MEA for construction of office accommodation at INA, New Delhi (copy enclosed)

*Dear Sir,*

With reference to the above, this is to bring to your notice that a plot of land measuring 2.5 acre was allotted to Ministry of External Affairs (MEA) for construction of additional office space on 11 November 2019. Since all the office requirements of MEA are being catered at the Central Vista Project, hence, MEA plans to create additional residences for their senior officers in the allotted plot of land at INA to address the acute shortage of residential accommodation.

2. In this regard, it is pertinent to mention here that IFS cadre has undergone significant expansion since 2008 on the basis of decision by Union Council of Minister to enhance their diplomatic representations in keeping with the growth in our economy and our international profile. As a result of this expansion, the available residential accommodation in the MEA Housing complexes is highly inadequate, and insufficient to meet current requirements. Moreover, given the tenure related requirement of MEA, who serve for approximately 2-3 years at Headquarters, almost all its personnel stay in MEA accommodation, as they cannot wait for allotment in General Pool Residential Accommodation (GPRA), which can take longer allotment duration depending on the category of accommodation. With the legal hurdle behind us, MEA is planning to construct residential accommodation for its senior officers at INA to meet the shortage of residential accommodation.

3. In view of the above, it is requested that MEA may kindly be issued a 'Change of allotment from construction of Office accommodation to construction of Residences' for allotted 2.5 acre land to MEA at INA, Delhi and 'No Objection Certificate' for construction of Residences to address the shortfall of residential accommodation of the Ministry.

With regards,


Yours sincerely,

(Y.K. Sailas Thangal)

**Shri Suvasish Das,**  
Land & Development Officer,  
Ministry of Housing and Urban Affairs,  
6<sup>th</sup> Floor, Nirman Bhawan,  
New Delhi-110011.

Copy to:

✓ **Dr. Surendrakumar Bagde, Additional Secretary(D),** Ministry  
of Housing and Urban Affairs, Nirman Bhawan, New Delhi.

  
(Y.K. Sailas Thangal)  
Joint Secretary(GEM)



1807/15/13  
19/11/19

Government of India

Ministry of Housing & Urban Affairs  
Land & Development Office  
Nirman Bhawan, New Delhi.

No.L&amp;DO/L-II-A-11(1155)/517

Dated : 14-Nov-2019.

To  
The Foreign Secretary  
Ministry of External Affairs  
South Block  
New Delhi - 110011.

Sub: Allotment of 2.5 acre of land to Ministry of External Affairs (MEA) for construction of office accommodation at INA, New Delhi.

Sir,

I am directed to say that the President of India is pleased to sanction allotment of 2.5 acre of land (as shown in L&DO's drawing No.4205) to Ministry of External Affairs (MEA) at INA, New Delhi for construction of office accommodation subject to change of land use and vacation of space allotted for offices by MEA at Shastri Bhawan, Patiala House, Akbar Bhawan, ISIL Building and CGO Complex after construction of new building.

GEM

2. The allotment is subject to the terms and condition which inter-alia include the following:-

- (i) The allottee will pay the land premium @ Rs.573.22 lakh per acres.
- (ii) The removal of structures/squatters in the allotted area, if any, will be the responsibility of allottee.
- (iii) The date of allotment of the land will be the date of this letter.
- (iv) The allottee will use the land only for the purpose for which it has been allotted and not for any other purpose.
- (v) The allottee will construct the building only after getting the plan approved from the concerned local body (NDMC) and other concerned authority.
- (vi) The allottee will construct the building within a period of two years from the date of handing over of the land/this allotment letter.
- (vii) The trees, if any, standing on the plot shall remain as Govt. property and shall not be removed or otherwise disposed off without obtaining prior permission of the Lessor and concerned authority.
- (viii) The allottee will be required to construct the building in conformity with the architectural surroundings of the area.

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3. 2 ::

- (ix) The allottee will take up the matter with DDA or other agency to change the land use of allotted land, if required.
- (x) The allottee will complete all other formalities itself.
- (xi) The President or his nominee may at any time inspect the site/land and premises thereon with or without any prior notice. Refusal to allow inspection shall be amount to violation of the terms calling for suitable action including re-entry of the property.
- (xii) Non-fulfillment, non-compliance and violation of any of the aforesaid terms and conditions will amount to cancellation of the allotment of land.
- (xiii) The attention of the allottee is invited to the various directives under Swachh Bharat Mission and to adhere to the same strictly. They are required to ensure through their agencies to keep the construction material property sanitation/hygiene arrangements for laborers residing/working at site ensuring that no open defecation is observed.

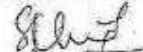
3. If the above terms and conditions are acceptable, you are requested to make the payment of Rs.14,33,05,000/- (Rupees fourteen crore thirty three lakh and five thousand only) i.e. land premium within 45 days from the date of issue of this letter, failing which this offer will be deemed to have been withdrawn and cancelled.

4. The payments are to be made through RTGS/NEFT/IMPS only, or online through the Land & Development office's portal "ldo.gov.in/eServices". The details of Bank Account etc. for RTGS/NEFT/IMPS are as under:-

Bank's Name  
Branch  
Account No.  
Bank's IFSC Code  
TAN No.

AXIS BANK LTD.  
Nirman Bhawan, New Delhi  
007010200032948  
UTIB00000007  
DELL02985D

Yours faithfully,



(Satish Kumar Singh)

Deputy Land & Development Officer-IV  
Tel No.011-23061296

Copy to:-

1. The DG (Works), Nirman Bhawan, New Delhi together with the copy of plan.
2. The Chief Architect, CPWD, Nirman Bhawan, New Delhi together with the copy of plan.
3. The Vice Chairman, DDA, Vikas Sadan, INA, New Delhi together with the copy of the plan.
4. The JS&FA, Finance Division (IFD), Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi.

Contd....P/3



661094/2024/R&amp;D MAIN

L.L/KD-1

1807/1510

113

5. Engineer Officer, L&DO.
6. Drawing Section, L&DO.
7. Accounts Section, L&DO.

Copy for information to:-

1. PS to Minister (HUA)/PPS to Secretary (HUA)/PPS to AS(DC).
2. PS to JS(A,L&E)/PS to L&DO.
3. Guard file

(Satish Kumar Singh)  
Deputy Land & Development Officer-IV

Information as per the MoUD (now MOHUA), Govt letters dated 07.04.2015 & 04.09.2015:

S. No	Information asked by MoUD 07/04/2015	Information
1.	Whether the land is government or private and who is the land-owning agency?	The land is a Government land allotted to Ministry of External Affairs (MEA)
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	On request of Ministry of External Affairs, the land use case or modification to MPD-2021 has been initiated
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Not yet
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The IFS cadre has undergone significant expansion since 2008 on the basis of decision by Union Council of Minister to enhance their diplomatic representations in keeping with the growth in our economy and our international profile. As a result of this expansion, the available residential accommodation in the MEA Housing complexes is highly inadequate, and insufficient to meet current requirements. Moreover, given the tenure related requirement of MEA, who serve for approximately 2-3 years at Headquarters, almost all its personnel stay in MEA accommodation, as they cannot wait for allotment in General Pool Residential Accommodation (GPRA), which can take longer allotment duration depending on the category of accommodation. With change of Land use, MEA would be able to meet the shortage of residential accommodation for its officers.
5.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans/policies?	(To be filled by DDA)
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	(To be filled by DDA)



7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details are attached.	Nil
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The information with respect to MoUD, GOI letter dated 04/09/2015 is as follows:

S. No.	Information asked by MoUD letter dated 04/09/2015	Information
1.	Background note indicating the current situation/ provision.	<p>1. MEA had requested MoHUA for allotment of land for construction of another office of MEA due to shortage of office space being faced by the Ministry. In response to MEA's request, MoHUA has allotted 2.5 acres of land at INA, New Delhi for construction of office accommodation subject to change of land use and vacation of office space allotted for MEA offices at Shastri Bhawan, Patiala House, Akbar Bhawan, ISIL Building and CGO Complex after construction of new building.</p> <p>2. The land was allotted to MEA on 11<sup>th</sup> November 2019 by L&amp;DO office. The plot was allotted on "as is where is basis" to MEA. Subsequently, it came to the notice that the plot of land is encroached by Raj coal &amp; fuel depot, who has occupied 300sqm within the plot illegally. The case has been disposed of by High court and Raj coal &amp; fuel depot has vacated the place.</p> <p>3. MoHUA's D.O. letter No. L.IIA/11(1158)/553 dated 9 December 2019, all Ministries have been requested to stop new construction and major changes for office buildings in light of the Central Vista project wherein redevelopment of all offices of the Central Government are taking place. Since all the requirements of office will be catered under central vista project.</p> <p>4. Since, MEA is facing acute shortage of housing accommodation and the allotted plot of land at INA is lying vacant making it more susceptible to further encroachments, hence, the proposal of constructing residences for the senior officers of the Ministry to address the shortage of housing needs is proposed.</p>
2.	Whether similar proposal have earlier been considered by DDA/Ministry and/or disposed and if yes, when and how?	(To be filled by DDA)
3.	What are the specific recommendations of the Authority with regard to the proposal?	(To be filled by DDA)

4.	How and why proposal was initiated	The proposal is initiated on the request of Ministry of External Affairs, in order to address the shortfall of the housing needs of the senior officers of the Ministry
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes there of?	<p><b>Pros:</b></p> <ol style="list-style-type: none"> <li>1. The proposal will address to the housing shortage of accommodation for senior officers.</li> <li>2. The officers will be able to get an accommodation close to their workplace, thus reducing their commuting time.</li> <li>3. Reducing the traffic as the metro station (INA) is at a walking distance(5 mins)</li> </ol> <p><b>Cons:</b></p> <ol style="list-style-type: none"> <li>1. The district park space will be converted as residential. Compensatory area of similar size is required to be earmarked as district green.</li> </ol>
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented?	(To be filled by DDA)
7.	How the proposal will benefit in the development and economic growth of the city.	The proposal will create more revenue for the existing INA market, south extension market and Delhi Haat, thus benefitting the economic growth of the city.
8.	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.	(To be filled by DDA)
9.	What will be the public purpose served by the proposed modification?	The proposal will address to the housing shortfall of MEA officers. The officers of the Ministry will be able to get an accommodation close to their workplace, thus reducing their commuting time enabling them to devote more time in important work towards Nation building.
10.	What is the number of people/ families/ households likely to be affected by the proposed policy.	(To be filled by DDA)
11.	Whether the proposal is in consonance with the existing plans, laws, by laws rules etc.	The proposal is in accordance with the applicable provisions of 'unified building bye-laws of Delhi 2016' and 'Master plan Delhi 2021'



12.	Whether the Implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	(To be filled by DDA)
13.	Whether the department/ organization/Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	(To be filled by DDA)
14.	Whether the relevant guidelines/ orders of DoPT, ministry of Finance and other nodal Ministries/ Departments were considered while preparing and examining the proposal.	(To be filled by DDA)
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal.	Y K Sailas Thangal JS(Estt & GEM) Email: jsgem@mea.gov.in Mob: +91-9811928835





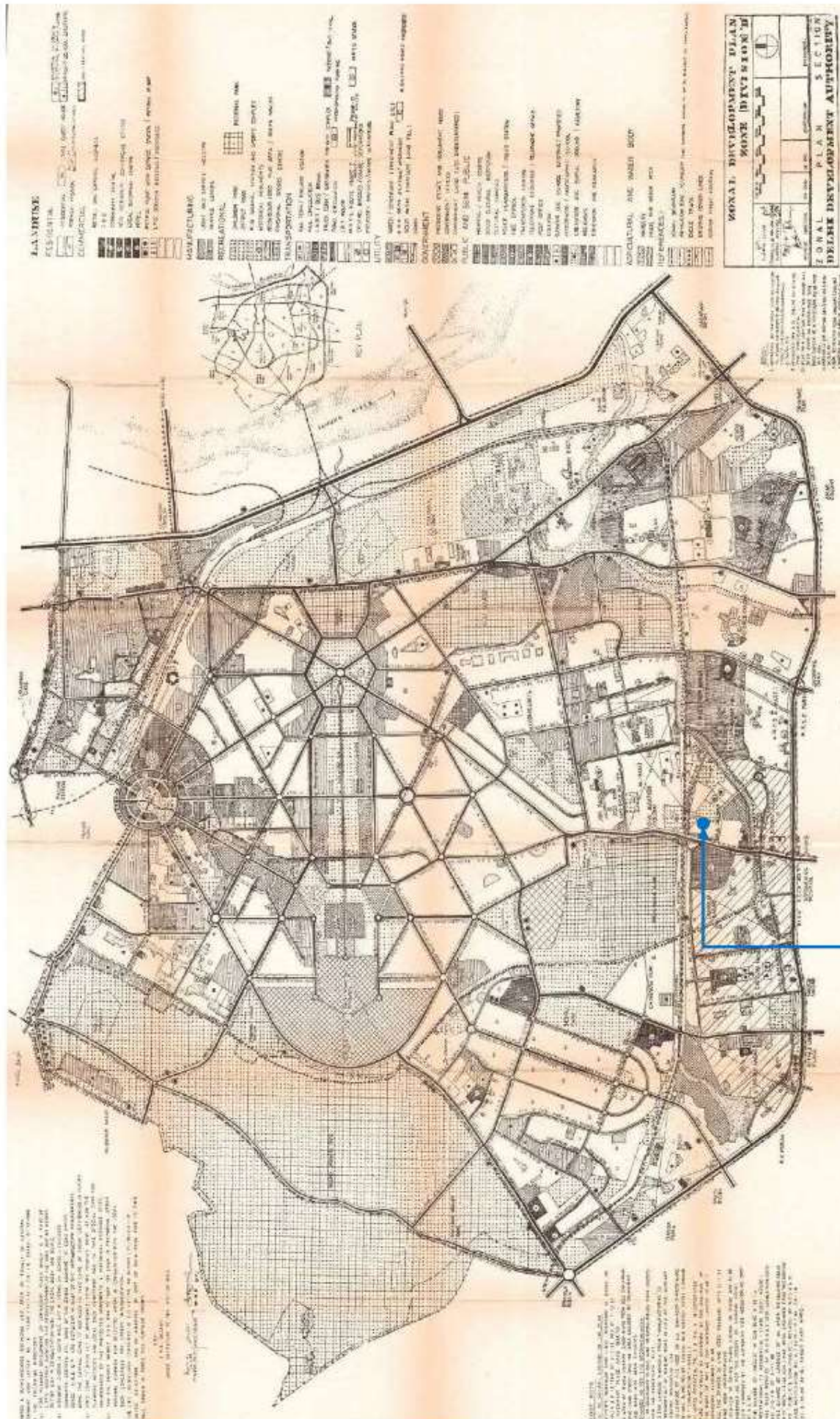


MAP 1: Tentative Location of site u/r measuring 2.5 Acres for proposed change of landuse from 'Recreational' (District Park) to 'Residential' allotted to MEA on MPD-2021 (part)





**MAP 2(a) : Tentative Location of site u/r measuring 2.5 Acres for proposed change of landuse from 'Recreational' (District Park) to 'Residential' allotted to MEA on approved ZDP, Zone -D -2001**




**TENTATIVE LOCATION  
OF SITE U/R**









**Indian Geo-Platform of ISRO**

Enter City or Lat/Long coordinates

Wherever you are

## Archaeological Survey of India

### Heritage sites and Monuments

All India Inventory of Sites and Monuments:

Select State:

Select Circle:

Select District:

Monument:

**Data Disclaimer:**  
The location and the protected boundary of the monuments have been inspected in association with archaeological survey of India and need to be verified for its correctness and completeness by ASI. The database is meant for visualization and indicative purpose only and cannot be used for any legal purpose. bhuvan portal and ISRO is not responsible for its authenticity. For any queries, please contact Archaeological Survey of India, New Delhi.

**Authenticity and validation of the location of the sites and monuments is in progress.**

- ☒ Protected Areas
- ☒ Prohibited Boundary
- ☒ Regulated Boundary

Case Studies



Tools: Home

Base Admin Base Hydrology

Base Map Hybrid Terrain More

**TENTATIVE LOCATION OF SITE U/R**



दिल्ली विकास प्राधिकरण  
योजना ज़ोन - डी, विकास मीनार  
आई.पी.एस्टेट, नई दिल्ली-110002

### AGENDA FOR THE TECHNICAL COMMITTEE

File No. PLG/MP/0002/2024 (Comp. No. 80728)

Date: 07.06.2024

**विषय:** Regarding relaxation for construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at plot 29, Dr. APJ Abdul Kalam Road (Formerly Aurangzeb Road), New Delhi

**संदर्भ:** Chief Architect, NDMC letter No. I/100305/2024 dt. 06.05.2024.

NDMC vide aforementioned letter dt. 06.05.2024 has forwarded the Agenda for placing in the Technical Committee w.r.t. the proposal received from Joint Resident, Govt. of Nagaland (Applicant) for seeking relaxation for construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at Plot 29, Dr. APJ Abdul Kalam Road (formerly Aurangzeb Road), New Delhi. In this regard, the Agenda as submitted by NDMC has been examined and following is submitted:

1. The plot u/r (i.e., Nagaland House) is situated at 29 Dr. APJ Abdul Kalam Road, New Delhi and falls within the Lutyens Bungalow Zone (LBZ).
2. The land use of the plot u/r is 'Residential' as per MPD-2021 and the approved Zonal Development Plan of Zone-D prepared under MPD-2001.
3. As per Sub-Clause 8(2) of MPD-2021, 'State Guest House' is a permissible use premise in the Residential Use Zone, for which permission from the Authority shall be required.
4. Since the plot falls within the Lutyens' Bungalow Zone (LBZ), approval from PMO shall be required.
5. After the approval from the Technical Committee, NDMC has to modify the layout plan in consultation with the L&DO.

In view of the above, the Technical Committee Agenda as forwarded by Chief Architect, NDMC w.r.t. proposed State Guest House under Sub-Clause 8 (2) of MPD-2021 is submitted for consideration of the Technical Committee, subject to separate permission from PMO for relaxation in Development Control Norms.

  
Asstt. Director (Plg.)  
Zone-D

  
Director (Plg.)  
Zone-D

  
Addl. Commissioner (Plg.)-IV

I/100305/2024



OFFICE OF THE CHIEF ARCHITECT  
DEPARTMENT OF ARCHITECTURE & ENVIRONS  
NEW DELHI MUNICIPAL COUNCIL  
PALIKA KENDRA, SANSAD MARG  
NEW DELHI-110001



No. I/100305/2024

Dated: 06.05.2024

Director (Planning)

Zone-D,  
Delhi Development Authority,  
6<sup>th</sup> Floor, Vikas Minar,  
I.P. Estate, New Delhi.

1612  
Receipt Central Dy. No. ....  
Dated. 09/05/24  
R&D Section, Vikas Minar  
Delhi Development Authority  
Deputy Asstt.

**Subject: Relaxation for Construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at Plot 29, Dr. APJ Abdul Kalam Road (Formerly Aurangzeb Road) , New Delhi.**

Reference: DDA letter no. F.1(25)2005/MP/Pt./D-14 dtd. 29.01.2024.

1. This has reference to the proposal received from Joint Resident, Govt. of Nagaland (Applicant) for seeking relaxation with respect to above subject. The Proposal has been examined by the NDMC and it has been observed that certain relaxations are required to process the case further for approval by NDMC.
2. It has been also noted that the applicant already approach MoHUA and DDA (through the MoHUA), for which the DDA has responded vide letter dated 29.01.2024 and as per the Para ii of said letter, DDA has informed that

*"as per Sub Clause 8 (2) of MPD-2021, 'State Guest House' is a permissible use premise in Residential Use Zone, for which permission from the Authority shall be require d and requisite agenda for the Technical Committee to be submitted by NDMC in this regard".*

3. Accordingly, Agenda for relaxation has been prepared and submitted herewith. The Agenda has been prepared on the basis of information / documents provided by the Applicant.

DDA is requested to place the proposal for relaxation of the Technical Committee DDA and appraise the NDMC with decision on the same.

Signed by

Ashok Kumar Dhiman

Date: 06-05-2024 13:51:30  
(ASHOK KUMAR DHIMAN)  
CHIEF ARCHITECT

**Copy to:**

Joint Resident Commissioner,  
Government of Nagaland,  
29, Dr. APJ Abdul Kalam Road,  
New Delhi-110011.



**AGENDA FOR TECHNICAL COMMITTEE**

Item No.: /2024

**Subject:** Relaxation for Construction of State Guest House of Govt. of Nagaland in 'Residential' Landuse under LBZ area at Plot 29, Dr. APJ Abdul Kalam Road (Formerly Aurangzeb Road) , New Delhi.

<b>1.0</b>	<b>BACKGROUND</b>
1.1	An online proposal for Redevelopment (Demolition & Reconstruction) of Nagaland House has been received from Applicant i.e. Jt. Resident Commissioner, Government of Nagaland vide Scheme no. 0089 dated 16.08.2023, re-submitted on 26.09.2023 for construction of State Guest House of Govt. of Nagaland at 29, Dr. APJ Abdul Kalam Road (Formerly Aurangzeb Road), New Delhi. The Applicant has proposed Development Control Norms as per Clause-4.4.3(I) of modified MPD-2021 & gazette notification dated 23.03.2016, permissible as State Guest House i.e. 50%-Ground Coverage, 200-FAR, Height - No Restriction (subject to clearance from AAI/CFO and other statutory/security clearances that may be required from time to time).
1.2	The said proposal received vide Scheme No. 0089 dated 16.08.2023 was examined and correspondence was sent to the applicant apprising that the requisite proposal was not admissible under Clause-4.4.3(I) & the Modified UBBL 2016, as the said piece of land in "Residential" landuse as per Zone-D of Zonal Development Plan and falls under the LBZ.
1.3	The proposal was resubmitted vide letter dated 27.02.2024 with proposed norms: - <ul style="list-style-type: none"> <li>• Ground Coverage-40.28%,</li> <li>• FAR-132,</li> <li>• Height 17.50 Mtr.,</li> <li>• Main building (2 basements + Ground Floor + 3 floors)</li> <li>• Annex Block (Ground Floor + 4 floors)</li> </ul>
1.4	In the past, the plans for the said premises having 5 blocks of 3 storied building were sanctioned by the NDMC Committee vide its resolution no. 38 dated 15.02.1975 and the Occupation Certificate issued on valid upto 31.12.1977 (as per the available record).
1.5	<b><u>HISTORY:</u></b> <ul style="list-style-type: none"> <li>• A perpetual lease in the month of Nov 1932 was executed between Secretary of State of India in Council on the one part and S. Sewa Gill on the other part, for the plot of land admeasuring 2.443 Acres for residential purpose.</li> <li>• The Mutation of said premises was issued vide Memorandum No.</li> </ul>



Nagaland House,  
29, Dr. APJ Abdul Kalam Road,  
New Delhi

	<p>L1-9/11(1)/64 dated 04-07-73 on the same term and condition of original deed in respect of Plot No. 1, Block No. 11 known as 29 Aurangzeb Road, New Delhi in the name of THE GOVERNOR OF THE STATE OF NAGALAND.</p> <ul style="list-style-type: none"> <li>Nirman aur Awas Mantralaya vide letter no. K-12014 (14) 73 UDI dated 25.7.74 addressed to Chief Engineer, PWD, Nagaland Govt., apprised that  <i>"It is understood that the proposal of the Nagaland Government is to construct the Guest House upto 3 storeys only. In that case the Government of India would have no objection for the proposed construction. You are requested to confirm that the construction would be confined to only 3 storeys."</i></li> <li>Ministry of Works &amp; Housing made communication in the month of Sept 1974 addressed to Chief Engineer, P.W.D. Nagaland Government stating that  <i>"the construction of Nagaland Guest House on 29, Aurangzeb Road, New Delhi, will be confined to only three storeys, the Government of India have no objection to the construction of the proposed Guest House. You may now take up the matter with the DDA for permission under special appeal.                      You may commence the construction after getting the clearance from the DD Authority and after getting the building plans passed by the New Delhi Municipal Committee."</i></li> <li>The Chief Town Planner of Ministry of Work and Housing vide its letter no. F.66-DG/73 dated 04.12.1974 <b>(Copy enclosed)</b> addressed to NDMC intimated that, on the basis of recommendation, the comments of Ministry on Ground Coverage, FAR, setback lines &amp; parking are as follows: -  <b>Ground Coverage Achieved – 15037 sq.ft. i.e., 14.10% within the maximum recommended ground floor coverage of 25%.</b>  <b>Floor Area Ratio Achieved is 37.5 which is within the maximum floor area ratio of 60 recommended for this area.</b>  <b>Height: The maximum height recommended for this area by New Delhi Redevelopment Advisory Committee (NDRAC) is 45 feet. The proposed buildings are only three storeyed and are within the maximum permissible limit of height.</b>  <b>Parking Requirements: The parking requirement is 0.85 equivalent car space per thousand sq.ft. (92.90 sq.mt.) Each equivalent car space is 350 sq.ft. (32.50 sq.mt.) within the buildings and 250 sq.ft. (23.23 sq.mt.) in case of open areas. On the basis of detailed plans submitted by the Nagaland Government for the proposed Nagaland House, requirement of parking may be checked on the above-mentioned basis.</b></li> <li>NDMC vide letter no. CA/4670/BP dated 28.12.74 <b>(Copy enclosed)</b> has asked DDA to permit the Government Guest House viz. Nagaland House Complex in residential area under a case of special appeal in compliance of NDRAC's recommendations.</li> </ul>
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Nagaland House,  
29, Dr. APJ Abdul Kalam Road,  
New Delhi

	<ul style="list-style-type: none"> <li>NDMC communicated vide No. CA/4671/BP dated 28.12.74 (<b>Copy enclosed</b>) to the Nagaland House asking to furnish No Objection/ Clearance Certificate from Ministry of Work and Housing for permitting the construction of said proposal as a special case.</li> <li>DDA vide letter no. F.16(68)/73-MP dated 21.02.1975 addressed to NDMC has informed that "DDA has no objection to the proposed residential construction of guest house of the Government of Nagaland. The building plans may, therefore, be considered by the New Delhi Municipal Committee as per their own building bye-laws."</li> <li>NDMC vide letter no. CA/747-749 dated 17.03.1975, communicated that as per Reso. No.38 dtd.15.02.1975, the plans have been sanctioned for the construction of Nagaland House (5 Blocks of 3 Storeyed Building) at 29, Aurangzeb Road, and also asked to the applicant to get these plans approved from L&amp;DO separately.</li> </ul>		
2.0	<b>Examination</b>		
2.1	<b>Permissible /Proposed Norms as per the provisions of MPD-2021/ ZPD/ Layout Plan</b> Applicant vide letter no. NHD/RC/AR/2015/Pt-1 dated 27th February 2024 has submitted its proposal having		
	<b>Description</b>	<b>MPD Norms under which the proposal has been submitted</b>	<b>Proposal of Nagaland House</b>
	1. Ground Coverage	50%	40.28
	2. FAR	200	132
	3. Height	No Restriction (Subject to clearance from AAI/ Fire Department and other statutory/ security clearances that may be required from time to time) - In case of Sub-Zone D-13 of Zone-D, the maximum height is capped at 26 mt (subject to Fire and other statutory/ security clearances that may be required from time to time).	17.5 metres
	Note: The premise falls under the " <b>Residential</b> " use zone as per the Zone-D of Zonal Development Plan of MPD-2021 and is within the LBZ area. Hence, for the relaxation for use of State Guest House, the approval of DDA, Technical Committee is required alongwith relaxation in Development Control Norms for which the proposal shall be separately sent to PMO through MoHUA.		
2.2	Any other information	a) The premises falls in LBZ as per the Zonal	



	such as Land Status/ Legal status of land/ Any Court Case against the land under reference.	Plan-D of MPD 2021. b) Land use of the said premises, as per Zonal Plan-D, is earmarked for Residential facing, Dr. A.P.J Abdul Kalam Road (earlier known as Aurangzeb Road). c) The said plot of land is abutting Dr. A.P.J Abdul Kalam Road (formerly Aurangzeb Road) having ROW 37.58 metres and another side Tuglak Road having ROW 37.58, further remaining other two sides are surrounded by other properties. d) As per the perpetual Lease, the said piece of land was leased for 'Residential' use and DDA had also given NOC vide its letter dated 21.02.1975 for residential construction of Guest House of Govt. of Nagaland. e) Regarding the relaxation for use & Development Control Norms for the said piece of land, Nagaland House had made communication with MoHUA vide letter dated 27.02.2024 and MoHUA referred the case to DDA. The DDA and MoHUA has given their comments to the Nagaland House vide its letter dtd. 29.01.2024 and 29.12.2023 respectively. <b>(Copies enclosed)</b>
2.3	Planning Observations:	Regarding the relaxation for use & Development Control Norms for the said piece of land. The Applicant had made communication with MoHUA vide letter dated 27.02.2024 and MoHUA referred the case to DDA. The DDA and MoHUA has given directions to the Nagaland House vide its letter dtd. 29.01.2024 and 29.12.2023 respectively. <b>(Copy enclosed)</b>
3	Information required as per the MoUD, Gol letters dated 07.04.2015/ 04.09.2015	
A.	As per the MoUD, Gol letters dated 04.09.2015	
	Information required	Explanatory Background
	I. Background Note indicating the current situation / provisions;	Currently, the land is used for residential construction of guest house of the Government of Nagaland and shall be used as State Guest House of the Government of Nagaland



II.	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	Yes Similar Proposal have been considered by the DDA & Ministry time to time and on case to case basis
III.	What were the specific recommendations of the Authority with regard to the proposal;	DDA has given directions vide its letter dtd. 29.01.2024. Accordingly, the Agenda for Technical Committee has been prepared for allowing permissible use " <b>State Guest House</b> " in residential zone at said piece of land.  The proposal is to be considered by the Technical Committee as per Section 11-A of DD Act 1957 and further action will be taken as per recommendation of the Authority.
IV.	How and why the proposal was initiated;	Applicant submitted a proposal through online portal for approval of Demolition & Re-construction in r/o Nagaland House, 29, Dr. APJ Abdul Kalam Road, New Delhi for the purpose of State Guest House proposing certain relaxations in Development Control Norms under LBZ area.  The proposal is for the public interest of State Govt. to be constructed/ built for the people in the National Capital at New Delhi for the use for the people of State of Nagaland.
V.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	The height of the building has been proposed within the urban form of the area as per as per Clause-4.4.3(I) of MPD 2021, as there is no High-rise building is in the vicinity of this plot.  The Present Proposal has restricted height of 17.50 meter which may be allowed, if acceptable to the competent Authority.  The proposal is for the public interest of State Govt. have constructed/ built

		their house in the National Capital at New Delhi.
VI.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	This would facilitate the ease in functioning of the State of Nagaland by providing accommodation facility for Nagaland State officials and visitors to the National Capital.
VII.	How the proposal will benefit in the development and economic growth of the city;	This would facilitate the ease in functioning of the State of Nagaland by providing accommodation facility for Nagaland State officials and visitors.
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?	Not Applicable
IX.	What will be the public purpose served by the proposed modifications;	State Guest House for the visitors of the Nagaland State to the Capital of the Country serving the people of the state.
X.	What is the number of people / families / households likely to be affected by the proposed policy;	Not available.
XI.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	Yes. The present proposal is within the provisions of MPD-2021 norms.
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;	Yes, the proposal, if approved shall allow construction of "State Guest House" in LBZ area having Landuse as "Residential" in Zonal Plan of Zone-D.



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. Regarding the relaxation for Use & Development Control Norms for the proposed State Guest House at said piece of land, Applicant has made communication with MoHUA vide letter dated 27.02.2024 and MoHUA referred the case to DDA. The DDA and MoHUA has given their comments to the Nagaland House vide its letter dated 29.01.2024 and 29.12.2023 respectively. <b>(Copies enclosed)</b>
XIV.	Whether the relevant guidelines/ orders of DOPT, Ministries of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and;	Not Applicable
XV.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal Officer to be contacted by the Ministry regarding the proposal	Er. Harkesh Meena, Executive Engineer (Building Plan), Architecture and Environs Department, New Delhi Municipal Council, Palika Kendra, Sansad Marg, New Delhi- 110001
<b>B. As per the MoUD, Gol letters dated 07.04.2015</b>		
	<b>Information required</b>	<b>Explanatory Background</b>
I.	Whether the land is government or private and who is the land-owning agency?	The Mutation of Land was issued vide Memorandum No. L1-9/11(1)/64 dated 04-07-73 on the same term and condition of original deed in respect of Plot No. 1, Block No. 11 known as 29 Aurangzeb Road, New Delhi in the name of THE GOVERNOR OF THE STATE OF NAGALAND.
II.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Regarding the relaxation for use & Development Control Norms for the said piece of land, Nagaland House had made communication with MoHUA vide letter dated 27.02.2024 and MoHUA referred the case to DDA.

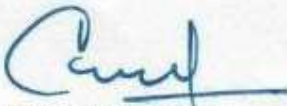
Nagaland House,  
29, Dr. APJ Abdul Kalam Road,  
New Delhi


		The DDA and MoHUA has given their comments to the Nagaland House vide its letter dtd. 29.01.2024 and 29.12.2023 respectively. <b>(Copies enclosed)</b>
III.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	DDA to prepare the same.
IV.	What is the public purpose proposed to be served by modification of MPD and or change of land use?	This would facilitate the ease in functioning of the State of Nagaland by providing accommodation facility for Nagaland State officials and visitors to the national capital.
V.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	The said piece of land shall be earmarked as "State Guest House" (SG), in the Zone -D of Zonal Development Plan, if the State Guest House norms are approved.
VI.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	There will be no impact / implications on general public, Law and order etc.
VII.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case pending in any court of Law as informed by the Nagaland House.
4	<b>Proposals:</b> a) The Govt. of Nagaland has proposed State Guest House under Sub Clause 8 (2) of MPD-2021 at 29 Dr. APJ Abdul Kalam Road, New Delhi vide its letter dated 27.02.2024 with following: - <ul style="list-style-type: none"> <li>• Ground Coverage-40.28%,</li> <li>• FAR-132,</li> <li>• Height 17.50 Mtr.,</li> <li>• Main building (2 basements + Ground Floor + 3 floors)</li> <li>• Annex Block (Ground Floor + 4 floors)</li> </ul> b) The said piece of land falls in the LBZ area, Zone -D of MPD-2021, having "Residential" use on which the LBZ norms/ guidelines are applicable. The lease of the said plot was also for residential use.	




Nagaland House,  
29, Dr. APJ Abdul Kalam Road,  
New Delhi

	<p>However, DDA vide letter no. F.16(68)/73-MP dated 21.02.1975 had already permitted the residential construction of guest house of the Nagaland House.</p> <p>c) In the instant case, the DDA vide letter dated 29.01.2024 has communicated to the Jt. Resident Commissioner, Government of Nagaland and copy to NDMC with the following comments:</p> <p><i>"ii. As per Sub Clause 8 (2) of MPD-2021, 'State Guest House' is a permissible use premise in Residential Use Zone, for which permission from the Authority shall be required and requisite agenda for the Technical Committee to be submitted by NDMC in this regard."</i></p> <p>d) In view of Para a, b &amp; c above, the proposal, submitted by Joint Resident Commissioner, Government of Nagaland, for construction of State Guest House to NDMC, on a plot admeasuring 2.443 Acres located at Dr. APJ Abdul Kalam Road (Formerly Aurangzeb Road) falling under "Residential" Landuse in LBZ Area in Zone-D of MPD 2021, is allowed for "State Guest House" being a permissible use under Sub Clause 8 (2) of MPD-2021 in Residential Use Zone.</p> <p>e) For relaxation in Development Control Norms the applicant is directed to seeks separate permission from PMO through MoHUA, Gol.</p>
5	<p><b>Recommendations</b></p> <p>The proposal at Para -4 (d) above is placed before Technical Committee for consideration &amp; approval.</p>

  
CHIEF ARCHITECT  
(NDMC)

  
EXECUTIVE ENGINEER(BP)  
(NDMC)

  
ASSISTANT ENGINEER(BP)  
(NDMC)

NEW DELHI MUNICIPAL COMMITTEE  
TOWN HALL : NEW DELHI

82

No. LA/4671/BA

Date 28.12.74

The Asstt. Executive Engineer  
Construction Sub Division, PWD  
Nagaland  
29-Aurangzeb Road  
New Delhi.

Subject:- Construction of Nagaland House at 29-Aurangzeb Road.

With reference to your building application dated 25.11.74, regarding the subject cited above, it is stated that the case was referred to Chief Planner, Design Group, Min. of Works & Housing and who vide his letter dt. 4/7 Dec. 1974, has now intimated to this office that the New Delhi Municipal Committee may consider the building plans of Nagaland State Guest House on 29-Aurangzeb Road for sanction provided they have specially permission from the Government as the building activity on the basis of the NDR&A's recommendations for this area has not been cleared by the Government so far.

TESTED  
JE COPY

In view of this, you are required to furnish to this office necessary No Objection/clearance Certificate from the Min. of Works & Housing permitting you to construct the said proposal as a case of special permission. Further necessary action for the consideration of the said proposal for its approval could only be taken after you have furnished the necessary No Objection Certificate from the Min. of Works & Housing

PRAMOD SHARMA  
ASSISTANT ENGINEER  
ARCHITECT DEPARTMENT  
NEW DELHI MUNICIPAL C.C.

o/c V.N. Vasudeva  
(V.N. Vasudeva)  
Chief Architect.



DESIGN GROUP  
MINISTRY OF WORKS & HOUSING  
GOVERNMENT OF INDIA

77-A

Vigyan Bhavan Annexe-II,  
New Delhi-110011.

No. F-66-DG/73

the 4th December, 1974.

To

Shri V.N. Vasudeva,  
Chief Architect,  
New Delhi Municipal Committee,  
Town Hall, New Delhi.

Please refer to your letter No. GA/4387/BP dated 2.12.1974 regarding the plans for the construction of Nagaland House at 29, Aurangzeb Road. This plot forms part of the privately leased area South of Rajpath, the New Delhi Redevelopment Advisory Committee's recommendations regarding which have been formulated and submitted to Government in November, 1974 for approval. On the basis of these recommendations our comments on ground floor coverage, floor area ratio, set-backlines and parking requirements are given as under:

Ground floor coverage achieved is 15037 sq.ft. i.e. 14.10 per cent which is within the maximum recommended ground floor coverage of 25 per cent.

Floor area ratio achieved is 37.5 which is within the maximum floor area ratio of 60 recommended for this area.

Set-backlines: as per recommendations by New Delhi Redevelopment Advisory Committee, for each and every plot in the privately leased area, building envelope to the extent of 40 to 45 per cent of the plot area has been worked out and therefore, there shall not be customary standard set-backlines for the plots in this area. The building proposed by the Nagaland Government on 29, Aurangzeb Road are within the proposed building envelope. Also approach to the buildings on the plot has been indicated as per recommendations of New Delhi Redevelopment Advisory Committee.

Height: The maximum height recommended for this area by New Delhi Redevelopment Advisory Committee is 45 feet. The proposed buildings are only three storeyed and are within the maximum permissible limit of height.

Parking requirements: As per New Delhi Redevelopment Advisory Committee recommendations regarding the

ATTESTED  
TRUE COPY

*Pranod Sharma*  
PRANOD SHARMA  
ASSISTANT ENGINEER  
ARCHITECT DEPARTMENT  
NEW DELHI MUNICIPAL



Hotels, Boarding Houses, Hostels, Lodging Houses and Motels, the Government Guest Houses, are permitted in the residential areas if allowed by the Delhi Development Authority after special appeal.

According to the regulations recommended for this use, the parking requirement is 0.85 equivalent car space per thousand sq.ft. (92.90 sq metres). Each equivalent car space is 350 sq.ft. (32.5 sq metres) within the buildings and 250 sq.ft. (23.23 sq metres) in case of open areas. On the basis of detailed plans submitted by the Nagaland Government for the proposed Nagaland House, requirement of parking may be checked on the above mentioned basis.

Recommendations of New Delhi Redevelopment Advisory Committee regarding the elimination of compound wall and preservation of trees in the area are also relevant to the sanction of buildings on this plot. Therefore, the New Delhi Municipal Committee may consult report and recommendations regarding the privately leased bungalow area south of Rajpath for this and other relevant issues.

In the light of above the New Delhi Municipal Committee may consider the building plans of Nagaland State Guest House on 29-Aurangzeb Road for sanction provided they have special permission from the Government as the building activity on the basis of the N.D.R.A.C.'s recommendations for this area has not been cleared by the Government so far.

*B.G. Fernandes*  
(B.G. FERNANDES)  
CHIEF TOWN PLANNER.

*Please report of A.B.C. done immediately*

*In Suro*

*Pranod Sharma*  
**ATTESTED  
TRUE COPY**

*Pranod Sharma*  
**PRANOD SHARMA  
ASSISTANT ENGINEER  
ARCHITECT DEPARTMENT  
NEW DELHI MUNICIPAL**



No. K-20013/2/2023-DD.I

भारत सरकार/Government of India

आवासन और शहरी कार्य मंत्रालय /Ministry of Housing and Urban Affairs

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi.

Dated: 29<sup>th</sup> December, 2023

To

✓ Chairperson NDMC,  
Palika Sadan, New Delhi.

Subject: Redevelopment of Nagaland House at 29, Dr. APJ Kalam Road-  
seeking Relaxation in Development Control Norms under LBZ Area-  
Regarding.

Sir,

I am directed to refer to State Govt. of Nagaland's proposal vide their letter No.NHD/RC/AR/2015/PT-1 dated 31.07.2023 regarding redevelopment of Nagaland House at 29, Dr. APJ Kalam Road and seeking relaxation of Development Control Norms under LBZ Area. The same was taken up with DDA and DDA vide its letter No.F.1(25)2005/MP/Pt./34-G dated 27.10.2023 has commented as under:

- i. The plot u/r (i.e Nagaland House) is situated at 29 Dr. APJ Abdul Kalam Road, New Delhi and falls in Lutyens Bungalow Zone (LBZ)
- ii. The land use of the plot u/r is Residential as per MPD-2021 and approved Zonal Development Plan of Zone-D prepared under MPD-2001.
- iii. As per Sub/ Clause 8(2) of MPD-2021, 'State Guest House' is a permissible user premise in Residential Use Zone, for which permission from Authority shall be required and requisite agenda for Technical Committee to be submitted by NDMC in this regard.
- iv. The approval for relaxation in Development Control Norms as sought in the representation dated 31.07.2023 is to be taken from Prime Minister's Office, since the plot u/r falls in Lutyens Bungalow Zone.

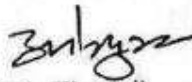
2. In view of above, NDMC is requested to take further action in the matter. NDMC is also requested to confirm whether permissions as required in L&DO's NOC letter No.L&DO/L-1-/9/11/(1)/23/34 dated 21.04.2023 from National Monuments Authority, Archaeological Survey of India and all other concerned Government Agencies, have been received or not.

-2-

3. NDMC may also confirm whether NOC dated 21.04.2023 is sufficient to take up the matter with PMO or any revised NOC is required to be issued including modification of layout plan by NDMC in consultation with L&DO.

Encl: as above

Yours faithfully,

  
(U.K. Tiwari)

Under Secretary to Govt. of India  
Tel. No.23061681

Copy to:

1. Joint Resident Commissioner, Government of Nagaland, Nagaland House.
2. Vice Chairman, DDA, Vikas Sadan, New Delhi.
3. Dy. L&DO, L&DO, M/oHUA, Nirman Bhawan.





दिल्ली विकास प्राधिकरण  
Delhi Development Authority  
योजना ज़ोन डी  
Planning Zone-D  
6<sup>th</sup> मंजिल, विकास मीनार  
6<sup>th</sup> Floor, Vikas Minar  
आई.पी.एस्टेट, नई दिल्ली- 110002  
I.P. Estate, New Delhi -110002  
दूरभाष नं०: 23370959

संख्या. F.1(25)2005/MP/Pt./ D-14

दिनांक: 29.01.2024

(Comp. No. 44765) E-File No. PLG/MP/0010/2020/F-1

सेवा में,

Joint Resident Commissioner  
Government of Nagaland  
29, Dr. APJ Abdul Kalam Road,  
Nagaland House, New Delhi-110011.

विषय: Regarding demolition & reconstruction in r/o Nagaland House at 29 Dr. APJ Abdul Kalam Road, New Delhi (Relaxation in Development Control Norms under LBZ area).

संदर्भ: Govt. of Nagaland letter No. NHD/RC/AR/2015/Pt-I/784 dt. 28.11.2023 enclosing therewith, Chief Architect, NDMC letter dt. 20.11.2023.

Sir,

This is with reference to letter dated 28.11.2023 on the above cited subject. In this regard, it is to submit that the matter was earlier examined and reply was sent to MoHUA vide letter dated 27.10.2023 (Copy enclosed). Further, the following is re-submitted:

- i. The plot u/r (i.e. Nagaland House) is situated at 29 Dr. APJ Abdul Kalam Road, and falls in Lutyens Bungalow Zone (LBZ). The land use of the plot u/r is 'Residential' as per MPD-2021 and approved Zonal Development Plan of Zone-D prepared under MPD-2001.
- ii. As per Sub Clause 8 (2) of MPD-2021, 'State Guest House' is a permissible use premise in Residential Use Zone, for which permission from the Authority shall be required and requisite agenda for the Technical Committee to be submitted by NDMC in this regard.
- iii. The approval for relaxation in Development Control Norms as sought in the representation is to be taken from Prime Minister's Office, since the plot u/r falls in Lutyens Bungalow Zone.

This issues with the approval of the Competent Authority.

Encl: As Above

निदेशक (यो.) ज़ोन डी

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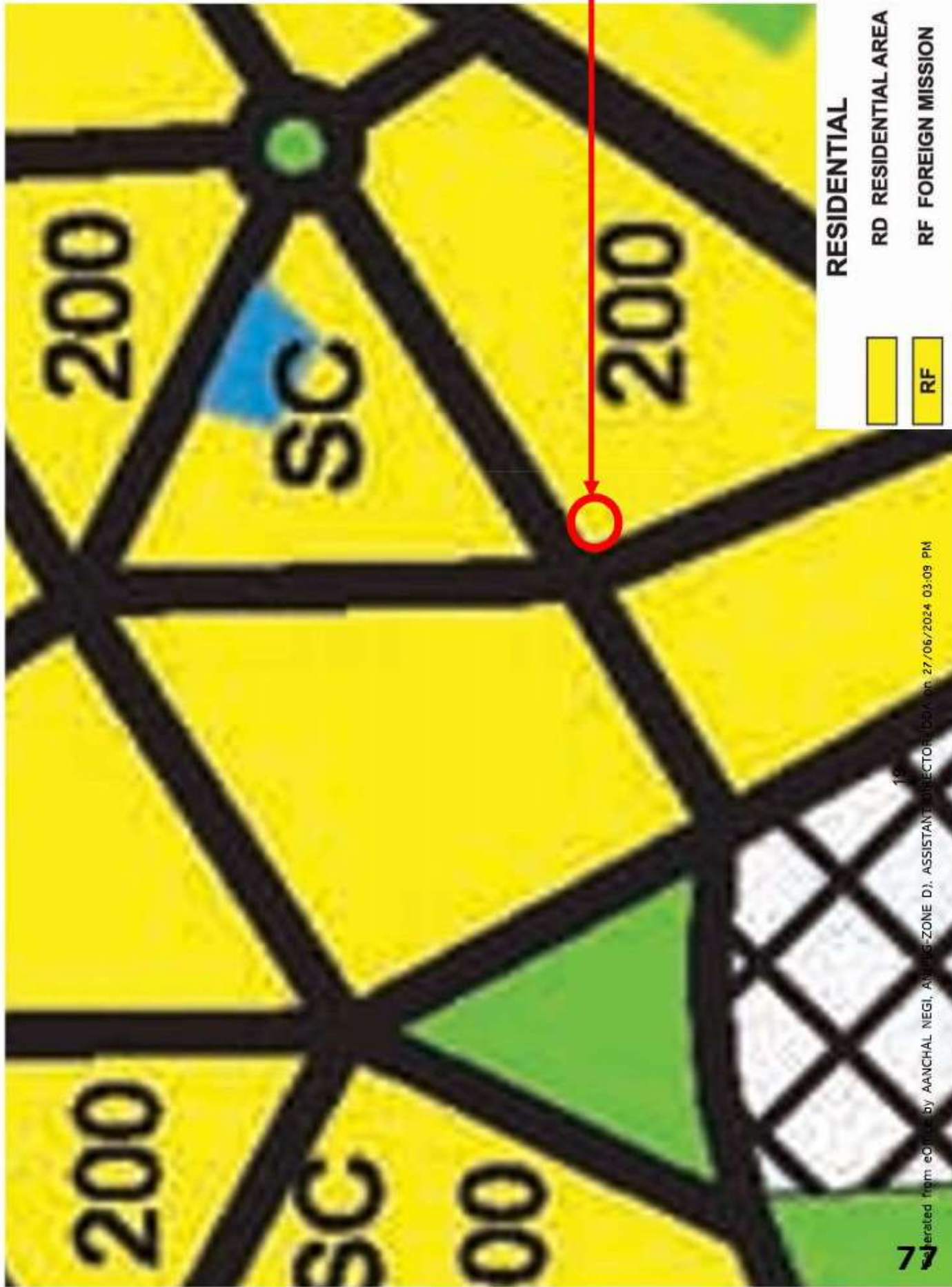
1. Under Secretary (DD-I), Ministry of Housing and Urban Development, Government of India, Nirman Bhawan, New Delhi-110011.
2. Chief Architect, New Delhi Municipal Council, Palika Kendra, New Delhi-110001.

शिरा भागव  
29/01/2024  
निदेशक (यो.) ज़ोन डी

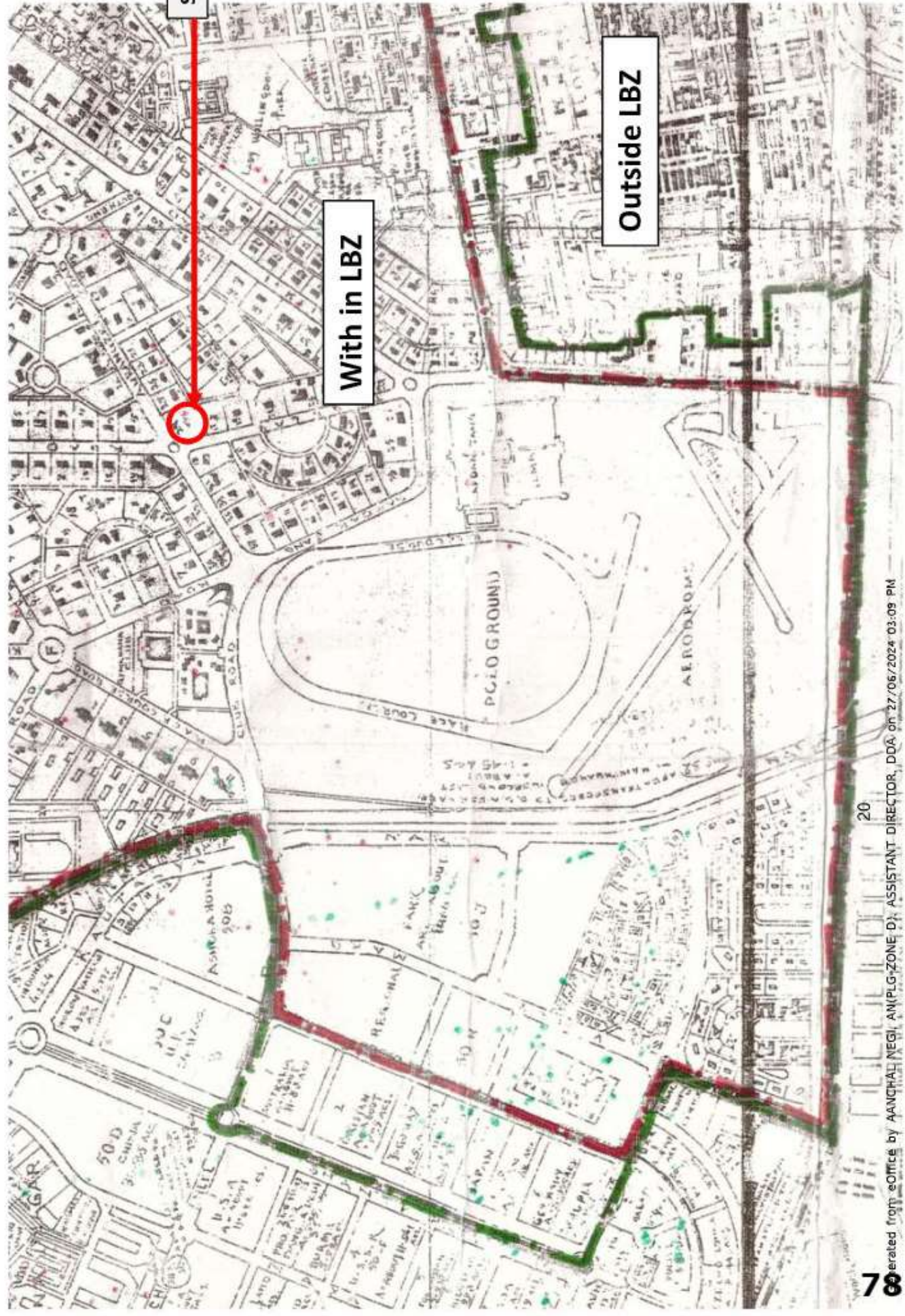
















दिल्ली विकास प्राधिकरण  
कार्यालय निदेशक (योजना)  
योजना क्षेत्र सी एवं जी  
चौथी मंजिल, विकास मिनार, आई.पी.एस्टेट, नई दिल्ली-110002  
दूरभाष: 011-23370239

File No.- PLG/MP/0001/2024/F-9/-AD(PLG-ZONE C)AP-III

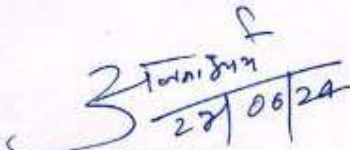
Date: 27-06-2024

**विषय:** Proposal for considering the case of Kirori Mal College in the category of 'General College' for facilitating/upgradation of infrastructure instead of 'Old College' norms as per MPD-2021.

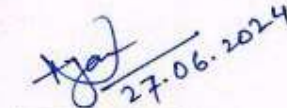
**सन्दर्भ:-** Letter no. SA-2(D)/95/2024/771-776 dated 27.06.2024 of Architect, CPWD.

Architect, CPWD vide letter no. SA-2(D)/95/2024/771-776 dated 27.06.2024 has forwarded the agenda for Technical Committee meeting regarding "Proposal for considering the case of Kirori Mal College in the category of 'General College' for facilitating/upgradation of infrastructure instead of 'Old College' norms as per MPD-2021."


The above proposal for permitting the Kirori Mal College existing in an area measuring 14.81 acres located at University Enclave, Delhi-110007 falling in the planning zone C under 'Public-Semi Public' land use as per land use map of Zonal Development Plan of Zone-C, 2021 in the 'General College' category and not 'Old College' category as mentioned in MPD 2021 be placed before Technical Committee for consideration.

  
(अलका आर्या)

निदेशक(योजना)/जोन-सी एवं जी

  
(नकुल कुमार नयन)

सह निदेशक(योजना)/जोन-सी

  
(अदिति सिंह)

योजना सहायक/ जोन-सी

## AGENDA FOR TECHNICAL COMMITTEE MEETING

**Subject:** Proposal for considering the case of Kirori Mal College, University of Delhi, in the category of 'General College' for facilitating/up-gradation of infrastructure instead of 'Old College' norms as per MPD-2021.

### 1.0 Background:

- 1.1 Request from Principal, Kirori Mal College, University of Delhi, Delhi-110007, for new construction of multi disciplinary Academic and Research Centre, Girls hostel, horizontal expansion of building near western wing and vertical expansion of old gym block received vide letter no.932 dated 23-11-2023. **(Annexure-A)**
- 1.2 Earlier Layout Plan of Kirori Mal College was sanctioned vide file no.938/13/HQ/89 dated 23-06-1989 which was subsequently sanctioned vide file no.237/13/HQ/2000 dated 19-04-2000 by MCD, as per prevailing norms. **(Annexure-B)**. It is evident from the enclosed approved layout plan that there was no formal zoning done to place Academic, Residential and Play fields buildings in Kirori Mal College. Also there is no division shown of Academic and Residential portion in area statement of approved layout plan.

### 2.0 Examination

- 2.1 Provisions in Master Plan of Delhi – 2021/ZDP and layout plan.

The plot of Kirori Mal College, University of Delhi, Delhi-110007 falls under planning Zone – C earmarked for college in layout plan.

At present, in the Master Plan of Delhi-2021, there are 2 categories of norms are given for college.

### 2.2 Table 13.6: Development Controls for Education Facilities (Higher Education)

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
1	Vocational Training Centre (ITI/Polytechnic/Vocational/Training Institute/Management Institute/Teacher Training Institutes etc.)/Research and Development centre.	35%	225	37 m	1. Upto 30% of max. permissible FAR can be used for hostel accommodation for the students.  2. Parking standard @ 1.33 ECS / 100 sq m of floor area. The areas earmarked for parking if misused liable to be municipalized / taken over by the authority.  3. Other controls related to basements etc. are given in the Development Code chapter
2	General College				
3	Professional College(Technical)				
4	University Campus including International Education Centre (IEC) –Large campus (10 ha and above) will be divided into following four parts:  a)Academic including Administration (45% of total land area)	30%	225	37 m	1. Parking standard @ 1.33 ECS / 100 sq m of floor area.  2. Other controls related to basements etc. are given in the Development Code chapter.  3. Landscape plan to be prepared.
	b) Residential (25% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.			
	c) Sports and Cultural activities (15%)	10%	15	26 m	
	d) Parks and Landscape(15%)	N. A.			



5	<p><b>College</b></p> <p>i. In case of old colleges plot will be divided as follows:</p> <p>Area per college : 4.0 ha</p> <p>a. College building area-1.8ha 45%</p> <p>b. Play field area-1.8ha 45%</p> <p>c. Residential including Hostel area - 4.0 ha 10%</p> <p>ii. In case of variation in area the % to be followed.</p>	<p>i. Development control norms for academic college building area &amp; residential will be same as S. No. 4 above</p>
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As per present MPD-2021 norms of Old College proper zoning between Academic, Residential and play fields should be followed to plan any college campus. In the approved layout plan of Kirori Mal College there is no possibility for applying Old College norms in terms of zoning of Academic, Residential and Play fields.

Area statement of existing Academic, Residential and Sports buildings of Kirori Mal College as per 'Old College' and 'General College' norms of MPD-202 are placed at **Annexure-C**.

## 2.2 Site visit/Inspection report:

The Delhi Development Authority (DDA) has visited the site on 27-06-2024.

2.3 Any other information such as land Status/Legal status of land /Any Court Case against the land under reference. Not applicable.

2.4 Statue related to natural Construction zone (NCZ), Natural features such as water bodies etc. If the site is covered under any other stator provisions like NMA etc. Not applicable.

## 2.5 PLANNING OBSERVATIONS:

Summer of planning observation as per para 2.1 to 2.4 above.

The category of old college shall be changed to General College for ground coverage and FAR.

## 3.0 Information required:

S.No	Information required	Explanatory background
<b>A. As per MoUD letter 04-09-2015s</b>		
i.	Background Note indicating the current situation provision.	Layout Plan of Kirori Mal College was sanctioned vide file no.938/13/HQ/89 dated 23-06-1989 which was subsequently sanctioned vide file no.237/13/HQ/2000 dated 19-04-2000 by MCD, as per prevailing norms. No formal zoning was planned to place Academic, Residential and Play fields buildings in Kirori Mal College. Also in area statement there was no division shown for Academic, Residential and Play fields portion.
ii.	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	Yes, for St. Stephen's College, University Enclave, Delhi-110001 on dated 04-09-2023, vide file PLG/MP/0002/2023/F-9/-A(PLG-G-Zone C)/AP-III by DDA, Technical Committee item no.14/2023
iii.	What were the specific recommendations of the Authority with regard to the proposal;	Permission granted for applying 'General College' Norms category.
iv.	How and why the proposal was initiated;	Request from Principal, Kirori Mal College, University of Delhi, Delhi-110007, for new

		construction of multi disciplinary Academic and Research centre, Girls hostel, horizontal expansion of building near western wing and vertical expansion of old gym block received vide letter no.932 dated 23-11-2023.
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome there of;	Yes, Feasibility of accommodating Girls hostel in the college campus would be safer for the Girls students of college who are residing outside from Kirori Mal college campus.
vi.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented	Not applicable
vii.	How the proposal will benefit in the development and economic growth of the city;	Not applicable
viii.	What are the provision 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 not considered appropriate for Delhi;	Not applicable
ix.	What will be the public purpose served by the proposed modifications;	By applying general college norms it will be feasible to construct girls hostel in the Kirori Mal college campus within residential category.
x.	What is the number of people/families/household likely to be affected by the proposed policy;	Not applicable
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.	The additional construction would facilitate the students in their studies.
xii.	Whether the implementation of the proposal will require changes in certain rules, provision of Master Plan, etc. and if yes, what action has been taken to bring about such changes;	No
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;	To be taken up.
xiv.	Ministries of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and;	To be taken up.
xvi.	Background Note indicating the current situation/provisions;	As per present MPD-2021 norms of Old College proper zoning between Academic, Residential and play fields should be followed to plan any college Campus. In the approved layout plan of Kirori Mal College there is no possibility for applying Old College norms in terms of zoning of Academic, Residential and Play fields.
xvii.	Whether similar proposals have earlier been considered by DDA/Ministry and /or disposed, and if yes, when and how;	Yes, for St. Stephen's College, University Enclave, Delhi-110001 on dated 04-09-2023, vide file PLG/MP/0002/2023/F-9/-A(PLG-G-Zone C)/AP-III by DDA, Technical Committee item no.14/2023
<b>B. As per MoUD letter dated 07-04-2015:</b>		
a	Whether the land is government or private and who is the land owing agency?	Government land and belongs to Kirori Mal College, University of Delhi.



b	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The proposal is on the request of Principal Kirori Mal College, University of Delhi.
c	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	To be prepare by DDA
d	What is the public purpose proposed to be served by modification of MPD and or change of land use?	It will help the society for higher education and give residential accommodation to Girl students.
e	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans/policies?	There will be no impact on ZDP/MPD.
f	What will be proposals impact/implications of general public eg. Law & order etc.	There will be no impact/implications on general public law and order etc.
g	Whether any courts cases are ongoing on the land mentioned in the proposal? Full details be attached.	No.

### 3.0 Proposal:-

3.1 Principal, Kirori Mal College (Applicant) has submitted the requirement for construction of construction of multi disciplinary Academic and Research Centre, Girls hostel, horizontal expansion of building near western wing and vertical expansion of old gym block. As per norms MPD-2021 given under s.no.5 of Table 13.6 for College norms this additional construction is not feasible. Further to mention here that the MCD has twice approved the layout plan for additional construction vide file no.938/13/HQ/89 dated 23-06-1989 and file no.237/13/HQ/2000 dated 19-04-2000 with the existing structure at site without formal division / apportionment of site into Academic, Residential and Play field. Hence, in order to process the request of Kirori Mal College it is requested to permit the applicant to apply the development control norms, applicable for 'General College' stipulated under s.no.2 of Table 13.6 of MPD-2021 instead of College norms at s.no.5 of Table 13.6.

### 4.0 Recommendations:-

4.1 In view of above Kirori Mal College existing area 14.81 Acres located at University Enclave, Delhi-110007 in the planning Zone 'C' be permitted in the General College category as mentioned in MPD-2021.

  
 Sh. Anil Kumar Grover  
 Senior Architect-2 (Delhi)  
**ANIL KUMAR GROVER**  
 Senior Architect-II (Delhi)  
 Central Public Works Department  
 East Block-1, Level-2,  
 R.K. Puram, New Delhi-110066

  
 Ms. Nidhi Gupta  
 Architect  
**NIDHI GUPTA**  
 Architect (RD-II)  
 CPWD, East Block-1, Level-2  
 R.K. Puram, New Delhi-110066



# किरीड़ी मल कॉलेज

दिल्ली विश्वविद्यालय, दिल्ली-११०००७  
**KIRORI MAL COLLEGE**  
 University of Delhi, Delhi-110007



No. 932  
 दिनांक-23.11.2023

सेवा में,  
 कार्यपालक अभियंता  
 आईएनए परियोजना प्रभाग,  
 सीपीडब्ल्यूडी, आईएनए, नई दिल्ली-110023

विषय- विविध नये आधारभूत संरचना कार्य करवाने हेतु प्रारम्भिक अनुमान ईस्टीमेट।

महोदय,  
 आपको सूचित किया जाता है कि कॉलेज विविध नये आधारभूत संरचना कार्य करवाना चाहता है।

1. कॉलेज भवनों के लिए संरचनात्मक स्थिरता मूल्यांकन structural stability assessment for college buildings .
2. कॉलेज में बहु-विषयक शैक्षणिक एवं अनुसंधान केंद्र का निर्माण Construction of Multi-disciplinary Academic & Research Centre in College.
3. कॉलेज में लड़कियों के होस्टल का निर्माण Construction of Girls Hostel.
4. कॉलेज भवन के पश्चिमी विंग के निकट भवन का क्षैतिज विस्तार Horizontal expansion of building near western wing of the College building.
5. कॉलेज में पुराने जिम ब्लॉक का लंबवत विस्तार Vertical extension of the old GYM block .

आपसे अनुरोध है कि आप कॉलेज का दौरा करें और कॉलेज के साथ विस्तृत परियोजना रिपोर्ट / प्रारम्भिक अनुमान परामर्श तैयार करने के लिए आगे की आवश्यक कार्रवाई करें।

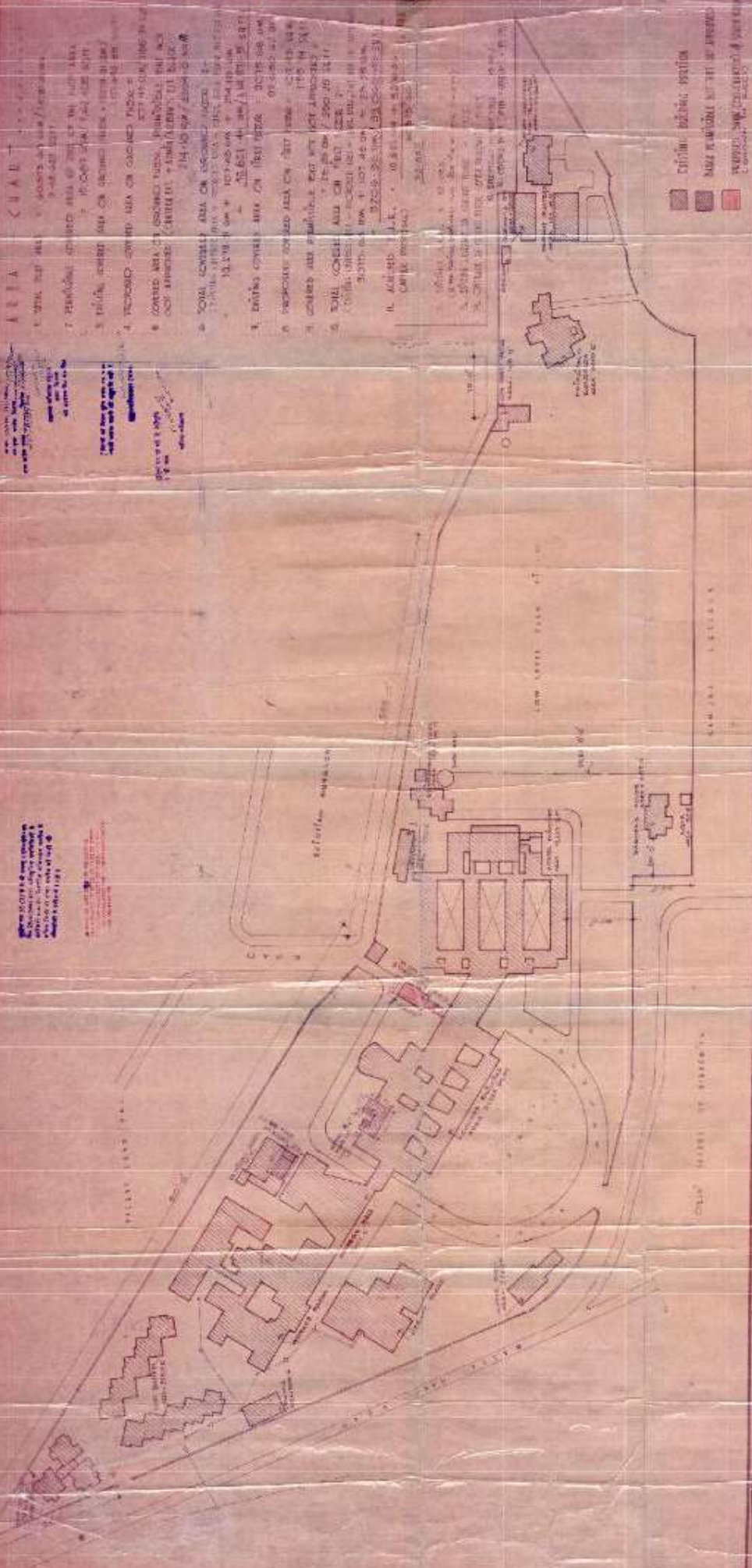
भवदीय  
 ( प्रो. दिनेश खहर )  
 प्राचार्य

Email: principal@kmc.du.ac.in

दूरभाष: 27667861

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<p>NO. OF BUNKS/AUTHORITY TO BEYOND BUNK (UNIT) AREA</p> <p>UNIVERSITY NO. : 25476/10/2000</p> <p>DATE : 10/10/2000</p>	<p>DATE : 10/10/2000</p> <p>NO. : 25476/10/2000</p> <p>DATE : 10/10/2000</p>	<p>DATE : 10/10/2000</p> <p>NO. : 25476/10/2000</p> <p>DATE : 10/10/2000</p>	<p>DATE : 10/10/2000</p> <p>NO. : 25476/10/2000</p> <p>DATE : 10/10/2000</p>	<p>DATE : 10/10/2000</p> <p>NO. : 25476/10/2000</p> <p>DATE : 10/10/2000</p>	<p>DATE : 10/10/2000</p> <p>NO. : 25476/10/2000</p> <p>DATE : 10/10/2000</p>	<p>DATE : 10/10/2000</p> <p>NO. : 25476/10/2000</p> <p>DATE : 10/10/2000</p>	<p>DATE : 10/10/2000</p> <p>NO. : 25476/10/2000</p> <p>DATE : 10/10/2000</p>	<p>DATE : 10/10/2000</p> <p>NO. : 25476/10/2000</p> <p>DATE : 10/10/2000</p>	<p>DATE : 10/10/2000</p> <p>NO. : 25476/10/2000</p> <p>DATE : 10/10/2000</p>
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## Annexure-‘C’

**Table -1:** Area statement of Kirori Mal College as per ‘Old College’ norms of MPD-2021 with their existing Academic, Residential and Sports buildings are given below:-

TABLE-1										
Development control norms of MPD-2021 for ‘Old College’										
1	Plot area of Kirorimal College				59921.26 Sq.m				14.81 Acres	
S. No	Description	Academic including Administration (45% of total land area) (sqm)			Residential (10% of total land area) (sqm)				Play Field area (45% of total land area) (sqm)	
		Permissible	Existing	Available	Permissible	Existing	Available		Permissible	Existing
a	Plot Area	26964.6			5992.1				26964.6	
b	Ground Coverage	30%	22%	8%	33.30%	73.30%	-40.00%	Exceeded, New residential building cannot be accommodated	10%	2.46%
		8089.37	6037.73	2051.64	1995.38	4392.05	-2396.67		2696.46	662.31
c	FAR	225	57.42	167.58	200	121.69	78.31		15	2.88
		60670.3	15482.6	45187.6	11984.3	7291.71			4044.7	776.8
d	Height	AS PER AAI	G+2			G+1				G+1
e	Permissible Setbacks	Front	Rear	Sides						
		15m	12m	12m						

As per the above area statement at 2.3 Table-1, it is observed that at present in the college campus ground coverage is not available for new construction of residential components without demolishing existing buildings.

**Table -2:** Area statement considering General College norms of MPD-2021 (of table 13.6) for Kirori Mal College with their existing Academic, Residential and Sports buildings are given below:-

TABLE-2				
Development control norms of MPD-2021 for ‘General College’				
1	Plot area of Kirorimal College	59921.26 Sq.m	14.81 Acres	
S.No	Description	Permissible	Existing	Available
2	Ground Coverage (Residential + Non Residential)	35%	19%	16.49%
		20972.44	11092.09	9880.35
3	FAR (Residential + Non Residential)	225	39.30	185.70
		134822.84	23551.14	111271.70
4	FAR for Residential (Hostel) Accommodations (30% of Max permissible FAR)	40446.85	7291.71	33155.14
		67.5	12.17	55.33
5	FAR of Non Residential	94375.98	16259.43	78116.55
		157.50		
6	Height	37		
6	Permissible Setbacks	Front	Rear	Sides
		15m	12m	12m

If General College norms of MPD-2021 are considered additional new Academic and Residential Building blocks are feasible in Kirori Mal College.





भारत सरकार  
Government of India  
कार्यालय मुख्य वास्तुक (दिल्ली)  
Office of the Chief Architect (Delhi)  
के०लो०नि०वि० ईस्ट ब्लॉक-1, लेवल-2, आर के पुरम, नई दिल्ली-110066  
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फोन नं०. 011-20861073



पत्र सं०.SA-2(D)/95/2024/771-776  
सेवा में,

दिनांक: 27-06-2024

✓ The Commissioner (Planning)  
DDA Building, 6<sup>th</sup> floor,  
Vikas Minar, ITO,  
New Delhi.  
e-mail: [commr.plg@gmail.com](mailto:commr.plg@gmail.com)

विषय: Proposal for considering the case of Kirori Mal College, University of Delhi, in the category of 'General College' for facilitating/up-gradation of infrastructure instead of 'Old College' norms as per MPD-2021.

संदर्भ: Letter no.932 dated 23-11-2023 received from Principal, Kirori Mal College.

महोदय,

Agenda for Technical Committee meeting is enclosed regarding clarification of MPD-2021 norms for expansion feasibility of Kirori Mal College, University of Delhi, Delhi-110007 for your kind consideration.

यह पत्र वरि० वा०-2(दि०) की अनुमति द्वारा जारी किया जा रहा है।

संलग्न: उपरोक्तानुसार

*Ant-*

निधि गुप्ता  
वास्तुक

प्रतिलिपि सूचनार्थ :-

1. मुख्य वास्तुक (दि०) के०लो०नि०वि०, ईस्ट ब्लॉक-1, लेवल-2, आर के पुरम, नई दिल्ली।
2. अधीक्षण अभियंता, के०लो०नि०वि०, दिल्ली केन्द्रीय परिमंडल-1, आई पी भवन, नई दिल्ली।
3. प्राधानाचार्य, किरोड़ीमल कॉलेज, दिल्ली विश्वविद्यालय, नई दिल्ली।
4. कार्यपालक अभियंता (सि०) के०लो०नि०वि०, आई एन ए प्रोजेक्ट मंडल, विकास सदन के पीछे, सी वी सी बिल्डिंग के नजदीक, नई दिल्ली।
5. कार्यपालक अभियंता (वै०), विधुत मंडल-31, के०लो०नि०वि०, नई दिल्ली।

निधि गुप्ता  
वास्तुक

Item no.

Dated:

**AGENDA FOR THE TECHNICAL COMMITTEE MEETING**

**Subject:** Proposed change of Land Use for construction of Staff Quarters at Minto Road New Delhi falling in Planning Zone-D.

File no.:

**1. Background:**

- 1.1 Several land pockets along with the open space, parks and other facilities, located at Minto Road, were transferred from New Delhi Municipal Council to the erstwhile Municipal Corporation of Delhi in April, 1958. There are 41 single storied staff quarters (in blocks of 20+9+12 quarters) and 02 parks in between the staff quarters. Total area of the complex is 13500 sqm or 1.35 Ha (approx.).
- 1.2 The said staff quarters complex is enclosed by public roads on all four sides i.e. Lane (ROW:12 mtr) in North, Minto Road (ROW: 30.5 mtr) in East, Jahangir Road (ROW:20 mtr) in South and Bhavbhuti Marg (earlier known as Thomson Road, ROW: 16.5 mtr.). The major roads i.e. Minto Road and Bhavbhuti Marg are with PWD whereas the rest two roads i.e. Lane and Jahangir Road are with the Municipal Corporation of Delhi.
- 1.3 The land is at a convenient location, adjoining to commercial hubs (Rajeev Chowk, Paharganj, Ajmeri Gate, etc.), administrative setup (Deen Dayal Updhyaya Marg, MCD HeadQuarter, Income Tax Department, etc.) and well connected with Metro Stations, New Delhi Railway Station and has ample bus service on its surrounding roads.
- 1.4 Since, these land Pockets having Govt. accommodation, existed for a long period well before 1962, land use of the same defined as "Recreational (District Park)" in Master Plan, is not correct.
- 1.5 The proposal was considered in the meeting of the Technical Committee, DDA held on 04.07.2016 vide item no. 38. Thereafter, the proposal was once again considered by the Technical Committee, DDA in its meeting held on 24.2.2022 vide item no.10/2022 and it was not considered due to L&DO claiming ownership.
- 1.6 For taking up the construction of staff quarters, MCD now requires change of land use from "Recreational (District Park)" to "Residential (Group Housing)".
- 1.7 As regards to up gradation of infrastructure around the plot, the site in question falls in a developed area occupied by various Government agencies. Up gradation of road infrastructure pertaining to MCD i.e. Tagore Road and Jahangir Road shall be taken up by MCD along with the execution of the project. The roads with PWD i.e. Minto Road and Bhavbhuti Marg (Thomson Road) are already developed.
- 1.8 Presently, the MCD's residential complex has entry and exit on Minto Road (ROW: 30.5 mtr) as well as on Jahangir Road. Additionally, the site/complex is surrounded by sufficiently wide roads on its all four sides therefore, ample scope of suitable ingress and egress is available.

**2.0 Examination**

- 2.1 The site is located on Minto Road near New Delhi Railway Station area and it is accessible from Minto Road (30.48 m RoW) and Bhavbhuti Marg (30.48 m RoW). The site falls outside the Lutyen's Bungalow Zone (LBZ). (Annexure-'A')
- 2.2 The land use of the said site is "Recreational (District Park)" as per the MPD-2021 and approved Zonal Development Plan of Zone-D, prepared under MPD-2001. (Annexure-'B')
- 2.3 The site has been inspected and it is found that the entire area measuring about 1.35 Ha tallies as per the site plans of staff quarters Minto Road provided by the Zonal office (City - SP Zone). The staff quarters are single storied.
- 2.4 The Land & Estate Deptt., MCD has confirmed that as per record, no court case is going on relating to land under reference at Minto Road.
- 2.5 The site is not situated in the National Conservation Zone / water bodies etc.



- 2.6 The site is adjoining to commercial hubs (Rajeev Chowk, Paharganj, Ajmeri Gate etc.), administrative setup (Deen Dayal Updhyaya Marg, MCD's HeadQuarter, Income Tax Department etc.) and well connected with Metro Stations, New Delhi Railway Station and has ample bus service on its surrounding roads.
- 2.7 The site under reference is used for Municipal Staff Quarters, parks/ open space and other utilities which were transferred from New Delhi Municipal Council erstwhile Municipal Corporation of Delhi in the year 1958.
- 2.8 The Traffic Impact Assessment (TIA) for the site under reference has also been submitted earlier.
- 2.9 In order to compensate the loss of 'Green/Recreational' area for the proposed change of land use at Minto Road, the two sites have been identified by MCD whose change of use premise is to be processed along with the main change of land use. Earlier also, when the case was forwarded to the DDA for consideration by the Technical Committee Meeting vide dated 25.02.2022, the same two sites were identified and proposed as alternative sites in lieu of the site in respect of which change of land use is proposed. The details of two sites are as under:-

Sr. no.	Location	Area Ha (Acres)	Land use as per ZDP	Land Ownershi p	Boundary of the site/area	Present site Status
	1	2	3	4	5	6
A	Yamuna Bazar (Annexure - 'C')	1.2 Ha.	"Residential " as per Zonal Developme nt Plan of Zone-A	MCD	<b>North:</b> Mahatma Gandhi Marg  <b>South:</b> Netaji Subhash Marg  <b>East:</b> Hanuman Mandir  <b>West:</b> Kela Ghat Marg.	Presently the site u/r is vacant and in the possession of MCD
	Barafkhana Chowk (Annexure 'D')	0.6 Ha.	"Residential " as per Zonal Developme nt Plan of Zone-C	MCD	<b>North:</b> Lala Hardev Sahai Marg  <b>South:</b> Lala Hardev Sahai Marg  <b>East:</b> Rani Jhansi Flyover  <b>West:</b> Lala Hardev Shai Marg/ Barfkhana Chowk	Presently the site u/r is vacant and in the possession of MCD

3.0 Information required as per MoUD GOI letters dated 07.04.2015/04.09.2015 is as under:-

(A) As per MoUD GOI letter dated 04.09.2015.

Sl. No.	Information required	Explanatory background
(i)	Background note indicating the current situation /provisions;	As mentioned in para 1.0 above-Background
(ii)	Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how;	Yes, erstwhile North DMCs earlier proposal of change of land use for the sites at Gandhi Maidan and Dangal Maidan from Recreational to Transport were approved by DDA vide Notification No SO 2956 (E) dated 09.04.2015 respectively.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before the Technical Committee and Authority.
(iv)	How and why the proposal was initiated;	MCD intends to construct Staff Quarters, on the plot measuring 13500 sqm, owned by it. Presently, the site is occupied by Municipal Staff Quarters whereas the land use is "Recreational (District Park)" as per Zonal Development Plan. As such, change of land use is required to take up the construction of Staff Quarters.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Yes, change of the land use is essential for this plot for construction of staff quarters which is a requirement for MCD.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented.	<p>The staff quarters of MCD will be benefited as the proposed staff quarters will be close to MCD Headquarters. This will reduce commutes for the staff and thus resulting in reduction in traffic congestion.</p> <p>In the long term, after occupying the proposed staff quarters, people will get a good environment for living and healthy interaction with educated families. Moreover, employees/people shall reach offices in no time, since it is a prime location of this zone with a lot of options for transportation nearby.</p>
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposed Staff Quarters will help in boosting the economic growth of MCD as well as City



(viii)	What are the provisions corresponding to the proposed policy/changes 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;	The proposal is specific to the requirement of Delhi for sites falling in land use Zone Recreational (District Park).
(ix)	What will be public purpose served by the proposed modification;	As stated in (vi) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	The proposal shall not affect any family/household as the occupants of Municipal Staff Quarters shall be accommodated in the new staff quarters.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc;	Yes, the proposal is in consonance with the purview of provisions contained in MPD-2021.
(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;	Not applicable.
(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;	Not applicable.
(xiv)	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal.	The issue of change in land use is not related to any guidelines / orders of DoPT, Ministry of Finance and other nodal Ministries / Departments.
(xv)	The name, designation and contract information of an officer of the level of Director of above who will be the nodal officer to be contracted by the Ministry regarding the proposal.	On behalf of MCD, Sh. P. Dinesh, Chief Town Planner (Tel. No.23226323) and Sh. S.K. Prabhakar, Sr. Town Planner (Tel. no. 011-23225929) shall be the nodal officers.

**(B) As per MoUD letter dated 07.04.2015.**

(i)	Whether the land is government or private and who is the land owning agency?	The land under reference situated at Minto Road measuring 13500 Sqm (1.35 Ha) is owned / under possession of MCD and is entered in the Immovable Property Register of Land & Estate Deptt., MCD.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Municipal Corporation of Delhi.

(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was inspected by the officers of MCD. During the site inspection, following was observed; <ol style="list-style-type: none"> <li>1) The proposed site is very close to the New Delhi Railway Station area and Connaught Place, New Delhi.</li> <li>2) The site is approachable from Minto Road and Bhavbhuti Marg, New Delhi.</li> <li>3) At present, MCD officer's Flats and MCD office exist at site.</li> <li>4) There are a number of trees existing within the site reference.</li> </ol>
(iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The proposed staff quarters shall cater to the occupants to reach their offices on time and reduce traffic congestion.
(v)	What will be the impact of the proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Yes, the changes are in consonance with the approved plans and policies.
(vi)	What will be proposal's impact/ implications on general public eg. Law & order etc.?	There would be no adverse impact on the general public.
(vii)	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As on date there is no court case on the land mentioned in the proposal.

#### 4.0 Proposal:-

The following proposed change of land use is placed before the Technical Committee for its consideration and further processing as per section 11-A of DD Act 1957. The details of proposal are as under:-

Location	Area (Ha.)	Land use as per MPD-2021/ZDP	Land use changed to	Boundary of the site/area
1	2	3	4	5
Proposed Group Housing on Minto Road, New Delhi, falling in <b>Planning Zone-D</b>	1.35 Ha.	"Recreational (District Park)"	"Residential (Group Housing)"	<b>North:</b> Lane (ROW:12 mtr) <b>South:</b> Jahangir Road (ROW: 30.48mtr) <b>East:</b> Minto road (ROW : 30.48 mtr) <b>West:</b> Bhavbhuti Marg (ROW: 30.48 mtr.)



Site located near Lothian Cemetery, Yamuna in <b>Planning Zone-A</b>	1.2 Ha.	"Residential" as per Zonal Development Plan of Zone "A"	"Recreational (District Park)"	<b>North:</b> Mahatma Gandhi Marg <b>South:</b> Netaji Subhash Marg <b>East:</b> Hanuman Mandir <b>West:</b> Kela Ghat Marg
Site at Barafkhana Chowk falls in <b>Planning Zone-C</b>	0.6 Ha.	"Residential" as per Zonal Development Plan of Zone "C".	"Recreational (District Park)"	<b>North:</b> Lala Hardev Sahai Marg <b>South:</b> Lala Hardev Shai Marg <b>East:</b> Rani Jhansi Flyover <b>West:</b> Lala Hardev Sahai Marg / Barafkhana Chowk

**Note:** All concerned road shall be implemented as per approved Influence Zone Plan for New Delhi railway station accordingly the land required shall be taken care while approval of layout plan.

(The location plan of the above mentioned sites are annexed at Annexure -A, B, C, D)

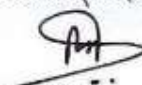
#### 5.0 Recommendation:-

The proposal at para 4.0 above is submitted for consideration of the Technical Committee, DDA for further processing under Section 11-A of DD Act, 1957.

  
Consultant (T.P.)

  
A.E. (T.P.)

  
STP-II

  
CTP

21  
P-A

C.No. I

Page No 160



14123 sq. ft. or 1/6 of NCD 166  
 31/11/2021  
 (S.C. ARYA)  
 RE (M) CSPZ



NORTH-DWG

FIN ARCH CONSULTANTS PVT. LTD.

FIN ARCH



दिल्ली नगर निगम  
Municipal Corporation of Delhi

अचलं सम्पत्तिं पजिक्ता

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Page No. \_\_\_\_\_

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**दिल्ली नगर निगम**  
Municipal Corporation of Delhi  
अचल सम्पत्ति पंजीक

Register of Immovable Property

Consolidation No. .... Ward No. .... Zone

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Name of village, locality to which the property belongs	Description, situation and boundaries of the property	Belonged to and held by	A.R.E.A. Rights or Yards or Acres or Square Meters	Number and date of Government order for the management of the property to the Municipal Corporation of Delhi	Mode of occupation and purpose for which used	Name of tenant, leasee, if any and terms of lease	Date of termination of lease	Rental per annum	Estimated value with date of valuation	Expenditure incurred on the property since date of valuation with date on which incurred	Signature of Commissioner or Chief Accountant	If held under direct lease annual income and date on which received from which source	Method of final disposal of land or building	Date of annual verification of entries in preceding columns to previous year	Name of annual verification officer		
दिल्ली	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	दिल्ली नगर निगम	2320 वर्ग मी. 1939-5 बर्गवार	1939-5 बर्गवार	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1	बर्गवार पट्टा अबल नं. 32 के बर्गवार जिला रोड 1



# दिल्ली नगर निगम Municipal Corporation of Delhi

अचल सम्पत्ति पंजीकन

Register of Immovable Property

वेब नं० ..... वार्ड नं० .....  
Conformity No. Ward No.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Name of village/ Locality to which the property be- longs	Description, situation and boundaries of the property.	Settlement and land- holders in the District	Area Bighas or Gunsas Yards or Acres or Square Meters	Number and date of Government order transferring the management to the Municipal Corporation of Delhi.	Mode of occupa- tion, and purpose for which used	Number and date of order authorizing such order.	Name of tenant, lessee, if any and terms of lease	Date of transfer.	Registered per Annum	Estimated value with	Expenditure incurred on the property since date of valuation dates on which incurred.	Signature of Commissioner or Chief Accountant	If held under direct management, approval must be given by the Council.	Method of final disposal and with number of order of Government and with number of order of purchase and amount for which sold.	Date of annual verifi- cation of entries in re- cording of accounts and signature of verifying officer.		
दिल्ली	पार्क		3740.9		जमला के लिए					30115							
	महाफ मन्थन के मध्य में सिनेमा शेड		3037.4							30115							
	उ. - मन्थन									30115							
	दः - 1									30115							
	पू. - सिनेमा शेड									30115							
	प. - मन्थन									30115							



दिल्ली नगर निगम  
Municipal Corporation of Delhi

### Register of Immovable Property

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दिल्ली नगर निगम  
Municipal Corporation of

असत सम्पत्तयजका  
Register of Immovable Properties

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# दिल्ली नगर निगम

Municipal Corporation of Delhi

आवक-संपत्ति पंजीक

Register of Immovable Property

Form No. 1

Part A

Ward No.

Zone

Consistency No.

Plot No.

Area

Volume

Serial

Block

Sub-block

Plot

Area

Volume

Serial

Block

Sub-block

Plot

Name of village/ Locality to which the property belongs	Description, situation and boundaries of the property	Municipal Corporation of Delhi	Ward No.	Zone	Consistency No.	Plot No.	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot
Name of village/ Locality to which the property belongs	Description, situation and boundaries of the property	Municipal Corporation of Delhi	Ward No.	Zone	Consistency No.	Plot No.	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot
Name of village/ Locality to which the property belongs	Description, situation and boundaries of the property	Municipal Corporation of Delhi	Ward No.	Zone	Consistency No.	Plot No.	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot
Name of village/ Locality to which the property belongs	Description, situation and boundaries of the property	Municipal Corporation of Delhi	Ward No.	Zone	Consistency No.	Plot No.	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot
Name of village/ Locality to which the property belongs	Description, situation and boundaries of the property	Municipal Corporation of Delhi	Ward No.	Zone	Consistency No.	Plot No.	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot
Name of village/ Locality to which the property belongs	Description, situation and boundaries of the property	Municipal Corporation of Delhi	Ward No.	Zone	Consistency No.	Plot No.	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot
Name of village/ Locality to which the property belongs	Description, situation and boundaries of the property	Municipal Corporation of Delhi	Ward No.	Zone	Consistency No.	Plot No.	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot
Name of village/ Locality to which the property belongs	Description, situation and boundaries of the property	Municipal Corporation of Delhi	Ward No.	Zone	Consistency No.	Plot No.	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot	Area	Volume	Serial	Block	Sub-block	Plot

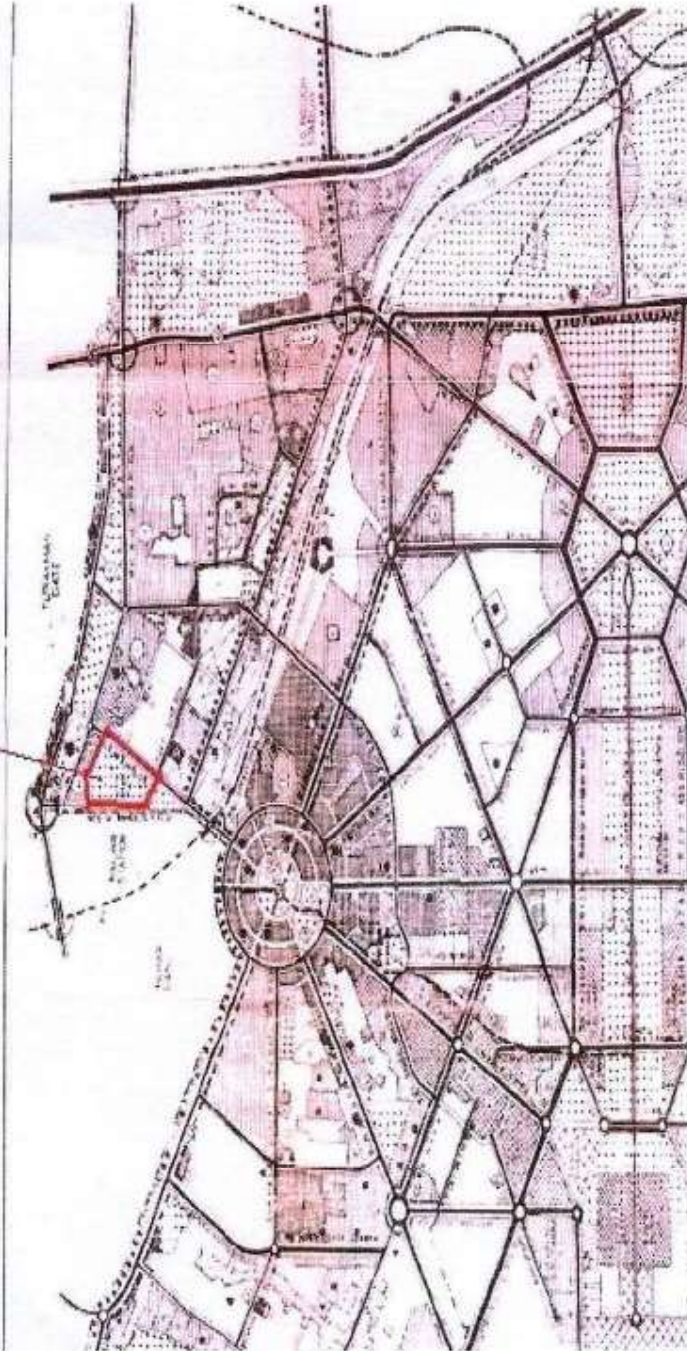




## Site for MCD Staff Quarters marked on Zonal Development Plan

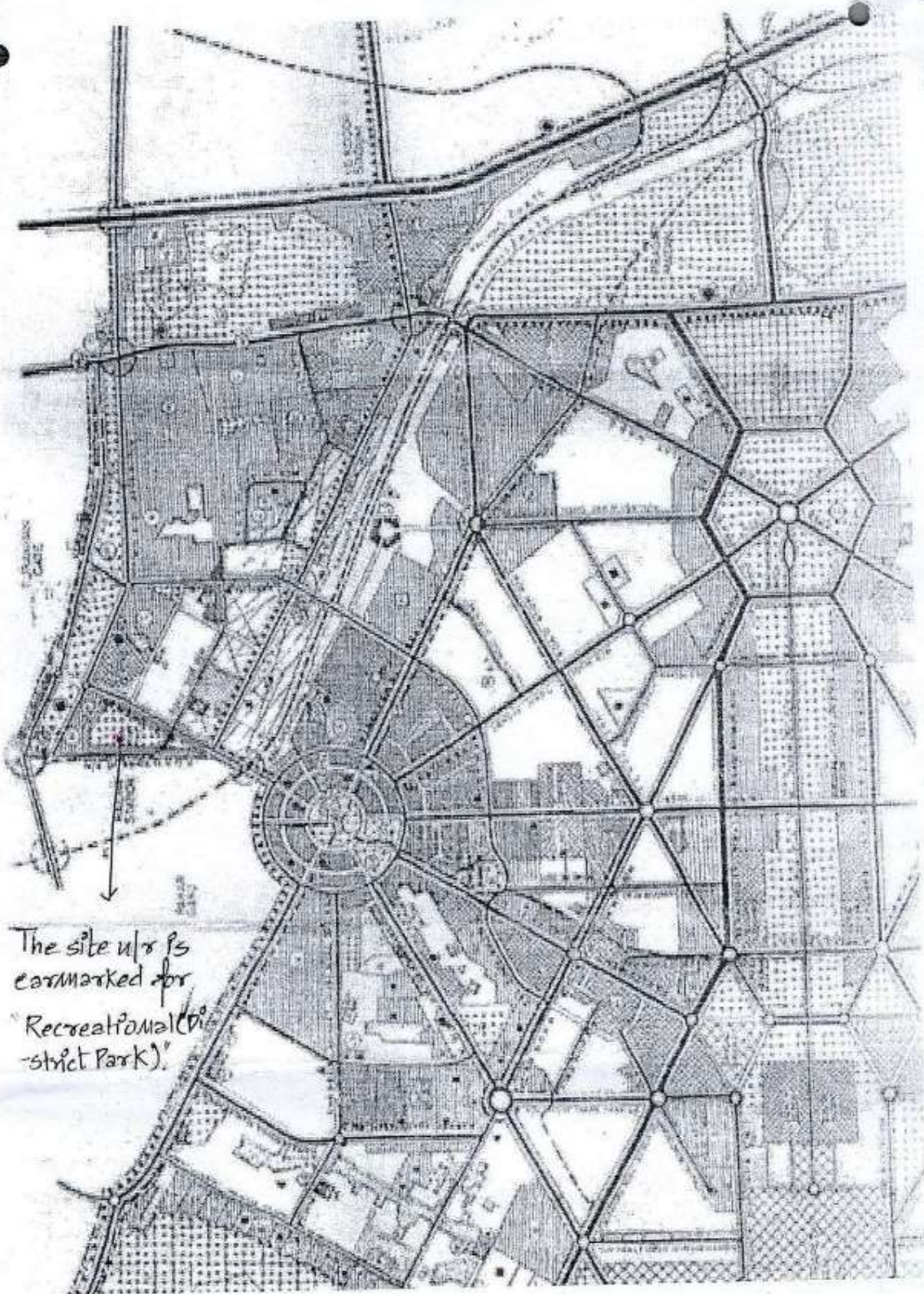
ANNEXURE-B

Site for MCD Staff Quarters



10





The site u/r is  
earmarked for  
Recreational Dis-  
trict Park).

Part photocopy of Zonal Development Plan of Zone-'D'  
under MPD-2001.

6





## Site for Compensatory Green

ANNEXURE- C

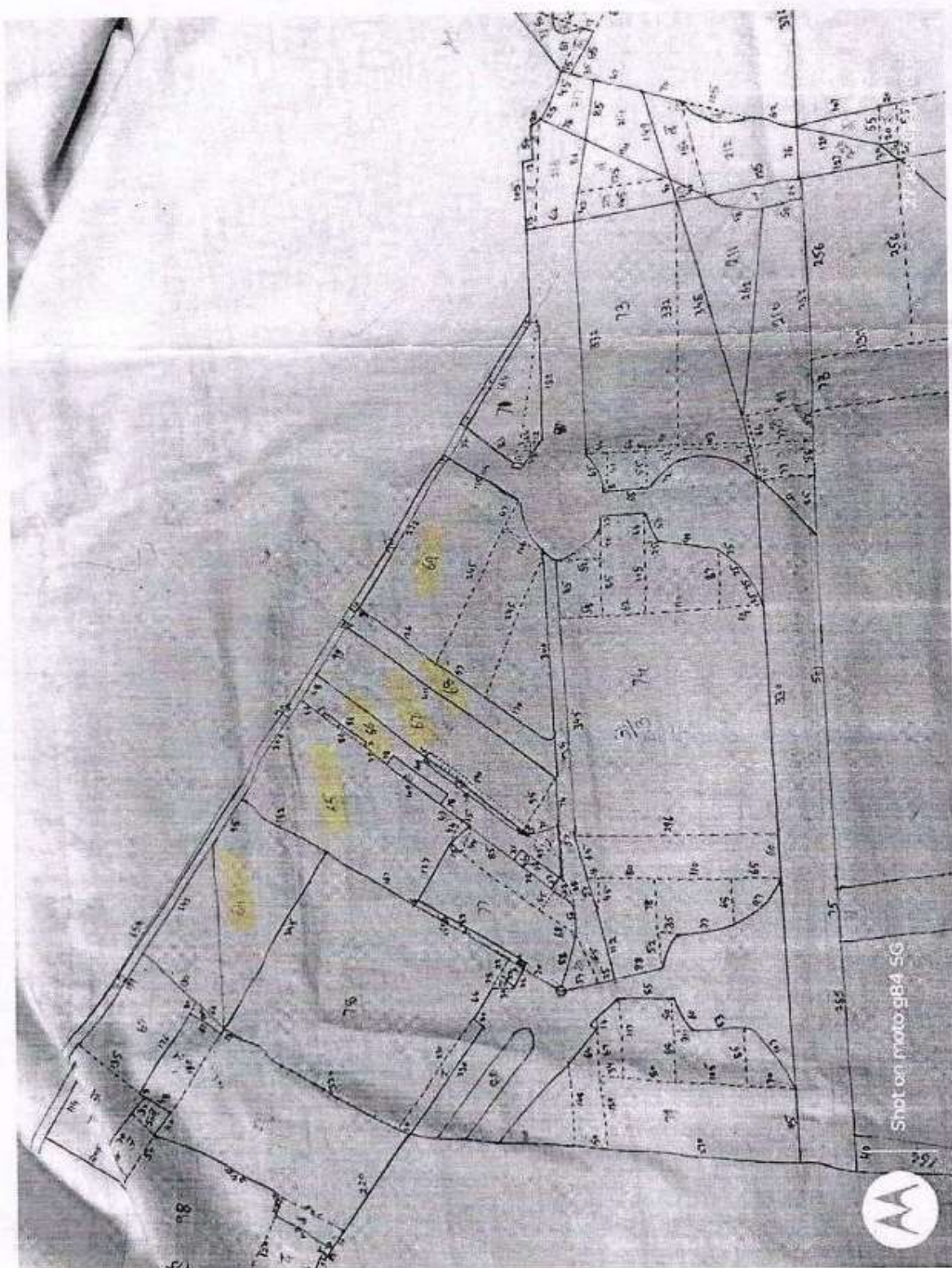




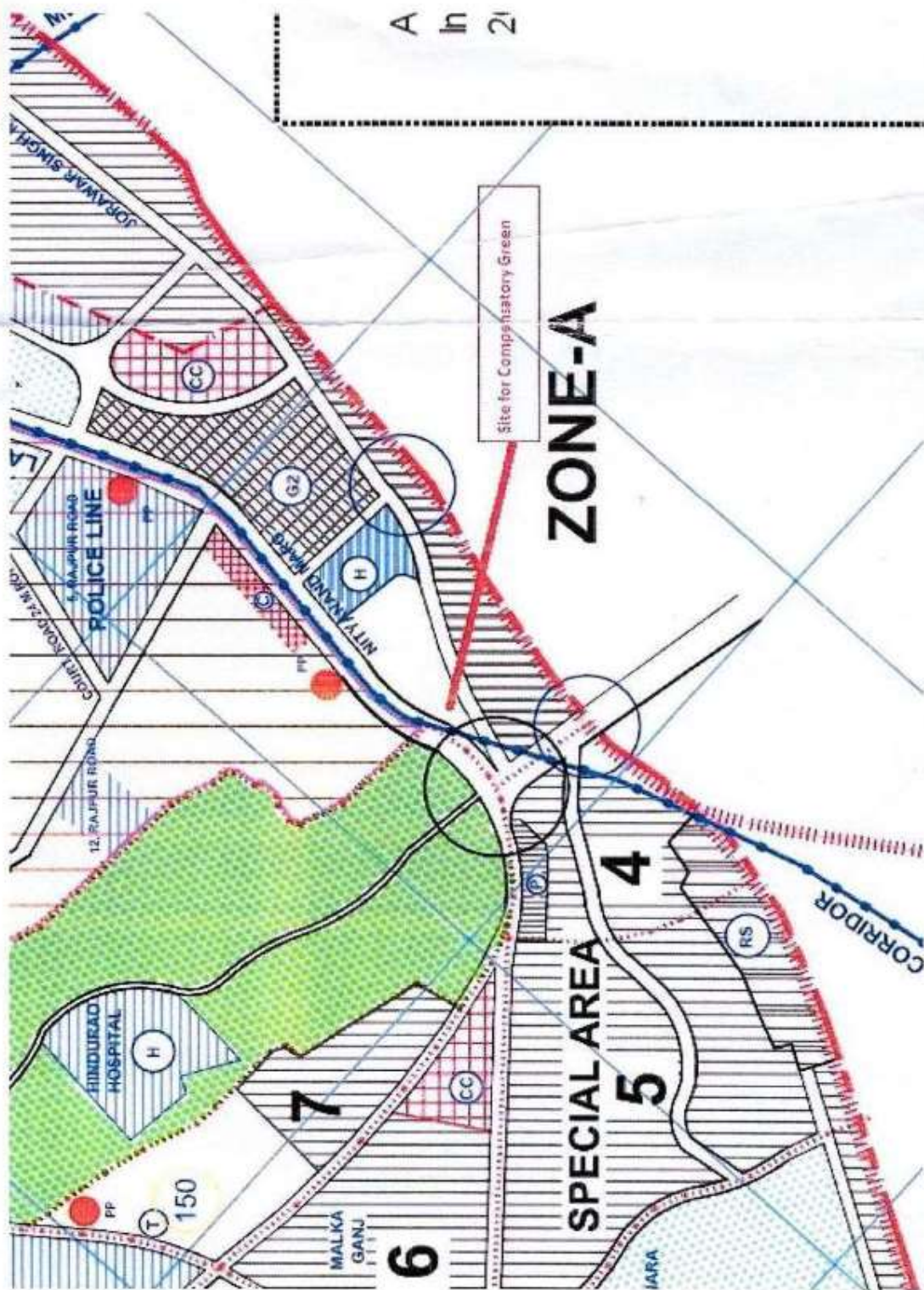




सोन का नाला नाला बगल फाँटा







34







दिल्ली नगर निगम  
Municipal Corporation of Delhi

अचल सम्पत्ति पंजिका

### Register of Immovable Property

Consistency No. \_\_\_\_\_ Ward No. \_\_\_\_\_ Zone \_\_\_\_\_

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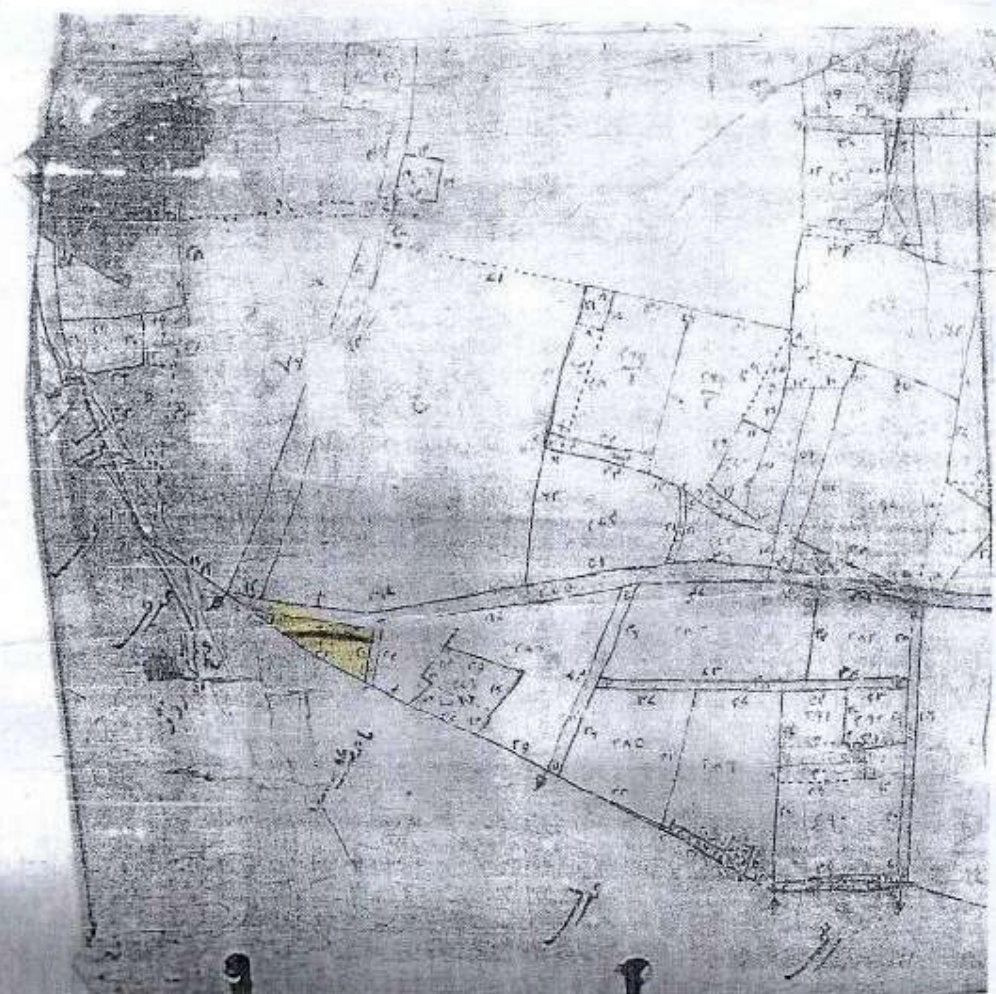
Mr. Galt Kamanga  
7/1/2008 Sweden  
Mr. S.K. Babu  
Mr. Das Kamanga  
Date noted 18-10-10

21.8.11  
Rv. 1.06

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## MUNICIPAL CORPORATION OF DELHI

### Town Planning Department

E-Block, 13<sup>th</sup> Floor Civic Centre Minto Road,  
Jawaharlal Nehru Marg Delhi-02



No.: T.P./W./M.C.D/2024/96

Dated..27/6/2024

To

The Commissioner (Plg.)  
Delhi Development Authority,  
6th Floor, Vikas Minar, I.P. Estate,  
New Delhi-110002.

**Sub: Proposal for change of land use of construction of Staff Quarters at Minto Road New Delhi falling in Planning Zone- D.**

Madam,

This is with reference to the DDA letter no. F.20(19)/2013/MP/D-31 dated 24.06.2024 on the above mentioned subject for obtaining clarification and necessary documents. In this regard, point wise reply of the same is as under:-

i. The land under reference situated at Minto Road measuring 13500 sqm (1.35 Ha) is owned/ under possession of MCD and is entered in the Immovable Property Register of Land & Estate Department of MCD, copy of the entry of IP register is annexed as Annexure 'A'. The same has also been provided earlier vide letter dated 14.06.2024 (copy enclosed). Furthermore, L&DO could not provide any documentary evidence in support of their claim.

ii. At the time of finalization of building plans, ROW of Bhavbhuti Marg and other surrounding roads shall be maintained as per the prevalent / approved plan.

iii. Location of the site has been marked on the zonal development plan and the same has been attached herewith.

As regards the ownership of land parcels proposed for compensatory green, it is submitted that the same are under possession of MCD since long and relevant documents are being traced out from L&E records.

In view of the above, it is requested to place the case before the Technical Committee for its consideration and approval.

  
Chief Town Planner

S.No.	Name of village, Locality to which the property belongs	Description, situation and boundaries of the property	Settlement and land record number or number in the Block	A.P. No. Rights of Government, Private, Public, etc. Area or Square Meters	Number and date of order authorizing the order submission with the order authority	Name of tenant or name of the owner of the land	Date of termination of lease	Rent per annum	Estimated value of the land as of the date of valuation	Exemption from payment of land revenue	Signature of Commissioner or Officer in Charge	Remarks	Location
1	M. to P. Staff Compound, N. Delhi	Mentioned in The Enclosed Plan		Area - 11123 Sqm	No per Approval of Monthly Commission North DMC dt- 4-1-2022	Mpl. Staff Area Complex						As per entry entry available in The I.P. Register at C-10-1 Page No-90 Area = 6436, 86 Sqm of 20 staff area and 9 Municipal area. Area = 1178.86 Sqm at C-10-1 Page No-87 The Mpl. Staff Area = 2853 Sqm and C-10-1 Page No-15 12 staff area = 2853 Sqm. Total Area of above Mpl. Staff = 9605.9 Sqm. The above approval of Commission North DMC Dated- 4-1-2022 The above entries has been cancelled in the I.P. Register of (LEZ) Record and the per Westing Commission, North DMC. The Page No-214 has approval for Section 10 on the actual area in I.P. Register Measuring (Plot Area = 8725 Sqm + Plot B Area = 5198 Sqm) Total Area at B = 11123 Sqm has been made entry at C-10-1 and Page No-160 dt- 1-1-2022. The Site Plan is enclosed. Enclosed by Enclosed Consultants Pvt. Ltd. and duly signed by Mr. S.C. Arora, I.P. (P) 08/12	

Date

NT 12/6

Sd/-  
1-1-22



DRAFT



**MUNICIPAL CORPORATION OF DELHI  
LAND & ESTATE DEPARTMENT  
7<sup>TH</sup> FLOOR, DR SPM CIVIC CENTRE,  
MINTO ROAD, JLN MARG,  
NEW DELHI-110002**



No. AC/L&E/MCD/2024/D-

Dated:- .06.2024

**Subject: Ownership of land measuring about 14123 Sq. Mtr. transferred to MCD from New Delhi Municipal Corporation regarding.**

This has reference to letter No.F.20(19)/2013/MP/D-31 Dated 24.06.2024 seeking which clarity with respect to S.No.1 viz. ownership of the subject site by the DDA. In this connection, it is informed that a government organization receives land parcels primarily through acquisition or by transfer of land from other government organization.

—On the subject cited above, it is informed that the subject land parcels measuring about 14123 Sq.m. were transferred from New Delhi Municipal Council to MCD in 1958; accordingly, the entry of the land parcels were made in the register of Immovable Property (IPR). It would be worthwhile to mention here that the subject land was one among the first lot of land which entered into IPR of MCD. Copies of relevant pages of IPR are enclosed for ready reference.

With respect to input conveyed by the L&DO as mentioned at S.No.1 of the letter under reference it is not clear as what inputs have been provided by L&DO to DDA. However, it is pertinent to inform that during the correspondence held between L&DO & MCD, the L&DO has not provided any document which even can indicate their ownership on the subject land parcels.

Accordingly, it is amply clear that subject land parcels are under the ownership of MCD by virtue of obtaining/transfer of the same from NDMC.

*(Document with CTP's note dt 26.06.2024)*

**Assistant Commissioner  
(Land & Estate)**

**Chief Town Planner,  
MCD (HQ), Civic Centre**





# दिल्ली नगर निगम

दिल्ली नगर निगम  
Municipal Corporation of Delhi

अचल सम्पत्ति पंजीक

Register of Immovable Property

खंड नं० ..... वार्ड नं० ..... जिला .....  
Constituency No. .... Ward No. .... Zone .....

फॉर्म नं० १  
Form R. 1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Name of the property owner	Description, situation and boundaries of the property	Area or Square Yards or Acres or Guntas	Number and date of Government order transferring the management of the property to the Municipal Corporation of Delhi	Mode of occupation, use and purpose for which used	Name of tenant, if any and terms of lease	Date of termination of lease	Rental per annum	Estimated value with date of valuation	Expenditure incurred on the property since date of valuation with interest on such expenditure	Date	Amount	Signature of Commissioner or Chief Accountant	If held under direct management, approval, sanction, etc.	Particulars of sources from which the amount is derived	Sketch of final disposal of land with number and date of Government order sanctioning sale	Date of annual well-sinking or other operation of well-sinking	Remarks	
वि. नं० १२३४	बंगला, स्थिति दिल्ली नगर निगम के अंतर्गत।	2320 वर्ग गज	1939-40	अवकाश के लिए	श्री. वि. नं० १२३४	1939-40	रु. १२३४	23/5/40	रु. १२३४	1939-40	रु. १२३४	श्री. वि. नं० १२३४	अनुमोदित	अवकाश के लिए	अवकाश के लिए	अवकाश के लिए	अवकाश के लिए	अवकाश के लिए



**दिल्ली नगर निगम**  
**Municipal Corporation of Delhi**  
**अचल सम्पत्ति पंजीक**  
**Register of Immovable Property**

खंड नं० ..... शीट नं० .....  
 Word No. .... Zon .....  
 Confidentiality No. ....

Register of Immovable Property																				
नाम/विवरण जिससे सम्पत्ति सम्बन्धित है, या नाम	Description, situation and boundaries of the property.	Settlement and land records in the District	A R E A Bighas or Square Yards or Acres or Square Meters	Number and date of order transferring the property to the Municipal Corporation of Delhi.	Mode of occupation, and purpose for which used	Number and date of order and the authority by whom ordered	Name of tenant or lessee, if any and date of lease	Date of termination of lease	किताबों की शीटों की संख्या	पट्टों की सम्पत्ति की शीटों की संख्या	मालिकों की सम्पत्ति की शीटों की संख्या	सम्पत्ति पर किया गया व्यय तथा विविध व्यय की विधि		राशि	Expenditure incurred on the property since date of purchase with dates and amounts incurred.	Signature of Commissioner or Chief Accountant	If sold under direct management, approved sources from which made amount income and	Method of final disposal of land with number and date of Government order sanctioning sale etc. name of purchaser if any and amount for which sold.	Date of annual verification of entries in previous column and signature of verifying officer.	
												दिनांक	राशि							
रिजली	पार्क		3740.9																	
महाराष्ट्र सरकार के पास में																				
सिने रोड			3087.4																	
डॉ. बनारस																				
डॉ. ४ ४८५																				
पु. सिने रोड																				
पु. मकान																				





Register of Immovable Property

118



## उत्तरी दिल्ली नगर निगम

Subject: Request for correction in entry of IP Register for MCD Staff Quarter Complex at Minto Road.

North DMC has offered the MCD Staff Quarters Complex at Minto Road to Income Tax Department for leasing out on 99 years basis. Income Tax Department vide its letter No. Pr. CCIT/Infra-New Projects/Minto Road/2021-22 /13982 dated 30.12.2021 has conveyed the In-principal approval of its Competent Authority to the proposal. Income Tax Department has also desired that proof of ownership of the land be also provided to it.

In this regard, the record available in this office has been searched and a copy of IP Register containing the entry of Staff Quarters at Minto Road has been gathered. It is found that the said entry contains mention of two land pieces measuring 6436.36 Sqm and 1178.80 Sqm totalling to 7615.16 Sqm (copy placed opposite).

North DMC has engaged consultant M/s ENARCH Consultant Pvt. Ltd. for preparation of drawings of the subject proposal. The consultant has carried out total station survey of the plot in question and submitted the area details (copy placed opposite). As per the area details received from consultant total area of the MCD Staff Quarters Complex Minto Road premises is 14123 Sqm.

In view of above, the actual area of land in question is 14123 Sqm and proof of ownership for that much of area is to be provided to Income Tax Department in Municipal interests. Therefore, the matter may please be forwarded to Land & Estate Department for providing the ownership details of 14123 Sqm area for onward submission to Income Tax Department. In case, there is discrepancies in the area of entries available in IP Register and actual area, the same may be rectified by Land & Estate Department or fresh entries may be made.

Submitted please.

EE(Pr)/City-SP Zone

SE/City-SP Zone

D-in-C/CEP

Commissioner

Dy (L&E)

AE/Consultant

N.D.M.C.



Sub:- Request for correction in entry of I.P. Register for complex at Minto Road, New Delhi.

May kindly see the note of EE/Project/City S.P. Zone wherein it has been mentioned that the record available has been searched and a copy of IP Register containing the entry of staff quarters at Minto Road has been gathered. It is found that the said entry containing mentioned of two land pieces measuring 6436.36 sqm and 1178.80 sqm totalling to 7615.16 sqm. The North DMC has engaged consultant M/s ENARCH Consultant Pvt. Ltd. for preparation of drawing of the subject proposal. The engaged consultant M/s ENARCH Consultant Pvt. Ltd. has carried out total station survey of the plot in question and submitted the area details (Copy placed at page 4/C which is without signatures). As per the area details received from the consultant total area of the MCD Staff Quarters Complex Minto Road Premises is 14123 Sq. Mtr. and proof of ownership for that much of area is to be provided to Income Tax Department in Municipal Interest and the matter has been forwarded to L&E Deptt. for providing the ownership details of 14123 sq. mtr. area for onward submission to Income Tax Department. In case, there is discrepancies in the area of entries available in I.P. Register and actual area, the sam may be rectified by L&E Deptt. or fresh entries may be made. The above proposal of EE(Project)/CSP Zone has been approved by the worthy Commissioner vide order dated 31-12-2021.

In this connection, it is submitted that as per Immovable Register of L&E Deptt. there are following entries of land as under:-

S. No.	C. No.	Page No.	Description of land at Minto Road Staff Quarters	Area of land	Remarks
1.	1	96	20 Staff Quarters Minto Road	6436.36 Sqm	
2.	1	96	Nine Nigam Quarters, Minto Road	1178.80 Sqm	
3.	1	59	Two Mpl. Quarters, near godown, Jahangir Road	285.3 Sqm	
4.	1	95	12 Staff Quarters near quarters No. 2, Thomson Road	1705.44 Sqm	
Total Area				9605.9 Sqm	

Worthy Commissioner, North DMC on page no. 1/N has approved for rectification of the actual area in I.P. Register for making fresh entry of 14123 Sq. Mtr.

In view of above, necessary order may be accorded to delete the entry in the I.P. Register of C. No. 1 at Serial No. 1/96, 1/59 and 1/95 and to make new entry in its place in the I.P. Register showing the total area 14123 Sqm of the MCD Staff Quarters Complex, Minto Road Premises as per area detail received from consultant M/s ENARCH Consultant Pvt. Ltd. and Project Department as mentioned in the note by EE(Project)/CSP Zone instead of 9605.9 Sqm. as approved by Commissioner, North DMC.

Submitted please

Record Keeper(L&E)

Patwari (L&E)

Naib Tehsildar (L&E)

AO(L&E)

AC(L&E)

DC(L&E)

Asst Comm(L&E)

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*[Signature]*

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31/12/2021

*[Signature]*  
31/12/21 for kind appeal 1/4

*[Signature]*

31/12/2022

4/1/22

*[Signature]*







## Register of Immoveable Property

11/17/83  
 Consistency No. 11/17/83  
 11/17/83

Sl. No.	Particulars	Area	Remarks
1	M. to Road Staff Office Complex	11.123 Sqm	As per appearance of Warthy Commission
2	Mentioned in The Enclosed Plan		
3	Sum of (A) and (B) is 11.123 Sqm		
4	Settlement and Boundary of the property		
5	Area of the property		
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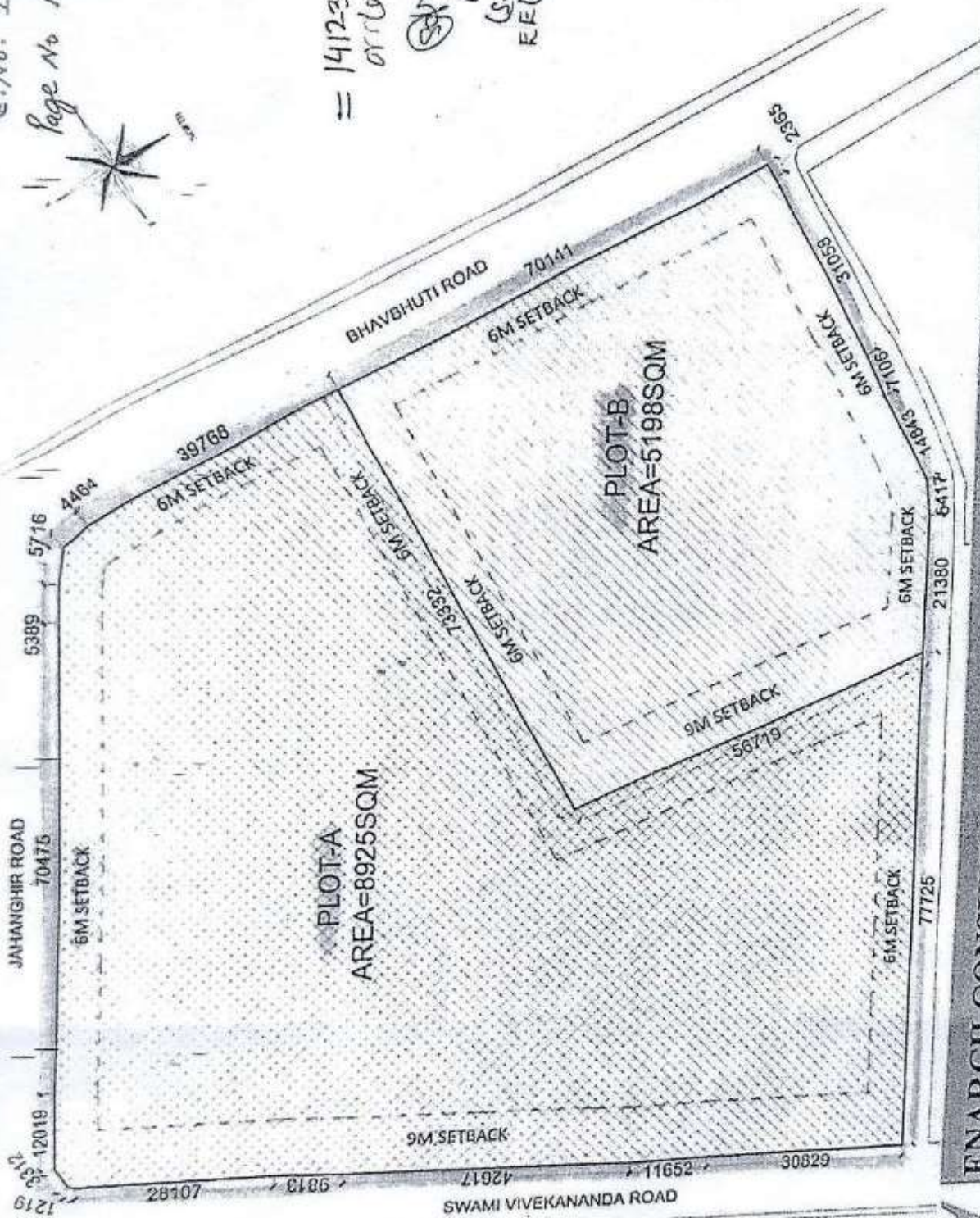


Page No 160



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(S. C. ARYA)  
EE(PA)/CSPZ



ENARCH CONSULTANTS PVT. LTD.

NORTH-DMC<sup>TM</sup>

**ENARCH**



14

**MUNICIPAL CORPORATION OF DELHI**  
**Town Planning Department (HQ)**  
13<sup>TH</sup> Floor, Dr.S.P.M.Civic Centre, Minto Road, New Delhi-110002

No: TP/G/MCD/2024/3843

Date: 14/06/2024

No: .....

Dated.....

To,

The Commissioner ( Plg.),  
6<sup>th</sup> Floor, Vikas Minar, I.P. Estate,  
Delhi Development Authority,  
New Delhi-110002.

**Subject: - Proposal for change of land use of construction of Staff Quarters at Minto road New Delhi falling in Planning Zone- D.**

Madam,

In continuation of this office letter vide no: TP/G/MCD/2024/3452 dated 16-04-2024 on the above mentioned subject, please find enclosed herewith the revised agenda for Technical Committee consideration incorporating details of surroundings roads. The compensatory green to be made available has been included in the agenda and the two sites proposed are:

1. A developed park measuring 0.6 Ha which is shown as Residential in the Zonal Development Plan.
2. Land measuring 1.2 Ha near Lothian Cemetery which is also shown as Residential in the Zonal Development Plan.

The above two sites totalling 1.8 Ha is sufficient for the required Compensatory Green.

As regards ownership, the site is under the control of MCD. Copies of Immovable Property Registers of Land & Estate Deptt., MCD is enclosed for kind consideration.

Encl: As above

Yours Faithfully

  
Chief Town Planner

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### AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: - Proposed change of land use of an area measuring 752.51 sq.m (900 sq.yds.) from 'Recreational (Community Park/ Park/Multipurpose/ GR)' to 'Public and Semi-Public (PS-1)' for Pig Shelter at Pocket-B, IFC Gazipur - CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr.

(File No. PLG/MP/0001/2024/F-3/-O/o DIRECTOR (PLG) ZONE E AND O)

#### **1.0 BACKGROUND:**

1.1 The Division Bench of Hon'ble High Court of Delhi vide order dated 10.08.2011 in W.P.(C) No. 11150/2009 had directed DUSIB, MCD and DDA to take steps for shifting of Piggeries located at Block 30, Trilokpuri, to a new location (**Annexure A**).

1.2 In order to comply with the order of Hon'ble High Court, a land measuring 900 sq yds was provisionally allotted to DUSIB in village Saboli on 04.10.2012. However, handing over of the said land to DUSIB could not be materialized on 11.04.2019, due to objections from local residents.

Hence, an alternate land parcel was identified near Mandoli Jail. However, upon joint inspection on 09.02.2023, it was found that the said land parcel is already allotted for ESS to Power Department, GNCTD.

1.3 Further, Hon'ble Court vide order dated 25.01.2023, by the way of last opportunity directed the respondents (DUSIB, MCD and DDA) to ensure that the order of the division bench dated 10.08.2011 is complied before the next date of hearing i.e. 03.08.2023 (**Annexure B**).

1.4 Accordingly, in the meeting held under the Chairmanship of Vice-Chairman, DDA on 27.02.2023, it was directed to identify new sites for shifting of pig shelters. As a follow up, after conducting joint site inspection on 12.07.2023, three (03) sites were identified at IFC, Gazipur & after the joint site inspection of 21.07.2023, IL Department, DDA vide letter dated 31.07.2023 allotted a recreational land measuring 900 sq. yds for shifting of pig shelters at Pocket-B, IFC Gazipur to DUSIB (**Annexure C**).

1.5 Further, as per Hon'ble High Court order dated 03.08.2023, following is stated:

*"2. Mr. Chauhan, learned standing counsel for DUSIB states that the land which has been allotted is meant for recreational purposes.*

*3. Mr. Birbal shall obtain necessary instructions and, if possible, identify another piece of land."*

Piggeries being permitted activity in Green Belt Use Zone as per MPD-2021, no vacant land of 900 sq. yds is available in 'Green Belt' falling in Planning Zone-E as per the vacant land inventory of Engineering Department, DDA.

1.6 Subsequently, a meeting was held under the chairmanship of PC (LD) on 28.12.2023. As per Minutes, following is stated:

*"After deliberation and detailed discussion, it was unanimously decided that since the land allotted to DUSIB for shifting of Piggeries is meant for recreational purpose and Piggery being a permitted activity only in Green Belt use Zone as per MPD-2021, hence, an agenda may be placed before the Authority by Planning Department for change of landuse of the said land."*

1.7 Recently, Hon'ble High Court vide order dated 18.01.2024 has directed the following (**Annexure- D**):

*"DDA shall take the appropriate steps for conversion of the use of the aforesaid land within an outer limit of six months, so that the usage of the land can be done by the DUSIB accordingly for the purposes of pig shelters."*

## 2.0 EXAMINATION:

- 2.1 The landuse of the site under reference is 'Commercial (C2-Wholesale & Warehousing)' as per MPD-2021 and 'Recreational (Community Park/ Park/ Multipurpose/ GR)' as per ZDP of Zone-E prepared under MPD-2021 (**Annexure- E**).
- 2.2 As per the approved layout plan titled 'Modified layout plan of Integrated Freight Complex, Ghazipur', the said site is earmarked for 'Recreational' (**Annexure- F**).
- 2.3 As per DUSIB letter dated 15.06.2023, the required area for shifting of piggeries is 900 sq.yds i.e. 752.51 sq.m (**Annexure- G**).
- 2.4 As per MPD-2021, Chapter-13, Table 13.26 (Distributive Services), 'Piggery' is a layout level facility under 'Public & Semi-Public facilities' land use.
- 2.5 Landscape Department, DDA vide note #43 in e-file no. LD/IL/0005/2023/GOVT/32-O/o DY. DIRECTOR (IL)-Part (1), has informed that, w.r.t the referred site, there is no Landscape plan in their record and Landscape Deptt. has no objection for allocation of the said land to DUSIB.
- 2.6 As per the joint site inspection report dated 21.07.2023 (**Annexure-C**), following is informed:
  - i. There are some bushes and trees grown in the site under reference.
  - ii. As per LM Department, DDA, the site under reference is DDA land, under the jurisdiction of Horticulture Division-7 and there is no litigation on the said land.
  - iii. Horticulture department had informed that the total area of the site (within which the said land falls) is 1.68 acre (approx.).  
However, as per TSS dated 22.02.2024 received from EMD-6, DDA, the total area of the Recreational site is 14319.24 sq.m (3.54 acres).
- 2.7 Further, in order to compensate the green area, a piece of land measuring 752.51 sq.m (900 sq yds) falling in Public & Semi-Public landuse as per Zonal Development Plan of Zone-E has been identified and the same shall be maintained as Green (**Site 2 of Annexure E**).

## 3.0 The information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 is as follows:

Sr. no	Point	Information
1	Whether the land is government or private and who is the land-owning agency?	DDA land
2	On whose request the change of land use case or modification to MPD-2021 has been initiated?	In view of the directions of Hon'ble High Court of Delhi in CONT CAS (C) 136/2017 & CM APPL 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr., the proposal has been initiated by DDA.
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, officials from DDA, DUSIB and MCD inspected the site on 12.07.2023 & 21.07.2023. The site inspection report is annexed as <b>Annexure-C</b> . During the inspection, it was observed that some bushes and trees are grown in the site under reference.
4	What is the public purpose proposed to be served by modification of MPD and / or change of land use?	Relocation of piggeries from Trilokpuri will significantly improve the hygiene & sanitation condition of the area. Also, the evacuated land can be used in public interest. Additionally, the proposed land for reallocation of



		piggeries is away from the thickly populated Residential Area
5	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged
6	What will be proposal's impact/implications on general public e.g. Law & order etc ?	No Law & Order issue is anticipated.
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached	As intimated by LM Department, DDA vide Joint site inspection report dated 21.07.2023, no court case is pending on the land mentioned in proposal
8	Background note indicating the current situation / provisions.	<p>i. Hon'ble High Court of Delhi vide order dated 10.08.2011 in WP(C) No. 11150/2009 had directed DUSIB, MCD &amp; DDA to take steps for shifting of piggeries located at Block 30, Trilokpuri, to a new location.</p> <p>ii. Accordingly, a land measuring 900 sq yds was provisionally allotted to DUSIB in village Saboli on 04.10.2012. However, the same could not be materialized due to objections from local residents.</p> <p>iii. Hence, an alternate land parcel was identified near Mandoli Jail. However, upon joint inspection on 09.02.2023, it was found that it is already allotted for ESS to Power Department, GNCTD.</p> <p>iv. Subsequently, in the meeting held on 27.02.2023, it was directed to identify new sites for shifting of pig shelters. As a follow up, three (03) sites at IFC, Gazipur were identified and land measuring 900 sq.yds at Pocket B, IFC Ghazipur was allotted for shifting of Pig shelters to DUSIB vide letter dated 31.07.2023.</p> <p>v. Further, Hon'ble High Court vide order dated 03.08.2023, has directed that the land which has been allotted is meant for recreational purposes and to identify another piece of land, if possible.</p> <p>vi. Also, a meeting was held on 28.12.2023 under PC (LD), wherein it was decided that an agenda may be placed before the Authority for change of land use of the said land.</p> <p>vii. Recently, Hon'ble High Court vide order dated 18.01.2024 has directed DDA to take the appropriate steps for conversion of the use of the aforesaid land.</p>
9	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how	No such similar proposal has been initiated in this unit.
10	What were the specific recommendations of the Authority with regard to the proposal	The matter will be placed before the Authority after the approval of Technical Committee.
11	How and why the proposal was initiated?	Proposal was initiated in view of the directions of the Hon'ble High Court of Delhi in CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr.

12	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof.	Proposal has been examined carefully and there is no negative impact envisaged as the shifting of piggeries from the densely populated residential area will enhance the quality of life of the residents.
13	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	Short term outcome- Relocation of piggeries will enhance the quality of life of the residents. Long term outcome- The evacuated land can be used in public interest
14	How the proposal will benefit in the development and economic growth of city.	The shifting of piggeries will also impact the property values and the aesthetic appeal of the neighborhood, fostering a more attractive and pleasant living environment and the evacuated land can be used in public interest.
15	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate of Delhi.	There is no specific relation with policy / proposal in other metropolitan cities.
16	What will be the public purpose served by the proposed modification.	Relocation of piggeries will significantly improve the overall hygiene and sanitation condition of the area by providing a cleaner and healthier environment for the residents.
17	What is the number of people / families / households likely to be affected by the proposed policy	No people / families / households are affected.
18	Whether the proposal is inconsonance with the existing plans, laws, by-law, rules, etc.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957.
19	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.	The proposal for modification / change of land use will be processed as per the procedure laid down in DD Act, 1957
20	Whether the Departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	The proposal has been requested by DUSIB and to be discussed in Technical Committee of DDA in which Officers / Officials of DDA, MCD, TCPO, DUSIB are invited.
21	Whether the relevant guidelines / orders of DoP&T, Ministry of Finance and other nodal Ministry / Departments were taken into account while preparing and examining the proposal.	Not Applicable
22	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Name Ms. Sakshi Walia Designation, Director (Planning) Zone E&O Address, 3 <sup>rd</sup> Floor, Vikas Minar, ITO, New Delhi-110002 Contact no. 011-23379109



#### 4.0 PROPOSAL:

Based on the examination at Para 2, the change of land use is proposed as per the following details:

Location	Proposed Area	Land use	Land use changed to	Boundaries (as per Layout Plan)
Pocket-B, Integrated Freight Complex, Gazipur	752.51 sq.m (900 sq. yds.)	<b>As per MDP-2021: Commercial</b> (C-2: Wholesale & Warehousing)	Public and Semi-Public (PS-1)	<b>North:</b> Recreational / NH-24 <b>South:</b> Wholesale (Fish Market) <b>East:</b> Recreational / Dr Hedgewar road (45m ROW) <b>West:</b> 30m ROW Road
		<b>As per ZDP of Zone E: Recreational</b> (Community Park/ Park/Multipurpose/GR)		

The location of the site proposed for change of land use marked on the Zonal Development Plan of Zone-E and Sketch Plan is annexed as **Annexure- H** and **Annexure- J** respectively

#### 5.0 RECOMMENDATIONS:

The proposal at para 4 above is placed before the Technical Committee for processing under Section 11A of DD Act 1957.

  
Addl. Commr. (Plg.)-I

  
Director (Plg.)  
Zone E & O

  
Asst Dir (Plg.)  
Zone E



\* **IN THE HIGH COURT OF DELHI AT NEW**  
+ **Writ Petition (Civil) No. 11150/2009**

% **Date of Decision:** August 10, 2011

Uttar Pradesh Bihar Naagrik Parishad ....Petitioner  
Through Mr. A.K. Mishra, Mr. Ajay Tiwari, Advs

**VERSUS**

State of NCT of Delhi & Ors. ....Respondents  
Through Ms. Megha Bharara, Adv. for  
Ms. Ruchi Sidhwani, Adv. for  
Respondent No. 1.  
Mr. O.P. Saxena for DUSIB.

**CORAM:**  
**HON'BLE THE CHIEF JUSTICE**  
**HON'BLE MR. JUSTICE SANJIV KHANNA**

**ORDER**

**SANJIV KHANNA, J.**

Uttar Pradesh Bihar Naagrik Parishad has filed the present Public Interest Litigation for removal/shifting of pig shelters/huts situated at 30 Block, Trilokpuri, Delhi and for construction of a Community Hall on the said land after removal of the pig shelters/huts.

2. Trilokpuri is a re-settlement colony which came into existence in the year 1976. Pig shelters/huts were developed in Block 30, Trilokpuri by Delhi Development Authority.

3. During the last more than 30 years, Trilokpuri has become thickly





populated due to urbanization. The area is no longer scantily but today it is a well lived in residential colony. With the passage of time, the pig shelters/huts have created problems due to unhygienic conditions created by them which is hazardous to the health and life of the residents. It is pointed out that the piggeries have become a nightmare specially during monsoon. This is clearly reflectable in the photographs which have been placed on record. It appears that these piggeries are breeding ground for diseases.

4. As per the Master Plan for Delhi 2021, piggeries are only permitted in green belt and agricultural land. Some other restrictions/stipulations are also provided.

5. Keeping in view the aforesaid facts vide order dated 26<sup>th</sup> August, 2009, Slum & JJ Department, MCD now known as Delhi Urban Shelter Improvement Department, was directed to file a plan for re-location of pig-shelters/huts, within a period of six weeks. MCD by order dated 21<sup>st</sup> October, 2009, was directed to conduct survey after ascertaining the original allottees and the present occupants/owners of the piggeries. In the subsequent order dated 25<sup>th</sup> November, 2009, it was



recorded that the pig shelters were found to be in a d condition and it was also noticed that most of the original allottees were no longer there and third persons have been unauthorisedly inducted. DDA was directed to file an affidavit suggesting measuring for relocation of the piggeries in accordance with the Master Plan of Delhi, 2021.

6. However, MCD and DDA were unable to resolve the problem regarding issue of relocation of the piggeries. By order dated 8<sup>th</sup> December, 2010, it was directed the MCD and DDA shall hold a meeting in the office of the DDA and submit a joint report. Thereafter, a joint report was filed in this Court and it was pointed out that a new site has been selected to shift the piggeries to a village in Ghazipur, NH-24, Delhi.

7. Thereafter, the following order was passed on 30<sup>th</sup> March, 2011:

“Mr. R.K. Bali, learned counsel appearing for the respondent Nos. 4 to 23, who are the affected parties, has submitted that they have no objection to move to the alternative site at Ghazipur. Ms. Shobhana Takiar, learned counsel appearing for the Delhi Development Authority has submitted that the land is to be allotted by the Delhi Urban Shelter Improvement Board. Mr. O.P. Saxena, learned counsel for the Board has submitted that





the Board as no objection to give the alternative site but the DDA is insisting for payment. Needless to say, after the affected parties leave the land, the same will come to the Board. Thus, the Board can discuss with the authorities of the DDA for exchange of land so that the controversy can be put to rest and the pollution can be avoided.

Let the authorities of the Board and the authorities of the DDA discuss the matter and try to arrive at a solution by the next date of hearing.

Call on 11th May, 2011."

8. On 11<sup>th</sup> May, 2011, the case was adjourned to 2<sup>nd</sup> June, 2011 and then to 10<sup>th</sup> August, 2011 to enable the respondents to take further steps.

9. In view of the aforesaid development we are not inclined to keep the writ petition pending and directions are issued to respondent Nos. 1 to 3 to take steps for shifting of piggeries to the new location within a period of four months from today. Any inter-se issues or disputes between respondent Nos. 2 and 3 will be resolved by having a joint meeting and in case they are not able to resolve the dispute, meeting will be held between the Director of Delhi Urban Shelter Improvement Board and the Vice-chairman, DDA. Allotment of piggeries at the new site will be made in terms of the policy decision by the respondents. The land owning agency will decide how to use the land which will be available after the piggeries are shifted.



10. The writ petition stands disposed of accordingly.

**SANJIV KHANNA, J.**

**CHIEF JUSTICE**

**August 10, 2011**  
kkb



## Annexure B

S-12

\* IN THE HIGH COURT OF DELHI AT NEW DELHI  
+ CONT.CAS(C) 136/2017 & CM APPL. 6064/2017  
UTTAR PRADESH BIHAR NAGRIK PARISHAD ..... Petitioner  
Through: Mr. Ankush Sharma, Advocate

versus

MANMOHAN & ANR ..... Respondents  
Through: Mr. Arun Birbal and Mr. Sanjay  
Singh, Advocates for DDA  
Mr. Parvinder Chauhan and Mr.  
Sushil Dixit, Advocates for DUSIB  
Mr. Kapil Dutta, Advocate for MCD

CORAM:  
HON'BLE MS. JUSTICE MANMEET PRITAM SINGH ARORA

### ORDER

% 25.01.2023

1. The present petition has been filed stating that there has been no compliance of the order dated 10.08.2011 passed by a Division Bench of this Court in W.P.(C) 11150/2009.
2. The Division Bench had directed the Respondents herein to take steps for shifting of piggeries to the new location i.e. Village Ghazipur, NH-24, Delhi within a period of 4 months from the date of the passing of the order dated 10.08.2011. The 4 months expired on 10.12.2011.
3. The present contempt petition was filed thereafter on 27.01.2017 pointing out the non-compliance.
4. However, today, learned counsel for the Respondent No. 2, DDA, and Respondent No. 3, DUSIB, state that the order has not been complied with

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KUMAR VJ, 11  
Signing Date: 25.01.2023  
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till date and piggeries could not be shifted.

5. Learned counsel for Respondent No. 2, DDA, states that the order had not been complied as the appropriate location to which the piggeries can be shifted could not be identified.

6. To a query of this Court, learned counsel for Respondent No. 3 states that the last meeting between the departments was held in 2019. He states that though DUSIB has issued several communications thereafter, however, there has been no further progress in the matter.

7. This Court has also been informed that presently the communication/co-ordination between the two Departments, on this issue, is being conducted by Deputy Director, DUSIB and Deputy Director IL, DDA.

8. This Court is of the view that the non-compliance of the order dated 10.08.2011 after passing of 11 years, is unacceptable and shocks the conscience of the Court.

9. The directions of the Court on 10.08.2011 was, in fact, issued in view of the fact that the piggeries are required to be re-located in compliance of the Master Plan of Delhi, 2021. It is, therefore, the statutory obligation of each of the Respondents to ensure the said shifting of piggeries and allotment of land for this purpose.

10. This Court is not satisfied with the steps taken by the Respondents to comply with the order dated 10.08.2011. There has been no dialogue on this issue between the Respondents since 2019.

11. Before this Court takes an adverse view on the non-compliance and holds the same to be contemptuous, the counsel for Respondents state that they be given a last opportunity. It is stated that the Director LM, DDA and Member Administration, DUSIB, shall hold a joint meeting along with

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Additional Commissioner, MCD to ensure that the order of the Division Bench dated 10.08.2011 is complied with before the next date of hearing.

12. Learned counsel for Respondents seeks 4 months' time to place on record the compliance of the order dated 10.08.2011.

13. In the opinion of the Court though the time sought is unreasonable considering the issue has been pending for the last 12 years, however, by way of last opportunity, the matter is being adjourned at the request of the Respondents.

14. In the event, there is no compliance before the next date of hearing, The Director LM DDA, Member Administration, DUSIB and Additional Commissioner, MCD are directed to remain present in Court.

15. List on 03.08.2023.

MANMEET PRITAM SINGH ARORA, J

JANUARY 25, 2023/rhc/ms

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KUMAR VATS,  
Reason: Date: 19/02/2024 11:56 AM

**DELHI DEVELOPMENT AUTHORITY  
INSTITUTIONAL LAND BRANCH  
A-216, Vikas Sadan INA, New Delhi-110023**

**Annexure-C**

LD/IL/0005/2023/GOVT/32-O/o DY. DIRECTOR (IL) | 172  
Comp. No. 52265

Dated:- 09/03/2023

**Minutes of the Meeting**

A meeting was held on 27.02.2023 at 04:00 PM under the chairmanship of Worthy VC, DDA, to discuss the Hon'ble High Court Order dated 25.01.2023 in the matter "'CONT.CAS (C) 136/2017 & CM APPL. 6064/2017, Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr" regarding shifting of Pig Shelters.

A list of officers who attended the meeting is attached at Annexure -A.

Brief on the subject matter and directions of Hon'ble High Court is summarized as under:

" The Division Bench of Hon'ble High Court directed vide order dtd 10.08.2011 in W.P (C ) No. 11150/2009 to take steps for shifting of piggeries to new location within a period of 4 months from the date of passing the order dtd 10.08.2011. The 4 months expired on 10.12.2011. Further to above, a Petition (Cont.Cas (C) 136/2017 & Cm Appl. 6064/2017 ) was filed in Hon'ble High Court stating that there have been no compliance of the order dtd 10.08.2011. Accordingly, in the said petition, Hon'ble High court vide order dtd 25.01.2023 by way of last opportunity, directed the respondents to ensure that the order of the Division Bench dtd 10.08.2011 is complied before the next date of hearing i.e., 03.08.2023. Hon'ble High Court has further directed that, in the event , there is no compliance of before the next date of hearing, The Director LM, DDA , Member Administration , DUSIB and Addl. Commissioner MCD are directed to remain present in Court.

In order to comply the Hon'ble High Court's order dtd 10.08.2011, a land measuring 900 Sq yrds was allotted to DUSIB in Village Saboli vide Allotment letter dtd 04.10.2012. However, at the time of handing over of said land in 11.04.2019, it was found that the access to DDA plot from the road was to pass through privately owned land for which local resident objected and denied access , so handover could not materialize. Consequently, an alternate land parcel measuring approx. 900 Sq yrds was identified by Hort. Deptt. DDA near Mandoli Jail . However, upon joint inspection of the identified site, it was found that the said land parcels is already **File No.LD/IL/0005/2023/GOVT/32-O/o DY. DIRECTOR (IL)** allotted to Power Deptt. GNCTD on 16.01.2023 for the purpose of ESS. Subsequently , a meeting was called under the chairmanship of Worthy VC, DDA on 27.02.2023 to deliberate upon the issue and resolve it accordingly "

At the outset, VC, DDA was briefed with the case background along with the updated status of land which was earmarked by Landscape Deptt., DDA for allotment to Piggeries. Further, it was informed that, consequent upon receiving the Hon'ble High Court order dated 25.01.2023, a Joint Inspection was scheduled on 09.02.2023 and per the report, the identified land has been allotted to Power Deptt. GNCTD on 16.01.2023 for the purpose of ESS.



The matter was deliberated upon and action points emerged are as under: -

1. DUSIB will conduct a physical survey to ascertain actual number of Pig Sheds and number of pigs getting reared. Accordingly, DUSIB will submit the requirement of exact area for Pig Shelter to DDA by 06.03.2023.

(Action: DUSIB)

2. Based on the report submitted by DUSIB, Engineering and Horticulture Deptt., DDA will identify the encumbrances free, un-allotted land parcel by 20.03.2023 and intimate the same to LD Deptt.

(Action: Engg. & Hort Deptt.)

3. After identification of suitable land parcel by Engg. & Hort Departments of DDA, a Joint Inspection will be scheduled within One (01) week after identification of the site, with the representatives of Engineering, Horticulture, Landscape, Planning, Land Management Department of DDA along with officials of DUSIB and MCD.

(Action: DDA, DUSIB and MCD)

4. Upon Joint Inspection, TSS of the identified site to be conducted and Land ownership and Litigation Status to be obtained for submitting the case to Planning Deptt. for examination.

(Action: Engg./ Hort and LM Deptt. DDA)

5. Consequent upon receiving the status report from all concerned Deptts, IL branch to process the case for allotment of land for Pig Shelter.

(Action: Land Disposal Deptt, DDA)


**VC, DDA directed all concerned Officers to ensure that the orders of the Hon'ble High Court are complied within the time-frame as mentioned in the the order dated 25.01.2023.**

The meeting ended with thanks to the Chair.

0/c  
Bhaskar Tiwari  
Dy. Director (IL)  
09/03/2023

Copy for information to: -

1. PS to OSD to VC, DDA
2. PS to Commissioner (Plg), DDA
3. PS to Commissioner (LD), DDA

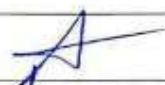
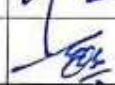
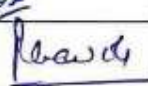
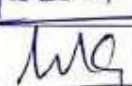



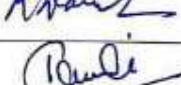


- 0/c
-  09/03/2023
- Dy. Director (IL)  
DFA/19358  
Version - 15



## ATTENDANCE SHEET

Sub : Identification and Allotment of Land for Pig Shelter  
Ref: CONT.CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of  
Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr

Meeting scheduled under the Chairmanship of VC, DDA in VCs  
Conference Hall on 27.02.2023 at 04:00 PM

S.No.	Name	Designation	Sign.
1	Bhaskar Tiwari	DD/TL	
2	Pankaj Joshi	Director (Land) / DUSIB	
3	Ch. Gera Kanenrao	Kanenrao	
4	Pradeep Chaudhary	Dy. Director (Land) / DUSIB	
5	I. M. Khan	Dir (LCM-II)	
6	Alka R Sharma	Addl. Comr MCD	
7	Dr. V. K. Singh	Dir (VS) MCD	
8	Dr. Praveen Kr. Thamb	V.O/SNZ MCD	
9	BITENDRA KUMAR	Dy. Dir. (Habitat)	
10	Rameshwar Rayal	Dir (HOTI) SE	
11	Kanoli Maitei	Director (Plg.)	
12	Shreya Gupta	A.O (Plg.)	
13	Prem Chand	AE(C) DUSIB	
14	Manish Gauth	JE(C) DUSIB	
15			
16			

## JOINT INSPECTION REPORT

In reference to Letter no. LD/IL/0005/2023/GOVT/32-0/ Dy. Dir (IL)/698 dated 11/07/2023 (E-52265) issued by Dy. Dir (IL)/DDA regarding joint inspection in respect of identification of plot for Pig shelter at Engg. Plot ID No. 548 in Pkt-A Ghaziipur near Sabji Mandi the joint inspection has been attended by officials of LM Deptt, Engg division EMD-2 & EMD-5, DUSJB & Survey Branch (LD). No official of Planning Deptt, MCD & Dy. Dir (VS) Shahdars attended the Joint Inspection on 12/07/2023 at 12:00 Noon. The Joint Inspection Report is as under:-

- (i) Engg. Plot ID 548 in Pkt A, IFC Ghaziipur:- The site ulr is shown by engg division EMD-2. The land ulr is lying vacant & free from encroachment. As per LM Deptt, the said land is DDA land & free from litigation. The said land is corner plot with 45m ROW on both sides. Further, it is very near to residential colony & high rise building. It is situated opposite Fruit & Vegetable Market Gate, IFC Ghaziipur. The land use & use premises may be confirmed from planning deptt. Also planning deptt may examine from planning point of view.
- (ii) Engg Plot ID 425 in Pkt C, Fcpr Market, IFC Ghaziipur:- The site ulr is shown by engg. division EMD-5. As per Approved Layout Plan of Integrated Freight Complex Ghaziipur, the said land is marked as 'F' opposite plot no-620, Pkt-C, IFC Ghaziipur. The said land is lying vacant & free from encroachment. As per LM Deptt, it is DDA land & there is no litigation on it. The land use/use premises is "Facilities" as per Approved LOP, however, it may again be confirmed from planning deptt. Planning deptt may also examine the matter from planning

GK  
12/7/2023

AE-1/EMD-5

P.T.O.

AE-1/EMD-5

12/7/23

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12/7/23

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12/7/23



point of view.

The allotment status of both the plots i.e. Engg plot No 548  
 Plot A IFC Ghazipur & Engg plot No 425, Plot C, Paper Marked  
 IFC Ghazipur may be checked & confirmed by IL Branch.

*[Signature]*  
 12/7/2023  
 AE/EMD-2

*[Signature]*  
 12/7/23  
 PA/IL/EMD-2

*[Signature]*  
 12/7/22  
 AE-IL/EMD-5

*[Signature]*  
 12/7/23

*[Signature]*  
 12/7/23.  
 SO/DUSIB.

*[Signature]*  
 12/07/23  
 DD (JCB)  
 DUSIB

*[Signature]*  
 12/7/23  
 D.D (SURVEY)  
 DUSIB

*[Signature]*  
 12/7/23

*[Signature]*  
 12/07/2023  
 AE (C)/SB/L

### Attendance Sheet

In reference to letter no. LD/IL/0005/2023/GOVT/32-0/Dy. Director (IL)/698 dated 11/07/2023 (E-52265) issued by Dy. Dir (IL)/DDA regarding joint inspection in respect of identification of plot for Pig shelter at Engg Plot ID No. 548 in Pkt-A, IFC Ghazipur, Near Sabji Mandi the joint inspection has been attended by officials of LM Deptt, engg division EMD-2 & EMD-5, DUSIB & Survey Branch (LD). No official of Planning Deptt, MCD & Dy. Dir (S) Shahdara attended the joint inspection on 12/07/2023 at 12:00 Noon. The Attendance sheet is as under:-

1. Gaurav Kumar Vishwakarma - AE/EMD-2 7017467932 *Chh* 12/07/23
  2. Mayur Uham, AE/EMD-5, 9355226988 *M* 12/07/23
  3. Devkant- Pat/LM/E2
  4. C.R. Gera Kanungo 9410670050 *Paul* 12/7/23
  5. Virender Singh D.D (SURVEY) 9811917052 *Ja* 12/07/23
  6. SHRIPAL AE/C-9 DUSIB 9868527333 *Shr* 12/7/23
  7. V.K. Sharma, S.O/DUSIB 9560596094 *Sh* 12/7/23
  8. BHUPESH KUMAR, DD(JR) 9971702575 *Ja* 12/07/23
  9. Prince Dhiman AE(C)/SB/1 9818072383 *Pr* 12/07/2023
- End



# JOINT INSPECTION REPORT

In reference to letter no. LD/IL/0005/2023/GOVT/32-0/0 Dy.Dri (IL)/883 dated 21/07/2023 issued by Dy.Dri (IL)/DDA regarding Joint Inspection in respect of identification of plot for pig shelter at site-3 in Plot-B, IFC Ghazipur, near Sabji Mandi the joint inspection has been carried out on 21/07/2023 along with all the officers concerned (Attendance sheet enclosed). The Joint inspection has been carried out in reference to CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in matter of Uttar Pradesh, Bihar Nagrik Parishad vs Manmohan & Anr. The matter is to be dealt on priority & next date of hearing is 03.08.2023. The site no. 3 marked in enclosed LOP with letter no. mentioned above dated 21/07/2023 has been shown to all the concerned officers present. LM Deptt informed that the said land is DDA land & there is no litigation on it. Further, LM Deptt also informed that said land has been transferred to Horticulture Division-7. Horticulture deptt informed that total area of said land 1.68 Acres & dimensions will be provided by them after checking their record. Planning deptt informed that land use of site no. 3 is recreational as per ZOP of Zone-E & since the land use is recreational, the same is dealt & design by Landscape deptt. Therefore, carving <sup>out</sup> of 900 sq yard portion of plot from entire 1.68 acres (approx) to be done by Landscape deptt. Officers of engg divisions informed that said parcel of land is not under the jurisdiction of their respective divisions. During inspection, it is also observed that some bushes & trees are grown in the site no. 3. The matter is most urgent & the necessary action shall be taken by concerned department most urgently.

21/07/23  
 Kgs. Dri (IL)  
 21/07/23  
 S.O. (DUSIB)  
 21/07/23  
 AG/DUSIB

21/07/2023  
 AE/EMD-2  
 21/07/2023  
 AE(C)/SB/LD

21/07/2023  
 AD(H)/HD-VII/DDA

21/7/23  
 D.D (SURVEY)  
 DUSIB

21/07/2023  
 S. Chakraborty  
 21/7/23  
 AD (S)/Zone-E  
 21/07/2023  
 AD (PLG) Zone-E/DDA

File No. LD/IL/0005/2023/GOVT/32-O/o Dy. DIRECTOR (IL)-Part(1) (Computer No. 65220)  
 PLG/MP/0001/2024/F-3/-O/o DIRECTOR (PLG)ZONE E AND O  
 649118/2024/AD(PLG-ZONE E) File No.LD/IL/0005/2023/GOVT/32-O/o Dy. DIRECTOR (IL)-Part(1)

**DELHI DEVELOPMENT AUTHORITY  
 INSTITUTIONAL LAND BRANCH  
 Room No.216, A-Block, 2<sup>nd</sup> Floor, Vikas Sadan, INA New Delhi**

LD/IL/0005/2023/GOVT/32-O/o DY. DIRECTOR (IL)-Part(1) 01/07/23 Dated: 31.07.23  
 E -65220

To

✓ The Director  
 Delhi Urban Shelter Improvement Board  
 DUSIB, GNCTD  
 Punarwas Bhawan, I.P. Estate  
 New Delhi-110002

**Sub: Allotment of land measuring 900 Sq. yards for shifting of  
 Pig Shelters at Site No. 3 , Pocket B IFC Gazipur, Delhi to  
 DUSIB, GNCTD.**

Sir,

With reference to WP (C ) No. 11150/2012 and Cont. CAS (C ) 136/2017 & CM APPL 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr and letter No. D-112/Dir (JJR)/DUSIB/2023 dated 15.06.2023 on the subject noted above, I am directed to inform you that under the provision of DDA (Disposal of Developed Nazul land) Rules, 1981, a land measuring **900 Sq. Yards at Site No. 3, Pocket B IFC , Gazipur** (on perpetual lease hold basis) is allotted to **Delhi Urban Shelter Improvement Board, GNCTD** for the purpose of **Pig Shelters** on the usual terms/conditions as given in the approved format of perpetual lease deed and the following conditions: -

1. DUSIB, GNCTD will be required to pay premium at the presently applicable land rate of **Rs. 708.55 Lakh per acre** and an annual ground rent of 2.5% per annum of the premium, for the said land measuring **900 Sq.yards**. Since the revision of these rates of land for FY 2022-24 is under consideration, this premium and annual ground rent will be treated as provisional and will be subject to revision. The allottee shall thus have to pay the balance premium and ground rent for the aforesaid area of land from the date of allotment as per rates determined by the Central Government under Rule-5 of DDA (Disposal of Developed Nazul land) Rule 1981, and within the time as and when demanded by DDA. The rates of land,



649118/2024/AD(PLG-ZONE O)  
PLG/MP/0001/2024/F-3/-O/o DIRECTOR (PLG)ZONE E AND O  
No.LD/IL/0005/2023/GOVT/32-O/o DY. DIRECTOR (IL)-Part(1)

determined by Central Government, shall be binding upon the allottee and shall not be called in question by it in any proceeding.

- i. The allottee shall give an undertaking to the effect that it will pay the balance premium of land as and when demanded by DDA on the basis of the rates determined by Central Govt.
- ii. The area of the land/ plot is also subject to variation in size, as per requirement of layout plan and actual demarcation of the plot at site etc.
- iii. The allotted land shall be used for the purpose of **Pig Shelters only** and no other purpose whatsoever.
- iv. The building plans should be got approved from the Lessor/DDA/Local body, before getting the same sanctioned for the construction on allotted land and construction as per sanctioned plan shall be completed thereon within a period of 2 years from the date of taking over physical possession of the plot allotted.
- v. The allottee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.
  - a. PROVIDED that , in the event of the consent being given, the Lessor may impose such conditions as he thinks fit and the LESSOR shall be entitled to claim and recover the whole or a portion (as the Lessor may in his absolute discretion determine) of the un-earned increase in the value (i.e. the difference between the premium paid and market value) of the said land at the time of sale, transfer assignment, or parting with the possession and the decision of Lessor in the respect of the market value shall be final & binding.
  - b. Notwithstanding anything contained in sub-clause (v) above, the lessee may with the previous consent in writing of the Lt. Governor of Delhi (here in after called The L.G.) mortgage or charge, the said land to such person as may be approved by the Lt. Governor in his absolute discretion.
- vi. The lease deed shall be executed and got registered by the allottee at its own cost as and when called upon to do so, by the Lessor (PRESIDENT OF INDIA)/DDA.
- vii. The trees if any standing on the plot in question shall remain as DDA property and shall not be removed or disposed of without the prior approval of the Lessor in writing. If the trees required to be removed off, then the

649118/2024/AD(PLG-ZONE O)  
PLG/MP/0001/2024/F-3/-O/o DIRECTOR (PLG)ZONE E AND O  
FOR No. LD/IL/0005/2023/GOVT/32-O/o DY. DIRECTOR (IL)-Part(1)

permission for cutting of trees may be obtained from Forest Department, GNCTD and Horticulture Department, DDA. All the relevant details of trees will be verified by Horticulture Department, DDA.

- viii. That all other conditions, as contained in the perpetual lease deed to be executed in this behalf and any other terms/condition imposed from time to time by the Central Government/Lt. Governor shall be binding upon the allottee. The form of Lease Deed can be purchased from the office of DDA.
- ix. If the allottee violates any terms and conditions as mentioned above and in the perpetual lease-deed, the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by the Lessor (PRESIDENT OF INDIA)/DDA, without any compensation to the allottee.
- x. If the allotment is cancelled for breaches of any terms/ conditions of the allotment, the possession of the plot/land with building, if any will be handed over to DDA by the allottee on the date and time given in the cancellation notice.
2. That it is the whole responsibility of the allottee to keep proper watch and ward of the land and property against any encroachment.
3. The offer of allotment of land herein made is on "AS IS WHERE IS BASIS". The allottee is advised to got himself acquainted with the conditions herein mentioned and also the site conditions before acceptance of the offer of allotment. It may be noted that the DDA shall not entertain any claim/exemption from the payment of ground rent, License Fee, composition fee etc. once the offer of allotment is accepted and possession is taken over.
4. The allottee shall abide by all the terms and conditions given in the allotment letter/lease deed and other conditions as may be imposed by the Competent Authority from time to time.
5. The allottee shall pay the cost of fencing/Boundary wall if any, as and when demanded by DDA.
6. No property development is permitted on the allotted land.
7. **The allotment is subject to revision of rates for FY 2022-24. The allottee shall be liable to pay dues on account of revision of rates as and when demanded by DDA which will be binding on the allottee.**
8. The payment and the acceptance letter with the required undertaking must be sent within 60 days from the date of issue of Demand-Cum-Allotment letter, failing which interest at the rate of 14% shall be chargeable for the delay period upto 180 days of



issue of this letter. On completion of 180 days from the date of issue, the allotment shall be automatically cancelled. If the allottee has made partial payment after 180 days of issue of this letter, the allottee shall have to re-apply for allotment.

9. If the above terms and conditions are acceptable to you, the acceptance there of with an undertaking may be sent to the undersigned along with the demand draft for **Rs. 1,35,04,950/- (Rupees One Crore Thirty Five Lakh Four Thousand Nine Hundred Fifty Only)** including Ground Rent + documentation charges in favour of DDA within 60 days from the date of issue of demand-cum-allotment letter. The said amount can also be deposited in the bank counter situated in L.N.A. office complex and copy of the same may be sent to this office.
10. The allottee i.e. DUSIB is bound to follow the terms and conditions of the Health Department of concerned authority and it will be liability of the concerned department to check hygienic conditions of Pig Shelters and as well as all preventive measures to be taken to not allow spreading of any communicable disease, virus due to the Pig Shelters.
11. The allotment is subject to modification of Master Plan of Delhi 2021 for permitting the piggery in recreational area as a special case in view of the direction of Hon'ble High Court.
12. This allotment may be treated as a special case and cannot be treated as a precedence for any other case of allotment.

**Details of Demand**

1	Premium of land measuring 900 Sq. yards (752 .80 Sqm.) @ NPRL rate i.e. Rs.708.55 Lacs per acre (Provisional)	:	Rs. 1,31,75,517/-
2	Ground Rent of the plot @ 2.5% per annum of the total premium.	:	Rs. 3,29,388/-
3	Documentation Charge	:	Rs. 45/-
<b>Total</b>		:	<b>Rs. 1,35,04,950</b>

PLG/MP/0001/2024/F-3/-O/o DIRECTOR (PLG) ZONE E AND O  
649118/2024/AD(PLG-ZONE O)

31/07/23  
(Bhaskar Tiwari)  
Dy. Director (IL)

Encl: Sketch of the site

Copy to: -

1. Principal Commissioner (Horticulture, Landscape), DDA
2. Commissioner (Plg.) DDA, Vikas Minar, New Delhi-110002 for further necessary action / procedural formalities for modification of Master Plan of Delhi 2021 for permitting the Pig Shelters in recreational area as a special case in view of the directions of Hon'ble High Court.
3. Commissioner (LM), DDA, Vikas Sadan, New Delhi-110023
4. Addl. Commissioner (Landscape), DDA
5. Director (Hort.) SE, DDA
6. Director (LM) HQ, DDA
7. Dy. Director (Survey) LD, DDA, Vikas Sadan, New Delhi-110023
8. Dy. CAO (LC)-I, DDA, Vikas Sadan, New Delhi-110023

Dy. Director (IL)







\$~11

\* **IN THE HIGH COURT OF DELHI AT NEW DELHI**+ **CONT.CAS(C) 136/2017 & CM APPL. 6064/2017****UTTAR PRADESH BIHAR NAGRIK PARISHAD** ..... PetitionerThrough: Mr. A.K. Mishra, Mr. Sudhanshu  
Dwivedi, Advocates (M:9650732474)

versus

**MANMOHAN & ANR.** ..... RespondentsThrough: Mr. Arun Birbal, Mr. Varun Gupta,  
Mr. Sanjay Singh, Advocates for  
DDA(M:9958118327)  
Ms. Aakriti Garg and Mr. Parvinder  
Chauhan, Advocates for DUSIB  
(M:8077154576)**CORAM:****HON'BLE MS. JUSTICE MINI PUSHKARNA****ORDER**

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**18.01.2024**

1. This matter is taken up for hearing today, as 17<sup>th</sup> January, 2024 was declared a holiday on account of Guru Gobind Singh Birthday.
2. The present contempt petition has been filed alleging non-compliance of the order dated 10<sup>th</sup> August, 2011 passed by the Division Bench of this Court in *W.P. (C) 11150/2009*. By way of the said order, directions had been given to the respondents for relocation of piggeries from 30 Block, Trilokpuri, Delhi to village Ghazipur, NH-24, Delhi within four months. Since there was continued failure on the part of the respondents in shifting of the said pig shelter, the present contempt petition came to be filed.
3. The facts on record categorically show that this Court has recognized the necessity to relocate the pig huts to a designated Green Belt area in





village Ghazipur, Delhi. Further, clear directions had been given to the Delhi Development Authority (“DDA”) to allot land for purposes of relocating the pig shelters.

4. Mr. Arun Birbal, learned Standing Counsel for the DDA submits that the DDA has already complied with the aforesaid directions passed by Division Bench of this Court and has allotted land at Site No. 3, Pocket B IFC Gazipur, Delhi. In this regard, he draws the attention of this Court to the order dated 03<sup>rd</sup> August, 2023, which reads as under:

*“1. Mr. Birbal, learned standing counsel has handed over a letter dated 31.07.2023 allotting 900 sq. yards for shifting of pig shelters at Site No. 3, Pocket B IFC Gazipur, Delhi to DUSIB, GNCTD.*

*2. Mr. Chauhan, learned standing counsel for DUSIB states that the land which has been allotted is meant for recreational purposes.*

*3. Mr. Birbal shall obtain necessary instructions and, if possible, identify another piece of land.*

*4. In addition, as per the letter a sum of Rs. 1,35,04,950/- is required to be paid by DUSIB for the land.*

*5. Member (DUSIB), Mr. SK Singh is present in Court and need not be present in Court on the next date of hearing.*

*6. List on 21.08.2023.”*

5. It is submitted that pursuant to the aforesaid directions of this Court, steps are being taken by the DDA to change the user of the aforesaid land from recreational to green, so that pig shelters can be shifted to the aforesaid land by the Delhi Urban Shelter Improvement Board (“DUSIB”).

6. Having heard learned counsel for the parties, this Court notes that vide letter dated 31<sup>st</sup> July, 2023, the DDA has already allotted land measuring 900 Sq. at Site No. 3, Pocket B IFC Gazipur, Delhi to DUSIB for shifting of pig shelters.



7. Further, this Court also notes that vide Minutes of the Meeting dated 12<sup>th</sup> January, 2024, the DDA has already taken a decision for the purposes of converting the user of land in question from recreational purposes to Green Belt, so that the land allotted to DUSIB can be used for shifting of piggeries. The Minutes of the Meeting dated 12<sup>th</sup> January, 2024 issued by the DDA, Institutional Land Branch, is reproduced as under:

*"Minutes of the meeting"*

*A meeting was held on 28.12.2023 at 11:00 AM under the chairmanship of PC (LD) to discuss the further course of action with respect to the Order of Hon'ble High Court dated 03.08.2023 in Cont. CAS (C) 136/2017, CM APPL. 6064/2017, Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan Anr regarding shifting of Pig Shelter.*

*2. A list of officers who attended the meeting is attached as Annexure - A.*

*3. Brief on the subject matter and directions of Hon'ble High Court are summarized as under:-*

*i. In pursuance of the Order dtd 25.01.2023 of Hon'ble High Court on the subject matter, a Demand cum Allotment letter dated 31.07.2023 was issued to DUSIB for land measuring 900 Sq.yards for shifting of Pig shelters at Site no.3, Pocket B, IFC Ghazipur, Delhi.*

*ii. The case was heard on 03.08.2023 in Hon'ble High Court and point no. 2 & 3 of the Order dtd 03.08.2023 are re-iterated as under:*

*2. Mr. Chauhan, learned standing counsel for DUSIB states that the land which has been allotted is meant for recreational purposes.*

*3. Mr. Birbal shall obtain necessary instructions and, if possible, identify another piece of land.*

*iii. In pursuance of the Hon'ble High Court Order dated 03.08.2023. Planning Deptt. examined the issue regarding identification of another suitable piece of land and stated that as per the vacant Land inventory of Engineering Department, no land of 900 Sq Yards is available in 'Agriculture/Green belt' falling in Planning Zone-E. Hence, IL wing may explore the availability of Land for the purpose of Pig shelter as per their record.*





*4. After due deliberation and detailed discussion, it was unanimously decided that since the land allotted to DUSIB for shifting of Piggeries is meant for recreational purpose and Piggery being a permitted activity only in Green Belt use Zone as per MPD-2021, hence, an agenda may be placed before the Authority by Planning Department for Change of Land Use of the said land.*

*5. The meeting ended with vote of thanks to the Chair."*

8. Considering the aforesaid, it is seen that substantive steps have already been taken by the DDA for compliance of the directions as contained in the order dated 10<sup>th</sup> August, 2011 regarding relocation of piggeries to village Ghazipur.

9. At this stage, Mr. Arun Birbal, learned Standing Counsel for DDA submits that the aforesaid exercise for conversion of land use from recreational purpose to Green Belt will take minimum of four months.

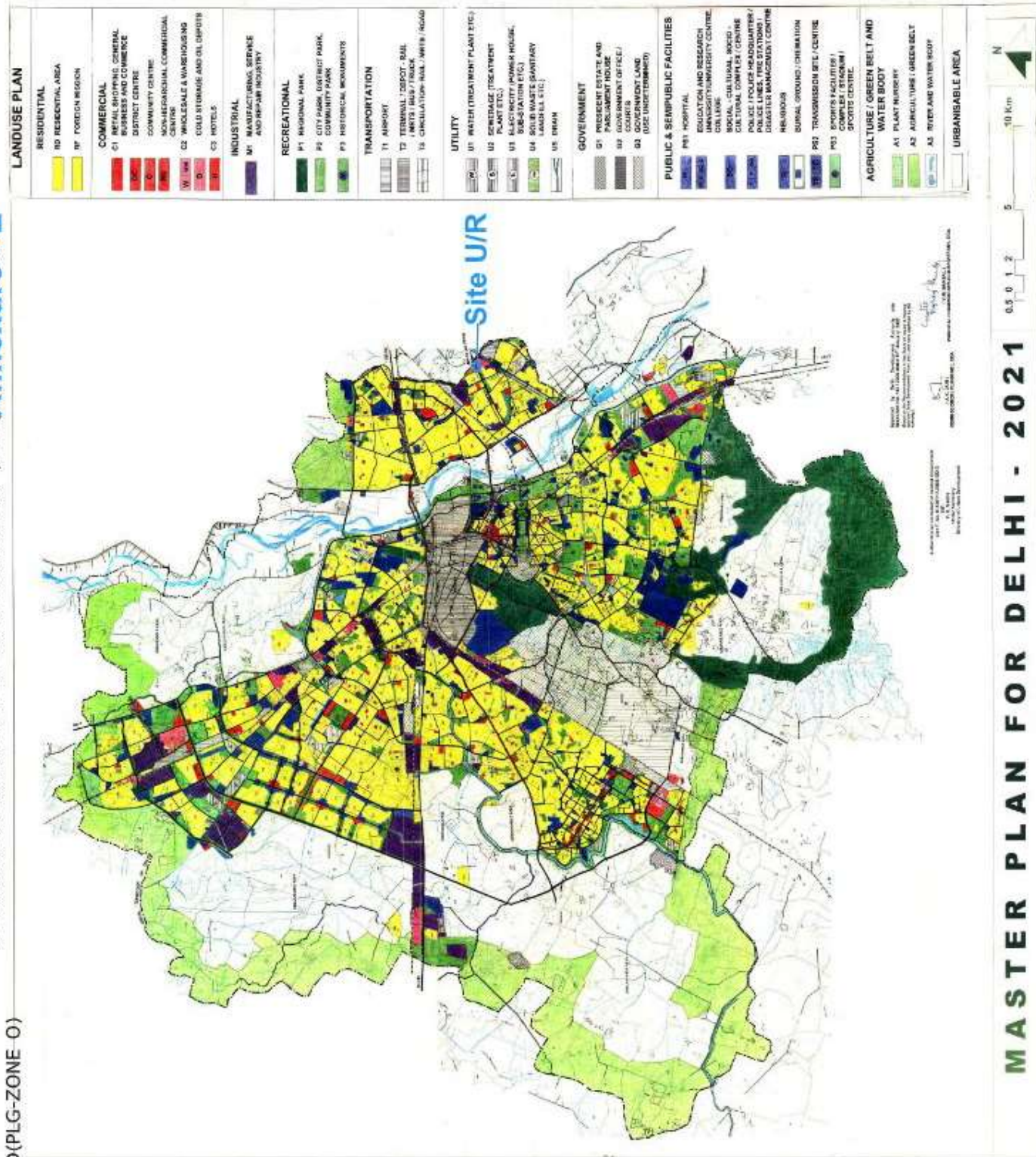
10. In that view of the matter, it is expected that the DDA shall take the appropriate steps for conversion of the use of the aforesaid land within an outer limit of six months, so that the usage of the land can be done by the DUSIB accordingly for the purposes of pig shelters.

11. With the aforesaid directions, the present contempt petition is disposed of. However, liberty is granted to the petitioner to revive the present contempt petition, in case any grievance still survives.

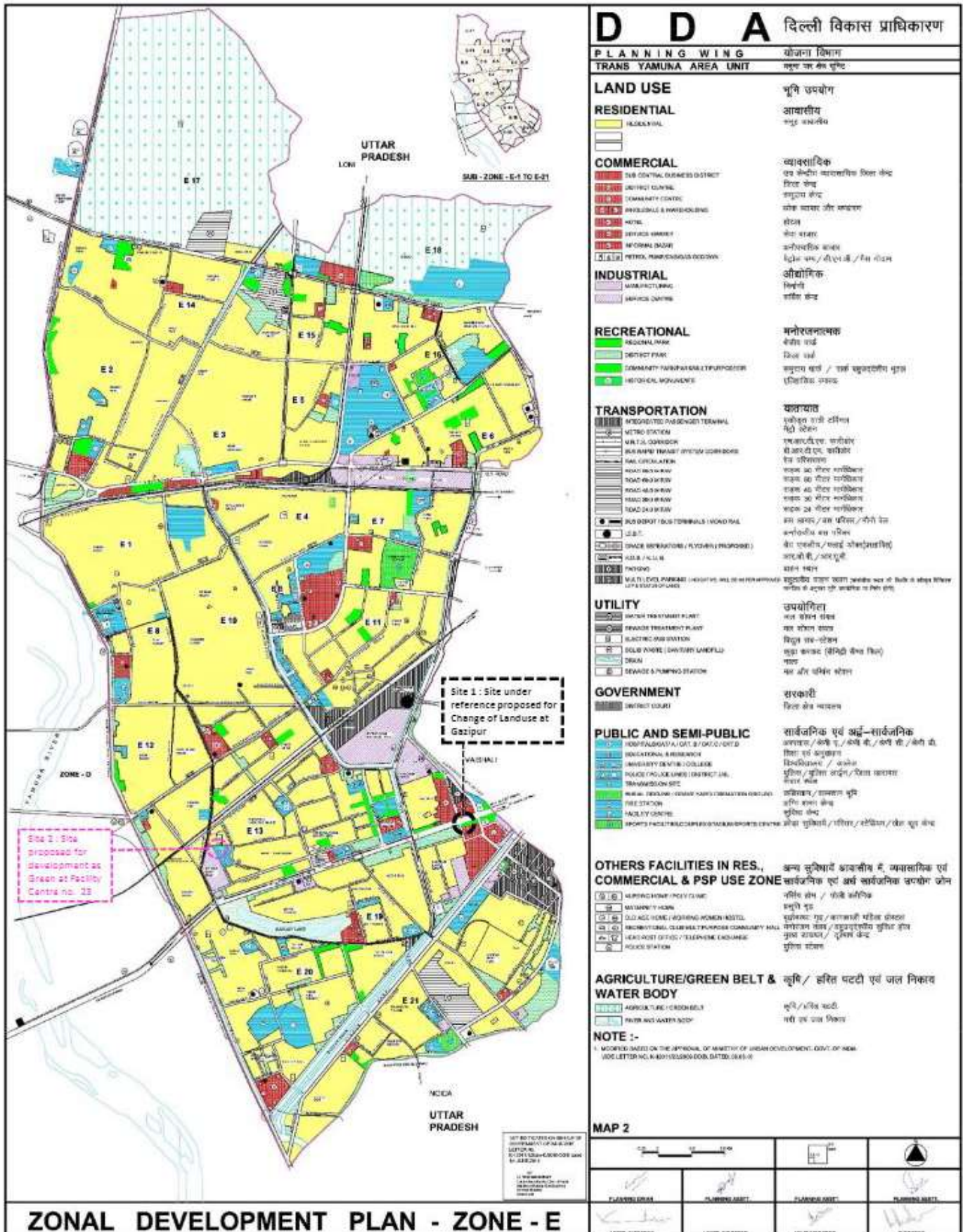
**MINI PUSHKARNA, J**

**JANUARY 18, 2024**

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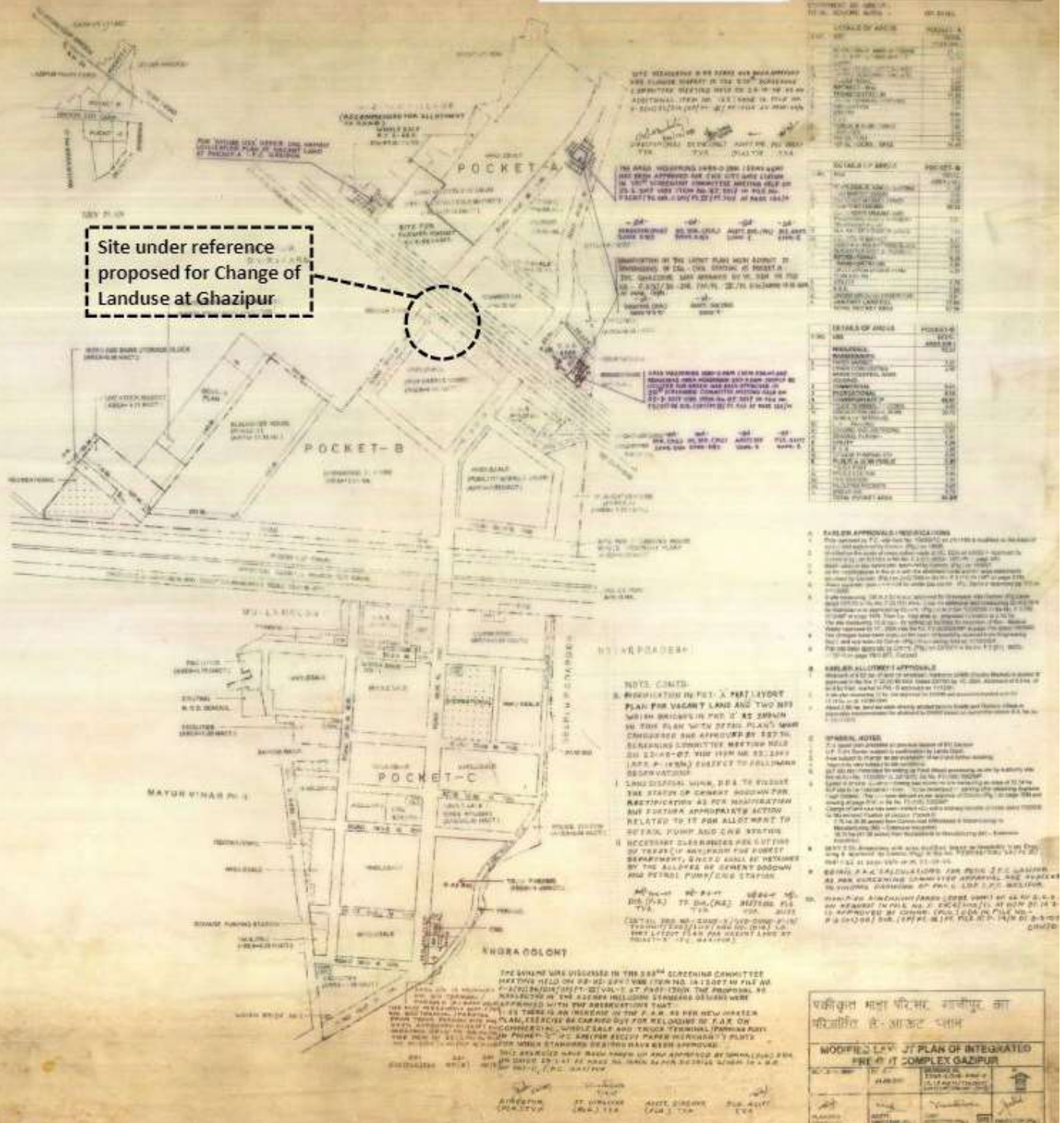








## Annexure - F





## Annexure - G

**DELHI URBAN SHELTER IMPROVEMENT BOARD  
GOVT. OF NCT OF DELHI  
OFFICE OF THE DIRECTOR (JJR), ROOM NO.45  
PUNARWAS BHAWAN, IP ESTATE, I.T.O. NEW DELHI-110002**

No. D-112/Dir. (JJR)/DDSI/2023  
To

Dated 15.06.2023

The Director (IL), DDA,  
VIKAS SADAN, INA  
NEW DELHI.

Subject : Identification and Allotment of land site for Pig Shelter.

Ref. No. LD/IL/0005/2023/Govt./32-O/o Dy. Director (IL)/257 dt.12.04.23.  
E-52265

Sir,

The Hon'ble High Court vide order dated 25.01.2023 in the matter of Cont. CAS (C) 136/2017 & CM Appl. 6064/2017 UTTAR PRADESH BIHAR NAGRIK PARISHAD VS. MANMOHAN & ANR. ordered to comply the order 10.08.2011 for shifting of piggeries from Trilokpuri to new location.

In order to comply the Hon'ble High Court's order dtd 10.08.2011, a land measuring 900 Sq. yds was allotted to DUSIB in Village Saboli, vide Allotment letter dtd 04.10.2012. However, at the time of handing over of said land in 11.04.2019, it was found that the access to DDA plot from the road was to pass through privately owned land for which local resident objected and denied access, so handover could not materialize. Consequently, an alternate land parcel measuring approx. 900 Sq. yards was identified by Hort. Deptt. DDA near Mandoli Jail. However, upon joint inspection to the identified site, it was found that the said land parcels is already File No. LD/IL/0005/2023/GOVT/32-O/o DY DIRECTOR (IL) allotted to Power Deptt. GNCTD on 16.01.2023 for the purpose of ESS.

In order to find out the facts show cause notices were issued to the present occupant of the pig sheds whether they are allottee of the pig sheds or else i.e. trespasser, unauthorized occupant, documents were called from them and it is found that out of 20 occupants, 04 nos. occupant (Sr. No.12, 15, 16, & 18) are the original allottee of pig sheds and 02 nos. (Sr.No.7 & 8) are wife of original allottee and rest 14 nos. occupant are the purchaser of the pig sheds from the original allottee and as stated by themselves they all are of the same community. It was also stated by them that at the time of inspection of pig sheds, pigs were went out from the pig sheds for searching of food, as usual at the day time and usually pigs come back at evening/night time. As per survey report dt. 06.03.2023 they found pigs in shed no.8, 10 & 13.

Keeping in view of the above, it would be appropriate, Director (Land & Management), DDA is requested to take step to allotment of 900 Sq. yards land as the DDA was already ready to allot the same for shifting of piggeries from Trilok puri to new location to DUSIB and handing over of the same land to the MCD as they have mandate for the such purposes. Further, after allotment of the said land to the allottee/occupants of Pig Sheds, if any land remains un-allotted, then the same would be returned to the DDA accordingly.

  
 15/06/23  
 DIRECTOR (JJR)

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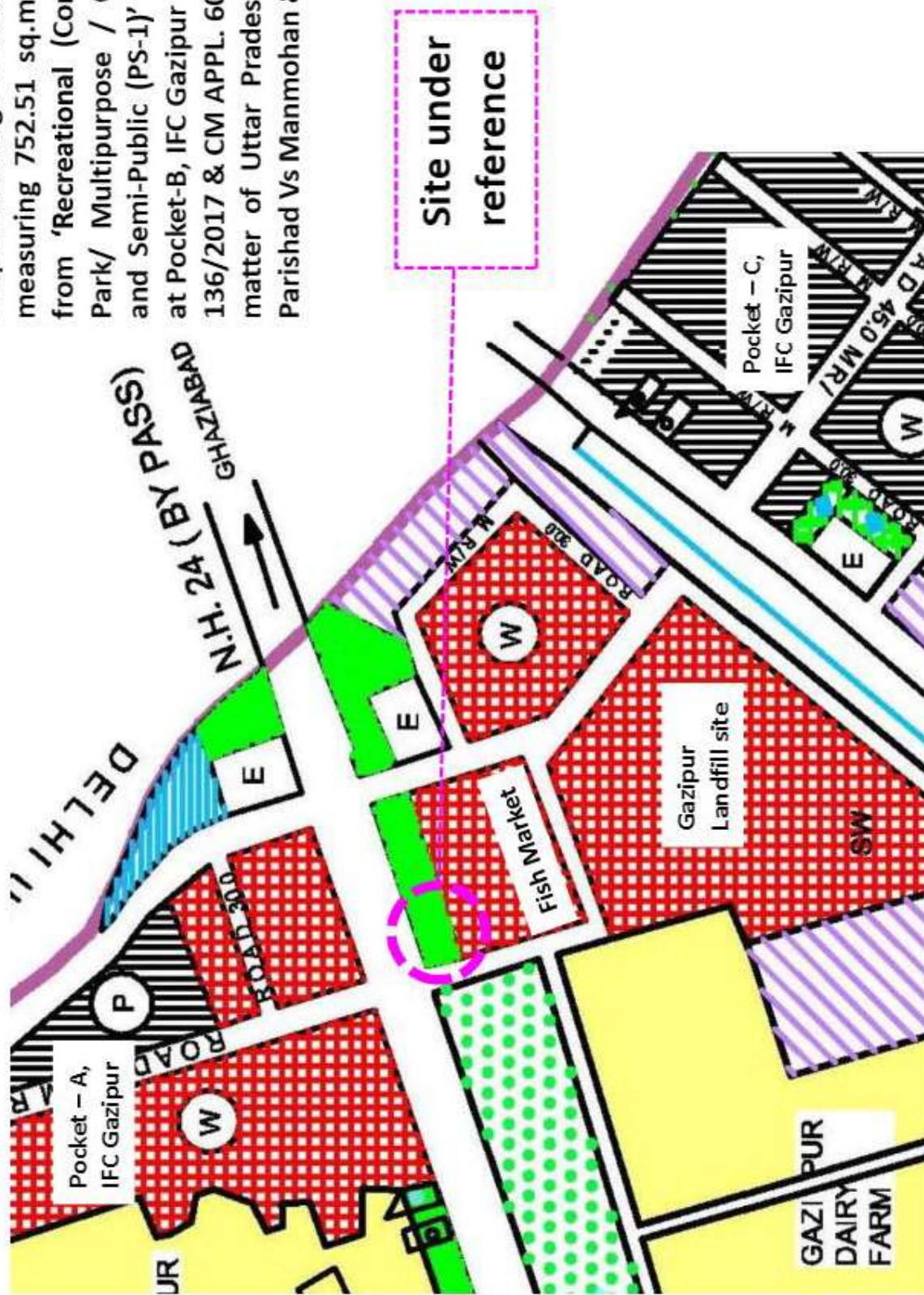
1. Member (Admn.), DUSIB
2. PS to PC (LD), DDA
- ✓ 3. PS to CLD, DDA, Vikas Sadan, INA, New Delhi.
4. Dy. Director (IA), DDA, Vikas Sadan, INA, New Delhi.
5. Director (Land), DUSIB.
6. Dy. Director (Survey), DUSIB
7. EX. ENGINEER C-9, DUSIB.



649118/2024/AD(PLG-ZONE O)

**Location of the site under consideration on Part Zonal Development Plan of Zone E**

Proposed change of land use of an area measuring 752.51 sq.m (900 sq.yds.) from 'Recreational (Community Park/ Park/ Multipurpose / GR)' to 'Public and Semi-Public (PS-1)' for Pig Shelter at Pocket-B, IFC Gazipur - CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr.



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