



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

दिनांक: 27.12.2024

ई. फाइल PLG/MP/0003/2024/F-1/116

बैठक का कार्य-वृत्त

विषय: Minutes of the 4th Technical Committee Meeting of DDA for the year 2024 held on 20.12.2024.

The 4th Technical Committee Meeting of DDA for the year 2024 was held on 20.12.2024 (Friday) at 05:00 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.

- व्राय्वा भार्माव 271/12/2024 निदेशक (योजना), एम.पी.एम.आर - ॥

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) Director, Fire Service, GNCTD

Special Invitees:

- 1. Additional Chief Architect, V.C. Office, DDA
- 2. Chief Manager, Powergrid Sikar Khetri Transmission ltd.
- 3. Joint General Manager-4, RLDA

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<u>Item No. 16/2024</u>

Confirmation of the Minutes of 3rd Technical Committee meeting held on 10.07.2024. PLG/MP/0002/2024/F-1.

Since no observations/comments were received, the minutes of the 3rd Technical Committee held on 10.07.2024 were confirmed as circulated.

Item No. 17/2024

Proposal for allowing access to the Privately Owned Land Parcel bearing Khasra no. 268 Village Shahbad Daulatpur (Sector-26) Rohini from 60.0 mtr wide road through 30.0 mtr wide Green Belt of DDA in terms of the decision of 4th Technical Committee meeting of DDA held on 10.06.2019.

PLG/RZ/0004/2021/PLP/-AD(PLG-ROHINI)

The agenda was presented by Chief Town Planner, MCD and the following was discussed:

- a. CTP, MCD informed that the matter has been discussed in the Layout Scrutiny Committee of MCD, and it was desired that the matter with respect to access road to the plot under reference may be taken up with DDA at the first instance.
- b. The proposed 30 mt Zonal Development Plan road adjacent to the plot u/r, running perpendicular to the 60 mt ROW road (Bhagwan Mahavir Marg), is not feasible due to non-acquisition of private land parcels and surrounding unauthorized colony.
- c. In order to facilitate the access to the plot u/r, road of 18 mt ROW from the plot u/r is proposed by the applicant connecting 60 mt existing Bhagwan Mahavir road. Part of the proposed 18 mt ROW road measuring 531.90 sq mt (18 mt x 29.55 mt.) approx. is passing through green belt (DDA land).
- d. The proposed 18 mt access road is being allowed as a part of the already proposed 30 mt Zonal Plan road and accounting for the ground reality. In future for any new development in the adjoining plots, 30 mt. ROW road in the Zonal Development plan can be implemented by making provision of additional 12 mt road from the adjoining land adjacent to this 18 mt road.

In view of above, following was decided:

- 1. The proposed 18 mt road is part of 30 mt road as per the ZDP/MPD. The roads shown in the ZDP/MPD are indicative and actual alignment is as per feasibility and is implemented on site by the local body/road owning agency, and as such the above proposal is as per the ground reality.
- 2. The proposal for provision of 18 mt road through green belt (DDA land) was agreed. The cost & modalities for DDA land i.e. 531.90 sq mt approx. or as per the actual area required for providing access as per ZDP, while handing over the possession shall be worked out by the Land Management wing in consultation with Finance Department of DDA. Accordingly, MCD to take up the matter with the Land Management wing of DDA.



<u>Item No. 18/2024</u>

Relaxation of Ground Coverage (GC) For Hotel Plot no.3, Sector-10, City Centre (District Centre) Dwarka, Dality of GC) For Hotel Plot no.3, Sector-10, City Centre (District India (AAI) to Centre) Dwarka, Delhi, facing height restrictions from Airport Authority India (AAI) to achieve additional FAP achieve additional FAR as per MPD 2021. HUPW/CADW/0001/2024/COMM/-0/o SR. ARCHITECT(HUPW)-DWARKA ZONE

The agenda was presented by Sr. Architect, Dwarka and it was discussed that the current proposal cannot be key and by Sr. Architect, Dwarka and it was discussed that the DIAL. The proposal cannot be linked with the approval granted for the hospitality district by DIAL. The Hotel site is part of a comprehensive scheme prepared by HUPW and the relaxation in ground coverage is being sought due to special circumstances i.e. site falling under air funnel zone thereby restricting the height as permissible under the MPD. After detailed deliberations, the proposal as per para 3.0 of the agenda item was approved w.r.t. relaxation of ground coverage as per MPD - 2021 for Hotel plot no 3, Sector-10, City Centre, Dwarka. However, all other development control norms including parking shall be as per prevailing MPD norms.

<u>Item No. 19/2024</u>

Proposal regarding NOC for alignment of 765KV D/C D/C Sikar-II Narela Transmission line in the Planning Zone N (NW District of Delhi-III) requested by Power Grid Corporation of India Ltd.(PGCIL).

PLG/LP/0001/2024/N/INFR-AD(PLG-LP/ZONE N)

The agenda was presented by Addl. Commissioner (Plg) -I. After detailed deliberations, the Technical Committee approved the proposal for grant of planning permission, subject to the terms and conditions as contained in the proposal. The approval shall be subject to ascertaining by the Land Management Department of DDA that no DDA land is affected due to the above said proposal.

Item No. 20/2024

Modifications in the 'Regulations for setting up of Fuel Stations on Privately owned Lands in NCT of Delhi' dated 08.03.2019.

PLG/MP/0003/2020/F-7/-O/o DY DIRECTOR (PLG)MP AND DC

The agenda was presented by Addl. Commissioner (Plg.) - I. After detailed deliberations, the proposal contained in the agenda item was approved with the following modifications:

- 1. In clause 3 (iv), the line "The plot size for such fuel stations will bemother station as per requirement).", be read as "The plot size for such Fuel Stations shall be as per prevailing Master Plan.".
- 2. In clause 3 (vii), the line "For minor roads having ROW from 6 m up to 30 m 50 m", be read as "For minor roads having ROW from 3 m up to 30 m - 50 m."

Accordingly, the matter be placed before the Authority for its approval under Section 57 of DD Act, 1957.

Item No. 21/2024

Request regarding Change of Landuse of 4.63 ha railway land from "Transportation' (Circulation-Rail)' to 'Residential' at Shakurbasti, Zone G. PLG/0013/2022/-AD(PLG-ZONE G)AP-III

The agenda was presented by Member / Planning, RLDA. The issue of requirement of NOC in



view of the close proximity to the Ordinance Depot was deliberated. Officers of RLDA assured that there is no such requirement and pursuant to the discussions in the Technical committee have submitted the documents substantiating the same. A report of the Traffic Impact Assessment has also been submitted.

After detailed deliberations, the proposal for Change of Land Use as contained in the agenda item was approved subject to the examination of the Traffic Impact Assessment (TIA) report for the overall development planned by RLDA on entire railway land in Shakurbasti, Zone G.

Item No. 22/2024

Proposal for Change of Land Use of various land parcels to PSP & Commercial in sector G-2 / G-6, G-3 / G-4 & IFC in Narela Sub-City (Zone P-I). PLG/MP/0005/2024/F-20/-O/o DIRECTOR (PLG) NARELA PROJECTS – Part (1)

The agenda was presented by Addl. Commissioner (Plg.) – II. After detailed deliberations, the proposal for Change of Land Use as contained in the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957.

Item No. 23/2024

Clarification regarding the issues related to implementation of Regulations for Enabling the Planned Development of Privately Owned Lands. PLG/MP/0056/2021/F-15/-0/o DY DIRECTOR (PLG)MP AND DC

The agenda item was presented by Chief Town planner, MCD. The clarity has been sought in view of the decision taken in 6th Technical Committee meeting held on 27.07.2022. After detailed deliberations, the following was decided:

- 1. The Technical Committee is of the view that as the provisions in the regulations are selfexplanatory, there is no requirement of any clarification on the agenda submitted.
- 2. The references made in respect of the previous discussions taken by TC including the SOP's and guidelines drawn for the Private Land Policy, the same stands superseded by the decision taken in the 7th TC meeting held on 29.09.2022 w.r.t. Item No. 29/2022. It has already been decided that all the provisions of the regulations have to be adhered to in toto.
- 3. The eligibility criteria for an applicant to be considered under the Private Land Policy (PLP) is to be governed by the regulations dated 04.07.2018 and not as per the notification dated 23.12.2020 reg. fixation of charges.
- 4. The issue regarding sanctioning of plan for cases where there is existing unauthorized structure on site, is to be seen by the plan sanctioning authority, as per the private land policy and regulations.
- 5. In cases of approved sanctioned plans where no construction has been done and the building permit of the sanctioned plan has expired, as per para 2.21.1 of UBBL 2016, the plan sanctioning authority shall accordingly examine the matter as per provisions under UBBL 2016 and private land policy.



ANNEXURE-I

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List of participants of 4^{th} Technical Committee meeting for the year 2024 - 20.12.2024.

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Commissioner (LD), DDA
- 3. Commissioner (Plg.), DDA
- 4. Chief Architect, HUPW, DDA
- 5. Addl. Commr. (Plg.)- I, DDA
- 6. Addl. Commr. (Plg.)-IV, DDA
- 7. Addl. Commr. (Plg.)- II, DDA
- 8. Addl. Chief Architect, VC Office
- 9. Addl. Chief Architect, Rohini
- 10. Director (Plg.), Land Pooling
- 11. Director (Plg), Zone C & G
- 12. Director (Plg.), MPMR-I
- 13. Director (Plg.), MPMR-II
- 14. Director (Plg.), Rohini
- 15. Director (Plg.), Narela
- 16. Sr. Architect, Dwarka
- 17. Dy. Director (Plg.), Rohini

Representatives of the following Organizations have also attended the meeting:

- 1. Chief Town Planner, MCD
- 2. Senior Town Planner, MCD
- 3. TCPO
- 4. Delhi Fire Services
- 5. RLDA
- 6. PGCIL



Dy. Director Master Plan <masterplan.dda@gmail.com>

MEETING NOTICE & AGENDA: 4th Technical Committee Meeting of DDA for the year 2024_20.12.2024 (Friday) at 04:00 P.M.

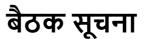
1 message

Master Plan <masterplan.dda@gmail.com>

Thu, Dec 19, 2024 at 3:31 PM

To: prncommrhousing@dda.org.in, p.dinesh@mcd.nic.in, bose.abhishek@gov.in, vcdda <vcdda@dda.org.in>, emdda <emdda@dda.org.in>, "Commissioner (Plg.)" <commr.plg@gmail.com>, Jay Kshirsagar <cp.tcpo@yahoo.com>, chiefarchitect@dda.org.in, delhi urban art commission delhi <duac74@gmail.com>, "Dy. Comm. Police Traffic" <jtcpt-dtp@nic.in>, Land & Dev Officer L&DO <ldo@nic.in>, director.dlfire@nic.in, reeta.info1@gmail.com, nr.aravind98@dda.gov.in, duac@gov.in, Hitender Bharti <bhartihitender68@gmail.com>, kalpana.skhurana2026@dda.gov.in, Land DMRC <dmrc.land@gmail.com>, "Comm. LD" <commrInddisp@dda.org.in>, vikas.singh81@ias.nic.in, manish.ver981@dda.gov.in, cepdda@gmail.com, dcp.dtpmod@delhipolice.gov.in, renu_bhutani@ymail.com, Rahul Narain <rahulnarain@yahoo.com>, rita.gro981@dda.gov.in, delca-prd@cpwd.gov.in, prncommrIdlmlpp@dda.org.in, chief.architect@ndmcmail.gov.in, Chief Arch NDMC <chiefarchitect@ndmcmail.gov.in>

Cc: manju.paul98@dda.gov.in, Manju Paul <manjupaul16@gmail.com>, "manishag.dda" <manishag.dda@gmail.com>, Comm Plg <commplg@dda.org.in>, rudra@powergrid.in, rashmit33@yahoo.co.in, uttam.gupta79@gov.in



The 4th Technical Committee Meeting of DDA for the year 2024 is scheduled to be held on **20.12.2024 (Friday) 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.

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

Master Plan Section,

6th Floor, I.P. Estate, Vikas Minar, New Delhi - 110002 **Contact No. 011-23370507**

4th TC 20.12.2024 MN and Agenda.pdf



Dy. Director Master Plan <masterplan.dda@gmail.com>

RESCHEDULED: 4th Technical Committee Meeting of DDA for the year 2024_20.12.2024 (Friday) at 05:30 P.M.

1 message

Master Plan <masterplan.dda@gmail.com>

Fri, Dec 20, 2024 at 3:18 PM

To: prncommrhousing@dda.org.in, p.dinesh@mcd.nic.in, bose.abhishek@gov.in, vcdda <vcdda@dda.org.in>, emdda <emdda@dda.org.in>, "Commissioner (Plg.)" <commr.plg@gmail.com>, Jay Kshirsagar <cp.tcpo@yahoo.com>, chiefarchitect@dda.org.in, delhi urban art commission delhi <duac74@gmail.com>, "Dy. Comm. Police Traffic" <jtcpt-dtp@nic.in>, Land & Dev Officer L&DO <ldo@nic.in>, director.dlfire@nic.in, reeta.info1@gmail.com, nr.aravind98@dda.gov.in, duac@gov.in, Hitender Bharti <bhartihitender68@gmail.com>, kalpana.skhurana2026@dda.gov.in, Land DMRC <dmrc.land@gmail.com>, "Comm. LD" <commrInddisp@dda.org.in>, vikas.singh81@ias.nic.in, manish.ver981@dda.gov.in, cepdda@gmail.com, dcp.dtpmod@delhipolice.gov.in, renu_bhutani@ymail.com, Rahul Narain <rahulnarain@yahoo.com>, rita.gro981@dda.gov.in, delca-prd@cpwd.gov.in, prncommrIdlmlpp@dda.org.in, chief.architect@ndmcmail.gov.in, Chief Arch NDMC <chiefarchitect@ndmcmail.gov.in>

Cc: manju.paul98@dda.gov.in, Manju Paul <manjupaul16@gmail.com>, "manishag.dda" <manishag.dda@gmail.com>, Comm Plg <commplg@dda.org.in>, rudra@powergrid.in, rashmit33@yahoo.co.in, uttam.gupta79@gov.in

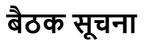
The 4th Technical Committee Meeting of DDA for the year 2024 has been **RESCHEDULED** to be held on **20.12.2024 (Friday) at 05:30 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi – 110023.

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

Master Plan Section,

6th Floor, I.P. Estate, Vikas Minar, New Delhi - 110002 **Contact No. 011-23370507**

On Thu, Dec 19, 2024 at 3:31 PM Master Plan <masterplan.dda@gmail.com> wrote:



The 4th Technical Committee Meeting of DDA for the year 2024 is scheduled to be held on **20.12.2024 (Friday) 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.

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

Master Plan Section, 6th Floor, I.P. Estate, Vikas Minar, New Delhi - 110002

Contact No. 011-23370507

4th TC 20.12.2024 MN and Agenda.pdf



Dy. Director Master Plan <masterplan.dda@gmail.com>

RESCHEDULED : 4th Technical Committee Meeting of DDA for the year 2024_20.12.2024 (Friday) at 05:00 P.M.

1 message

Master Plan <masterplan.dda@gmail.com>

Fri, Dec 20, 2024 at 3:50 PM

To: prncommrhousing@dda.org.in, p.dinesh@mcd.nic.in, bose.abhishek@gov.in, vcdda <vcdda@dda.org.in>, emdda <emdda@dda.org.in>, "Commissioner (Plg.)" <commr.plg@gmail.com>, Jay Kshirsagar <cp.tcpo@yahoo.com>, chiefarchitect@dda.org.in, delhi urban art commission delhi <duac74@gmail.com>, "Dy. Comm. Police Traffic" <jtcpt-dtp@nic.in>, Land & Dev Officer L&DO <ldo@nic.in>, director.dlfire@nic.in, reeta.info1@gmail.com, nr.aravind98@dda.gov.in, duac@gov.in, Hitender Bharti <bhartihitender68@gmail.com>, kalpana.skhurana2026@dda.gov.in, Land DMRC <dmrc.land@gmail.com>, "Comm. LD" <commrInddisp@dda.org.in>, vikas.singh81@ias.nic.in, manish.ver981@dda.gov.in, cepdda@gmail.com, dcp.dtpmod@delhipolice.gov.in, renu_bhutani@ymail.com, Rahul Narain <rahulnarain@yahoo.com>, rita.gro981@dda.gov.in, delca-prd@cpwd.gov.in, prncommrIdlmlpp@dda.org.in, chief.architect@ndmcmail.gov.in, Chief Arch NDMC <chiefarchitect@ndmcmail.gov.in>

Cc: manju.paul98@dda.gov.in, Manju Paul <manjupaul16@gmail.com>, "manishag.dda" <manishag.dda@gmail.com>, Comm Plg <commplg@dda.org.in>, rudra@powergrid.in, rashmit33@yahoo.co.in, uttam.gupta79@gov.in

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It is kindly requested to make it convenient to attend the meeting. **Master Plan Section**, 6th Floor, I.P. Estate, Vikas Minar, New Delhi - 110002 **Contact No. 011-23370507** दिल्ली विकास प्राधिकरण मुख्या योजना विभाग छंठी मंजिल, विकास मीनार आई. पी. एस्टेट, नई दिल्ली – ११०००२ फ. नो. : 23370507

ई. फाइल. - PLG/MP/0003/2024/F-1/-0/o DY DIRECTOR (PLG)MP AND DC/114

दिनांक: 19.12.2024

बैठक सूचना

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

- शिखा मारोव 19/12/2024 निदेशक (योजना),

एम.पी.एम.आर - ॥

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
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- 15. Addl. Commr. (Landscape), DDA
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- 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. Additional Chief Architect, V.C. Office, DDA
- 2. Chief Manager, Powergrid Sikar Khetri Transmission ltd.
- 3. Joint General Manager-4, RLDA

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ITEM NO.: 16/2024





दिल्ली विकास प्राधिकरण मुख्या योजना विभाग छंठी 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 3rd Technical Committee Meeting of DDA for the year 2024 held on 10.07.2024.

The 3rd 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.

चिट्टा भागते १२०२५ निदेशक (योजना), एम.पी.एम.आर - ॥

1

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
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- 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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Item No. 09/2024

Confirmation of the Minutes of 1st 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**."

2



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 2nd 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



Page 3 of 7

- 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

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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 Aurangazeb 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/-0/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) 2.4

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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

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List of participants of 3rd 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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ITEM NO.: 17/2024





दिल्ला विकास प्राधिकरण Delhi Development Authority o/॰ निदेशक (योजना) रोहिणी O/॰ Director Planning,, Rohini 14वीं मंजिल, विकास मीनार, आई पी एस्टेट 14th Floor, Vikas Minar, I. P. Estate नई दिल्ली - ११०००२ / New Delhi- 110002 E-mail- rohiniplanning2@gmail.com

मिसिलसंख्या:PLG/RZ/0004/2021/PLP/-AD(PLG-ROHINI)/ D - 2.2.0 Computer no.:16207

दिनांक-5/12/2024

विषय:- Regarding Agenda for Technical Committee Meeting forwarded by MCD for access to the Privately Owned Land Parcel bearing Khasra no. 268 Village Shahbad Daulatpur (Sector-26) Rohini from 60.0 mtr wide road through 30.0 mtr wide Green Belt of DDA with reference to development of land under the regulations of enabling planned development of privately owned land notified on 04.07.2018 vide S.O. No. 3249

सन्दर्भ:- MCD letter bearing No. TP/G/MCD/2024/908 dated 19.11.2024

Chief Town Planner, MCD vide above mentioned letter dt. 19.11.2024 forwarded the revised agenda approved by the Competent Authority of MCD with Proposal for allowing access to the Privately Owned Land Parcel bearing Khasra no. 268 Village Shahbad Daulatpur (Sector-26) Rohini from 60.0 mtr wide road through 30.0 mtr wide Green Belt of DDA with the request to place the case before Technical Committee for its consideration and approval.

In this regard, the revised MCD Agenda has been examined and the following Planning observations are submitted:

 With reference to Para 3.2(b), 3.4 & 3.5, it is pertinent to mention that as per 406th SCM Agenda item 62/2022 Para 3.9 the land under reference is approachable by existing 8.4m wide roads/streets on south east side.

Further, minutes of meeting dated 13.07.2021, LM Department, DDA shared the kmz file (boundary) of land under reference, wherein it is clear that "Khasra no 268, Sec 26, Rohini already has two nos. of existing roads to the plot in village Shahbad Daulatpur. Hence, under easement rights no more access is required to be provide to the concerned plot as requested by the applicant."

It is also to state that the matter was earlier referred to Legal Department of DDA for legal opinion. The detailed comments were provided by Legal Department vide note dated 11.07.2019 wherein following is mentioned:

"However, the right to way sought by the claimant is solely based on the argument that the claimant's land is landlocked.... But, the sijra map of the site shows that the claimants land is not land locked with DDA's land, as the acquisition proceeding has already been quashed. Hence, prima-facie the argument of claimant's land being landlocked with DDA's land is not established, as on the 3 sides of the applicant's land there are private lands, the acquisition proceedings of which have been quashed and DDA's land is on one side only. Yet, if the competent authority deems it appropriate, if their prudence warrants, may consider to grant the said passage to the claimant, in terms of Section 13 of Indian Easement Act, 1882, if there is no access to available to the disputed Khasra No. 268, village – ShahbadDaulatpur."

It was also submitted that "In general, if an easementary right of way exist in favour of a person, he can claim it against anyone, whether Govt. or private person, because Section 4 (definition of Easement) of the Indian Easement Act nowhere makes such distinction."

As per the Plane Table survey drawing dated 05.08.2020, the land under reference is approachable by existing 8.4 m. wide road/street on South East side and a boundary wall exists where the above road connects the plot under reference.

2. With reference to Para 3.5, MCD has sought approval from DDA (being land owning Agency) for providing approach road/access through green belt. However, the requested access is through proposed 30m wide Green abutting 60m ROW road (Bhagwan Mahavir Marg) and the 30m wide green is a "Recreational" use zone as per MPD 2021. Therefore, allowing access by cutting the Green (Recreational) landuse may set precedence for other Private owned lands and Unauthorised Colonies to demand similar access by cutting through Master Plan green (Recreational) landuse and this may have a huge repercussion in entire Delhi.

Earlier Landscape Department, DDA was requested to provide the observations & earmark location of the passage from Green Belt & confirm accessibility, vide letter dated 02.07.2021. In response Landscape Department vide letter dated 19.07.2021 submitted the following:

"...providing access through the Green will break continuity of Green Belt and also puncturing the green belt from main road will harm traffic implications, planning department may please see."

- 3. With reference to Para 4 (proposal of MCD) it is to submit :
 - i. The already proposed 30m road adjacent to the land of the applicant as well as the 30 m proposed green as per the approved Layout Plan is not marked/ shown in the proposal drawings. The same stands communicated vide DDA letter dated 25.09.2024.
 - ii. As per the proposal certain portion of the private land under reference falls on 30m wide Master Plan Green (Recreational) hence development control norms would not be applicable on the same.
 - iii. Further, as per 4.2 (c) (subject conditions) wherein nowhere it is mentioned that the proposed 18m road carved out from the applicant's plot will be maintained as public road and would not claim development control norms thereupon. It is also not explicitly mentioned that proposed carved out road will be a part of proposed 30m Master Plan road (The same stands communicated vide DDA letter dated 25.09.2024). Therefore, it needs clarification from MCD.

The Agenda / Proposal as received from MCD and the above observation of this unit may be placed in Technical Committee meeting for deliberation.

Asst. Dir (Plg.) Rohini

Dy. Dir (Plg.) Rohini Director (Plg.) Rohini MUNICIPAL CORPORATION OF DELHI

Town Planning Department (HQ)

13[™] floor, Dr. S.P.M. Civic Center, Minto Road, New Delhi 110002

No: TP/G/MCD/2024/.....

सायुक्त (योजना) कार्यालय डायरी सं I-2822 दिनांक 19/11/2024

Date: 19/11/2024

अतिरिक्त आयुक्त योजना-॥ डायरी सं. : 9.3.3 Retito . 2.8. 111 2. Y

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

Sub: <u>Proposal for allowing access to the Privately Owned Land Parcel bearing Khasra</u> <u>no. 268 Village Shahbad Daulatpur (Sector-26) Rohini from 60.0 mtr wide road</u> <u>through 30.0 mtr wide Green Belt of DDA in terms of the decision of 4th Technical</u> <u>Committee meeting of DDA held on 10.06.2019.</u>

Madam,

To

This is with reference to DDA letter no. PLG/RZ/0004/2021/PLP/-AD (PLG-ROHINI) dated 26.09.2024 on the above mentioned subject. In this regard, the Town Planning Department has incorporated the points in view of the queries raised by the DDA. Following are the point wise clarifications:-

- The site under reference is located in village Shahbad Daulatpur (Sector-26), Rohini having an area measuring 18 bigha (15170sq. mtrs.)
- 2. As per the MPD-2021, clause -4.4.3(B)ii Residential Plot-Group Housing of chapter-4 (Shelter), it is mentioned that "plot for group housing should be located on roads facing a minimum width of 18m ROW (7.5 ROW for Redevelopment areas / Rehabilitation area / Special Area / Village (Lal Dora / firni) / Extended Lal Dora). In this context, an additional information has been received from the applicant to the DDA in the letter dated 4.09.2024, 11.09.2024 and 12.09.2024 in which applicant has decided to carve out an 18 meter road from the plot in continuation of the access (Copy of the drawing attached). In proposed drawing 18 mtr carved road is aligned to the ploposed 30 mtrs ROW Master Plan Road.

PI put up in 1.6.3. In this regard, it is submitted that the proposal was put up on the basis of Zonal Development Plan of zone-'M' by the T.P. Department/ MCD wherein green belt under reference is not shown. However, DDA has stated in the point no. 3 i.e "there is a proposed 30m wide Green abutting 60m ROW road (Bhagwan Mahavir Marg) and the 30m wide green is a "recreational" use zone as per MPD-2021." In this regard, it is submitted that, DDA may take up the appropriate action in view of master plan-2021.

Accordingly, a revised agenda approved by the Competent Authority of MCD is enclosed along with annexure. It is, therefore, requested to place the case before the Technical Committee for its consideration and approval.

Chief town Planner

Sub: Proposal for allowing access to the Privately Owned Land Parcel bearing khasra no. 268 Village Shabad Daulatpur (Sector-26) Rohini from 60.0 mtr wide road through 30.0 mtr wide Green Belt of DDA in terms of the decision of 4th Technical Committee meeting of DDA held on 10.06.2019.

1. Background:-

1.1 The applicant vide application dated 10.12.2018, submitted to erstwhile North DMC (North Delhi Municipal Corporation), has requested for grant of approval for proposed Group Housing Residential Complex on the land bearing Kh. No. 268 medsuring 18 Bigha (1.5 Ha) at Shahbad Daulatpur, Sec-26, Rohini with requisite documents as per the Standard operating Procedure (SOP) for implementation of regulations to enable the Planned Development of Privately Owned Land notified vide S.O. No. 3249 (E) dated 04.07.2018.

1.2 In the minutes of the meeting of 4th Technical Committee of DDA held on 10.06.2019 vide item no 14/19 Guidelines/principle for implementation of regulation for enabling the planned development of privately owned lands was considered and the following decision was taken, in respect of landlocked land parcel and having limited access : -

"The minimum access required for the development of the plot shall be provided from the govt. land in accordance with layout plan after payment of due land compensation to the land-owning agency by the private owner as per applicable rates calculated by the competent authority if allowed by the land-owning agency".

The abovementioned decision is contained in the minutes of 4th Technical Committee held on 10.06.2019.

- 1.3 As per SOP for implementation of Privately Owned Land Policy, the case was forwarded to the DDA on 05.08.2019 after scrutiny of documents, for according planning permission / NOC for the proposed Group Housing.
- 1.4 After obtaining inputs from various Departments of DDA like LM Wing, Legal Wing, Plg. Deptt. DDA placed the case before the 398th Screening Committee of the DDA vide item No. 63/2021 dated 08.10.2021 and thereafter in the 406th Screening Committee dated 29.08.2022 vide item No. 62/2022 but the case was deferred for re-examination w.r.t. prevailing MPD norms applicable to u/r private land.

In the agenda note placed before the Screening Committee meeting, the following was proposed:-

"The applicant may be given 18.0 m, R/W along proposed 30.0 m R/W road adequate for development of property from the 60.0 m. R/W road through DDA's Green Belt. The area under the proposed 18.0 m. RoW road is 531.90 sq. m. (approx.)".

1.5 In the light of the decision taken in the 6th & 7th Technical Committee Meetings held on 27.07.2022 and 29.09.2022 respectively, the file was sent back to MCD and therefore no decision could be taken by DDA for allowing access to the private land parcel.

2. Location: -

2.1 The descriptions of boundaries of land under reference as per approved layout plan of Sec-26, Rohini are as under:-

North East	:	Proposed Group Housing
North West	:	Proposed 30 mtr. ROW
South East	:	Proposed Recreational Area
South west	:	Green Belt & 60 mtr. ROW

3. Examination:

3.1 Land Use :

Landuse of the site has duly been marked on the copy of the part Zonal Development Plan (ZDP) of Zone-M, by the Architect / applicant is annexed as **Annexure-1**. As per the said verification the site u/r falls in the area earmarked for Residential. Therefore, the landuse of the site u/r is "Gross Residential".

3.2 DDA's Joint Inspection :

A joint inspection was conducted by the DDA on 24.07.2020 and the operative portion of the report is as under:

- a) The land under reference is free from any kind of litigation court case and is not with DDA. The proposed 30.0 m. road adjacent to the land under reference is not in DDA's ownership.
- b) The Khasra no. 268 is not approachable from any public/ government road and DDA's land is only one side therefore Kh. No. 268 is not approachable from any public / Govt. Road.
- c) The land under reference is lying vacant.

3.3 MCD's site Report :

A site inspection was conducted by MCD to verify the location of the site as per the layout plan / Zonal Development Plan of the Area. The following observations were made: -

a. Surrounding:

The proposed site is surrounded by privately owned ands that have been developed unauthorizedly in the shape of unauthorised settlement.

b. Proposed 30.m Road / access to the site:

The proposed 30m road as shown in the layout plan (starting from 60 m Bhagwan Mahavir Marg to 60 m wide Auchandi Bawana Road) is not currently in existence.

c. Green Belt:

As per the layout plan of Sector-26 Rohini, Delhi a 30.0 m wide green belt has been shown in between the site u/r and 60 m wide road.

From the site inspection, it has been observed that the site's surroundings do not align with the approved layout plan of Sector-26 (approved by the DDA).

The Photographs taken during the site inspection are annexed as **Annexure-2**.

3.4 Observations of the DDA :

The observation of DDA on the issue on providing access to the land locked site u/r has duly been recorded in the agenda note of 406th Screening Committee of the DDA held on 29.08.2022 vide item no. 62/2022 wherein it has been observed by DDA that an 18.0 m access road may be provided from 60 m Master Plan road through Green belt (531.90 sqm approx.) for which applicant shall be charged the requisite amount / cost of land by DDA. The cost of the land shall be calculated by

the Land Costing wing of DDA and while calculating, it shall specifically be seen that there shall be no loss to DDA of any sort.

3.5 Observation of Town Planning Department, MCD:

The case was considered by the Layout Scrutiny Committee, MCD vide Item No. 45/23 and it was decided as under: -

"The case was discussed. It was informed to the committee that the present proposal has been submitted under the 'Policy for development of privately owned lands' dated 04.07.2018. In the approved layout plan of sector-26, Rohini, the site in question has been earmarked for 'Other Community Facility (OCF) whereas as per the Zonal Development Plan of Zone-M, the land use of the land under reference is Gross Residential.

During processing of the case in DDA, the following was proposed and approved in the 6th Technical Committee Meeting of DDA vide item no. 20/22 para 3.6-

"In case of private land wherein use premises earmarked in approved layout plan such as other community facility, police station, fire station, etc the applicant may be allowed to use the land as per the use indicated in the MPD/ZDP. Local body / DDA in the areas of jurisdiction shall process such case."

As per the joint site inspection report of DDA, the site under reference is not approachable from any public street or road. The applicant has requested DDA to provide approach road to his land i.e Kh. No. 268 from DDA's land (Green Belt along mtr. ROW Road) under Section 13 of Easement Act, 1882.

It was informed to the committee that the issue regarding access to the land locked plots was earlier dicussed in the Technical Committee of DDA vide item no. 14/15 wherein it was decided that:-

"The minimum access required for the development of the plot shall be provided from the Government land in accordance with layout plan after payment of due land compensation to the land owning agency by the private owner as per applicable rates circulated by the competent authority, if allowed by the land owning agency."

The Committee was of the view that the applicant be asked to first approach DDA for getting possession of approach road / access through Green Belt which is under the ownership of DDA and thereafter the case be brought back to LOSC for **t**urther consideration."

SI.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, similar projects of various agencies in the past and recently in Dilshad garden.	
(iii)		The proposal is to be placed before the Technical Committee.	

(A) As per MoUD GOI letter dated 04.09.2015

	oposal was initiated:	Pursuant to notification of Regulations for Enabling Planned Development of Privately owned Lands" (Private Land		
		Policy) and the SOP The applicant had applied for planning permission to develop group housing in his plot.		
		Subsequently the guidelines for implementation were approved in the 4 th technical committee meeting held		
		on 10.06.2019 which is reproduced below	1.2	2
		Item no 14/19 Guidelines/principle for implementation of regulation for		
		enabling the planned development of privately owned lands in case of		
		pockets / land parcels where no layout is available. 7 In case the land parcel is		
	1	landlocked and has limited access in such cases: -		
-		(a) The minimum access required for the development of the plot shall be provided from the govt. land in		
		accordance with layout plan after payment of due land compensation to the land-owning agency by the private		21
		owner as per applicable rates calculated by the competent authority if allowed by the land-owning agency.		
		As the plot is land locked and has no approach from any public road, the applicant requested access to the plot		
	with the same and	through the proposed green belt in terms of para 7 (a) of the guidelines. Providing access will enable planned	-	
(v)	What are the pros and cons of the proposal, whether they have been	development of the land and fullfill quality housing requirement in the		
	carefully examined, and if yes, the outcome thereof;	area and there would be no loss to the exchequer		
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and	Shall meet the housing requirement of the area and also make available houses for EWS		
(vii)	implemented. How the proposal will benefit in the			
	development and economic growth of the city;	EWS		
(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		2	
(ix)	appropriate for Delhi; What will be public			

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x)	people / families / f households likely to be affected by the proposed	No one shall be adversely affected on the contrary it will provide housing for more than 200 families additionally shall create another 150 houses or EWS section will be created.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye- laws, rules etc;	The proposal is in consonance with the provision of "Regulations for Enabling the Planned Development of Privately Owned Lands and the SOP and Guidelines formulated for implementation of this and the MPD2021
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	No Changes are required
(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;	
(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.	
(xv)		h Sh. P. Dinesh, Sr. Town Planner-II I Sh. S.K. Prabhakar (Tel D No.23225929) shall be the noda r officers. e

(B)As per MoUD letter dated 07.04.2015

(i)	Whether the land is government or private and who is the land owning agency?	through DDA land
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	No change of land use is being done
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	DDA and MCD, copies of the report are annexed as Annexure-3 .

(iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	No change in the MPD or change of land use is involved.
(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?	No impact
(vi)	What will be proposal's impact/ implications on general public e.g. Law & order etc.?	
(vii)	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	the land mentioned in the proposal as undertaken by the applicant.

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4. Proposal

In view of para 3 above, the following is proposed for the consideration of the Technical Committee, DDA.

- 4.1 To enable the planned development of privately owned land u/r in accordance with regulations, the minimum area measuring 531.90sqmtr (18.0 mtr x 29.55) abutting 30.0 R/w road(Copy of drawing enclosed as Annexure 4)and out of 30.0 m wide green belt of DDA to be utilized as 'access road' to private land parcel from 60.0 mtr wide Master Plan road may be allowed subject to following condition:-
 - Payment of land cost by the applicant in accordance with the decision of 4th Technical Committee dated 10.06.2019.
 or alternatively
 - b. Providing additional green (over and above the stipulated green as per building byelaws) equivalent to the area of the access road in manner that it is contagious with the proposed green by DDA. (Copy of drawing annexed as Annexure 5)

or alternatively

- c. A 18 metre ROW road ,(abutting the proposed 30 m Row Master Plan road) is carved out of the plot of the applicant (Area approximately 2038.68 Sq. metre copy of the drawing annexed as Annexure 6)
- **4.2** Subsequent to approval from DDA being land owning agency, required modification in the layout plan of the Sector-**2**6, Rohini shall be carried out by Competent Authority of MCD showing the 531.90sqmtr of green belt as '**access road'** at the time of approval assigning/modification in the use premise.

5. <u>Recommendation:-</u>

The proposal as given in para 4.0 above may be considered by the Technical Committee, DDA for its approval.

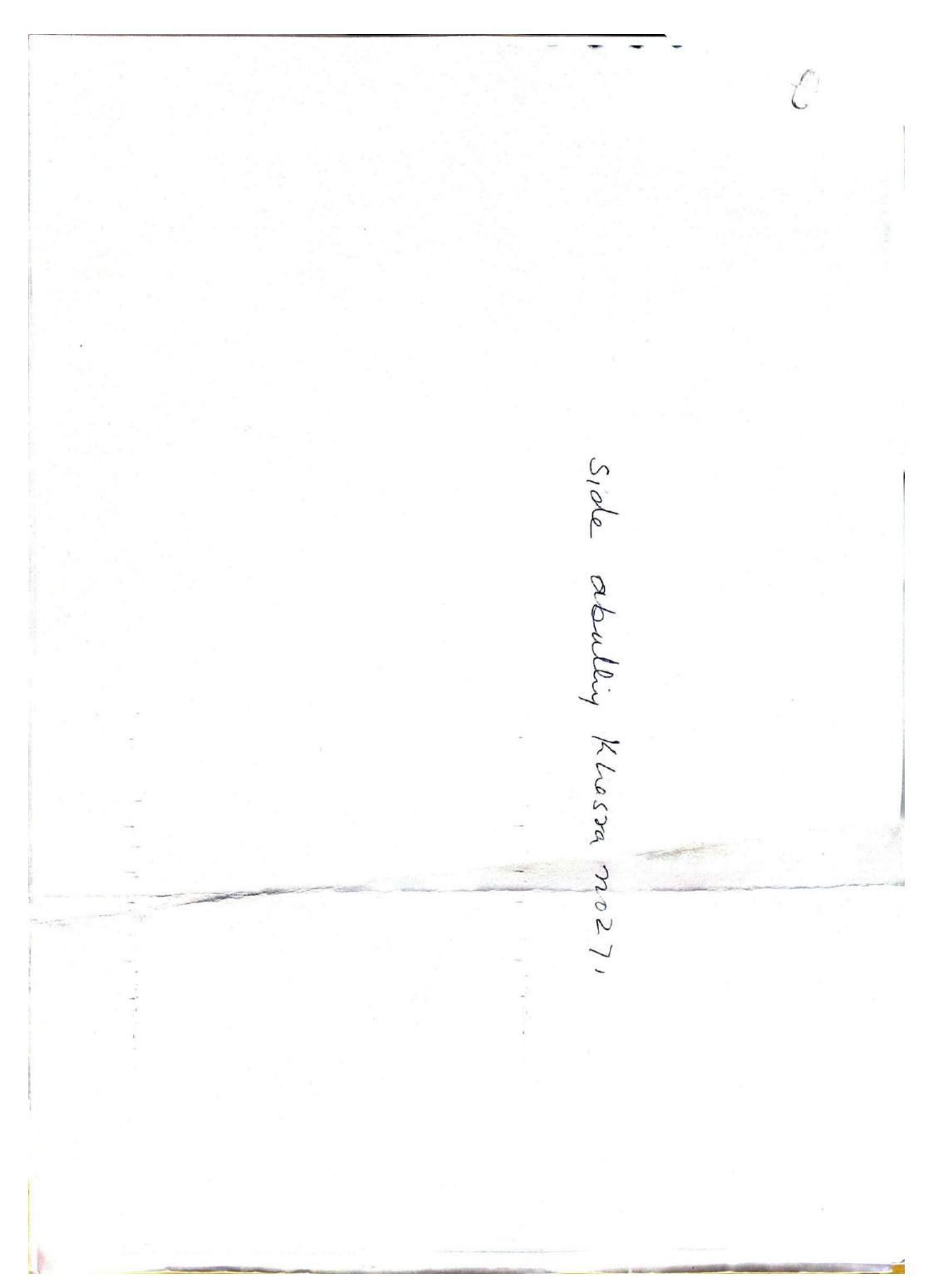


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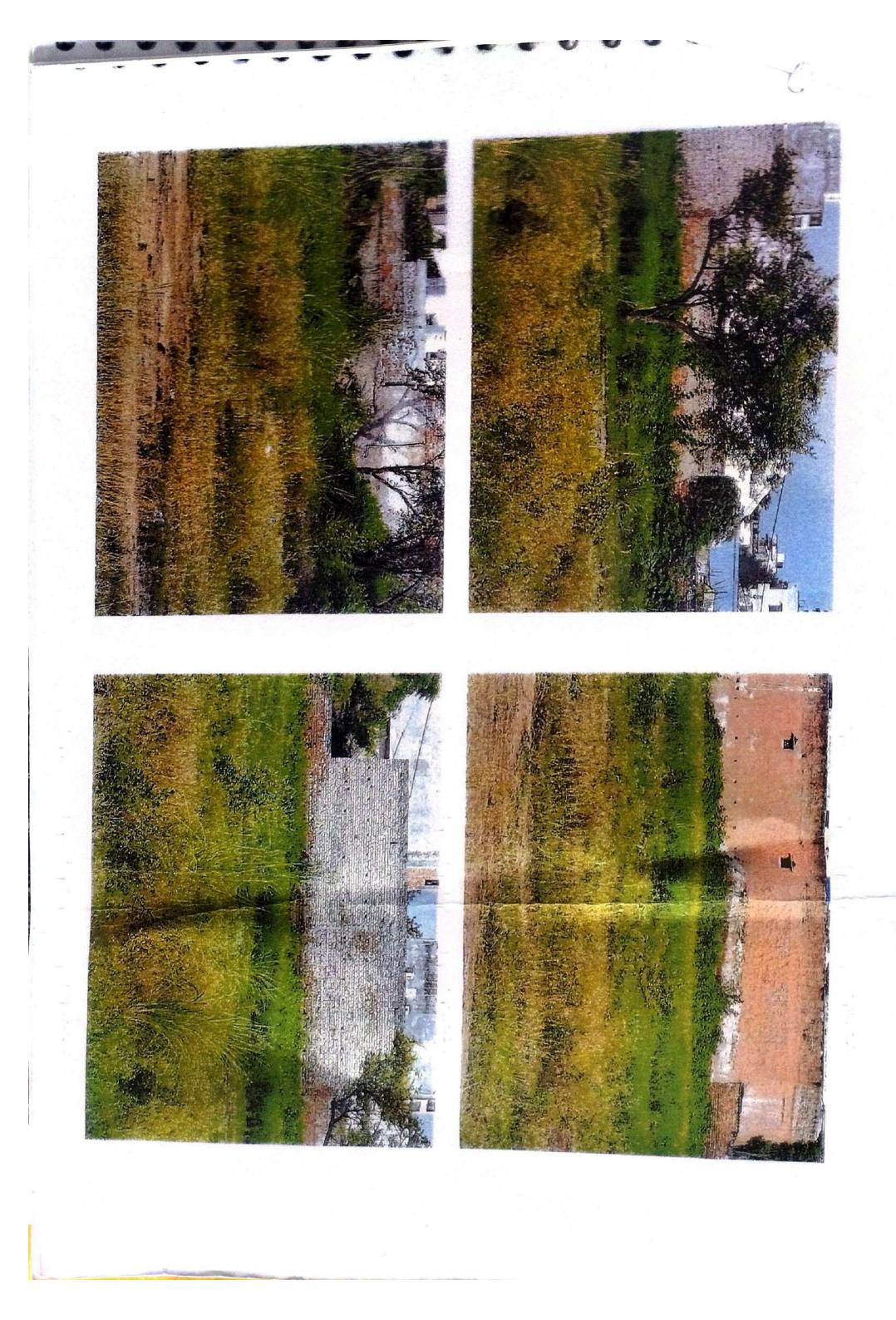


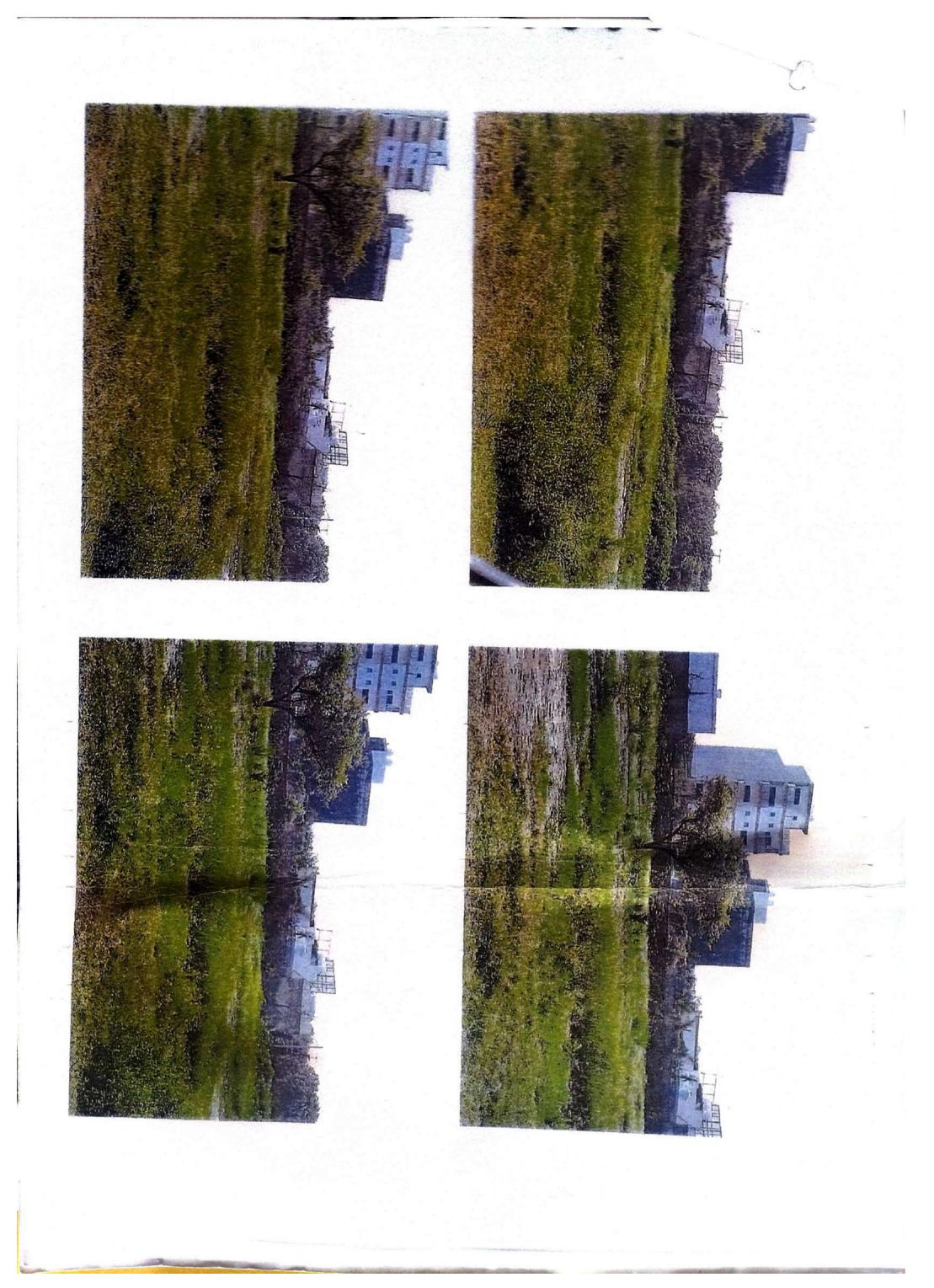














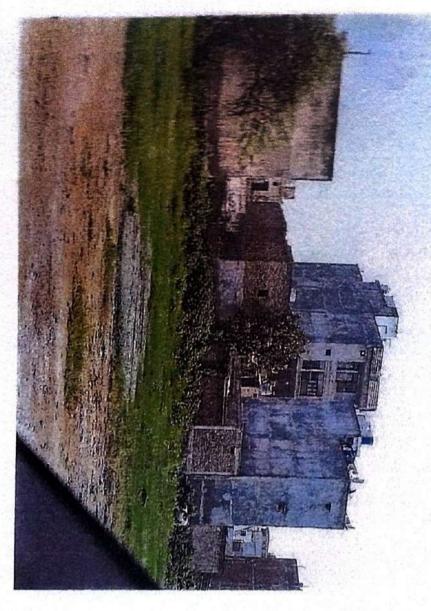


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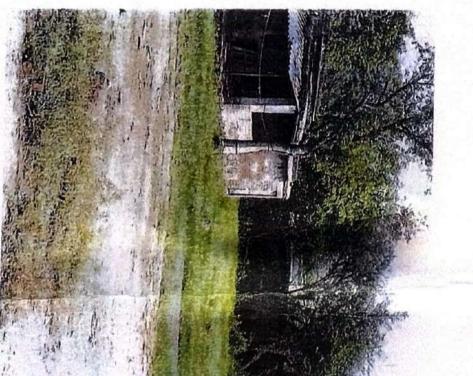
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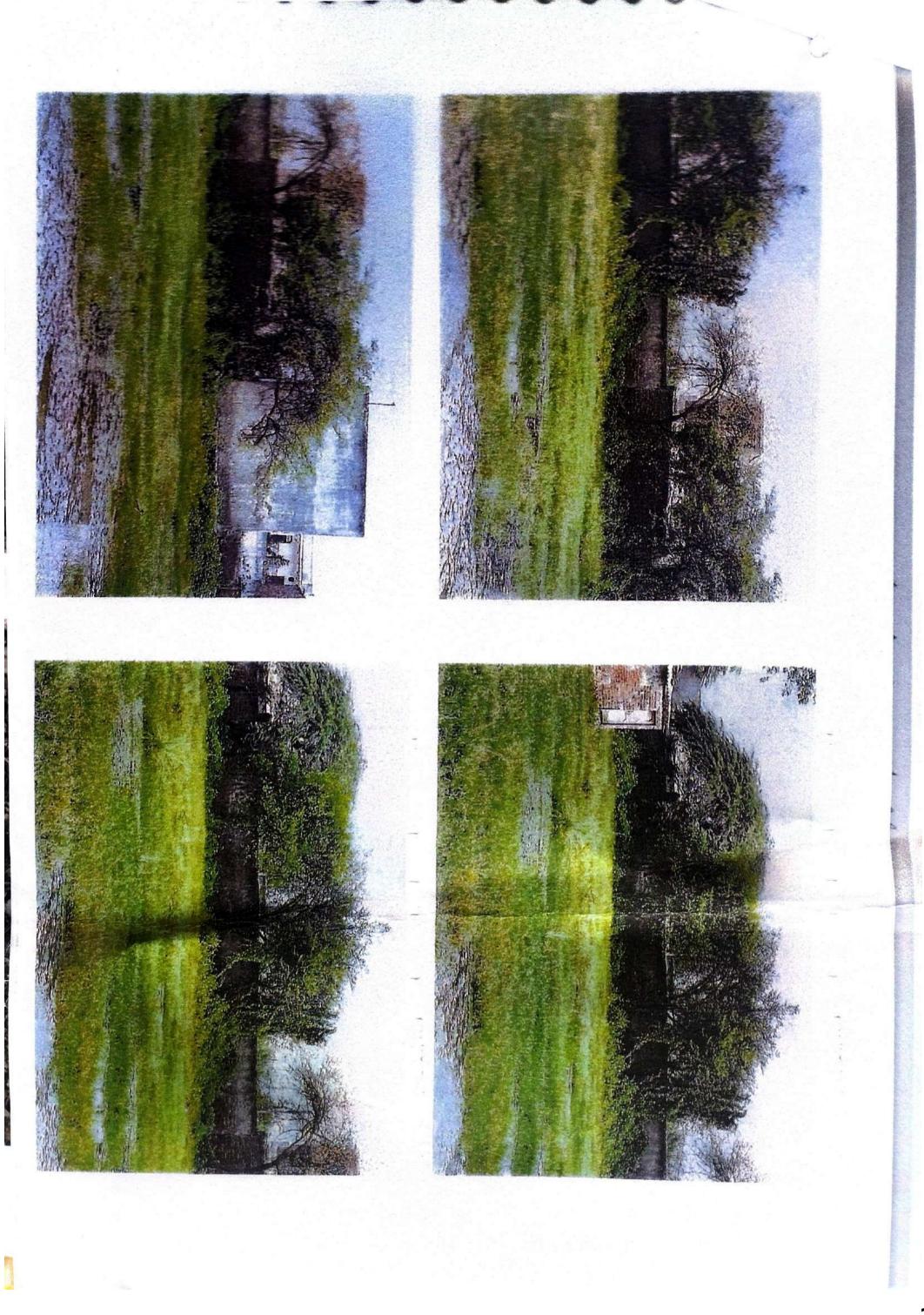














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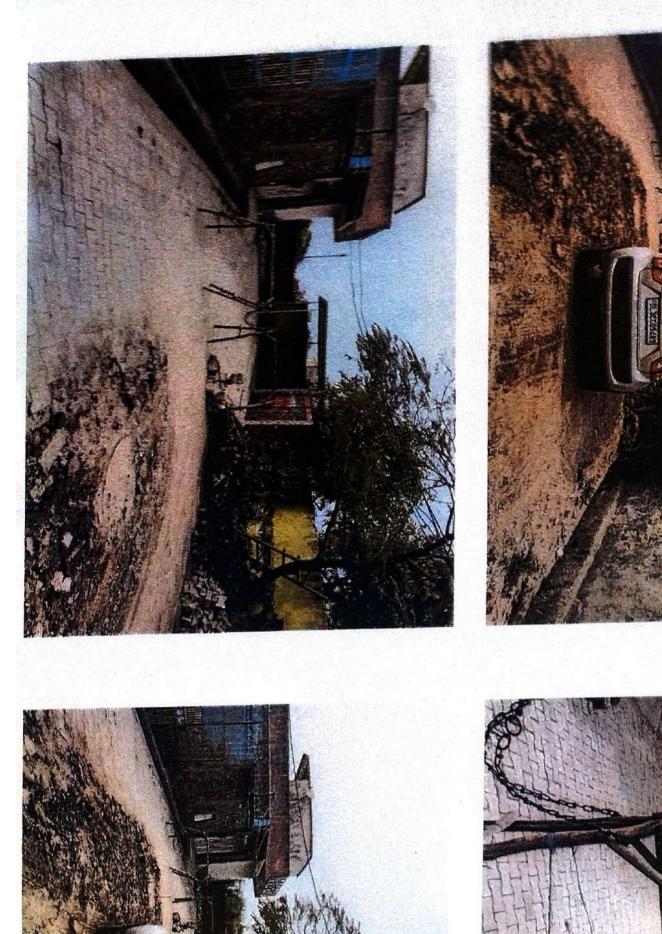




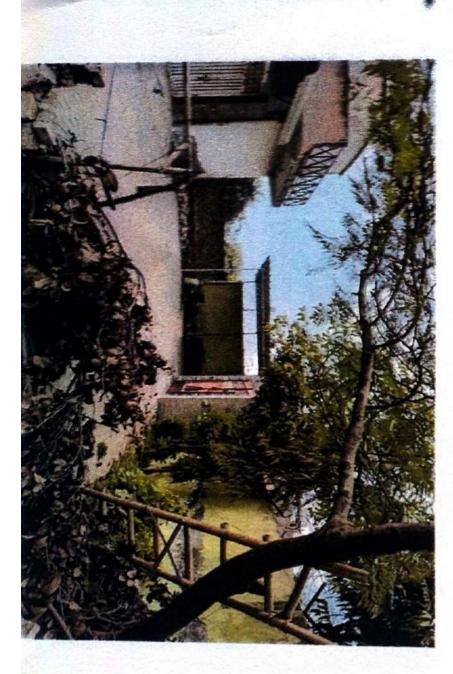


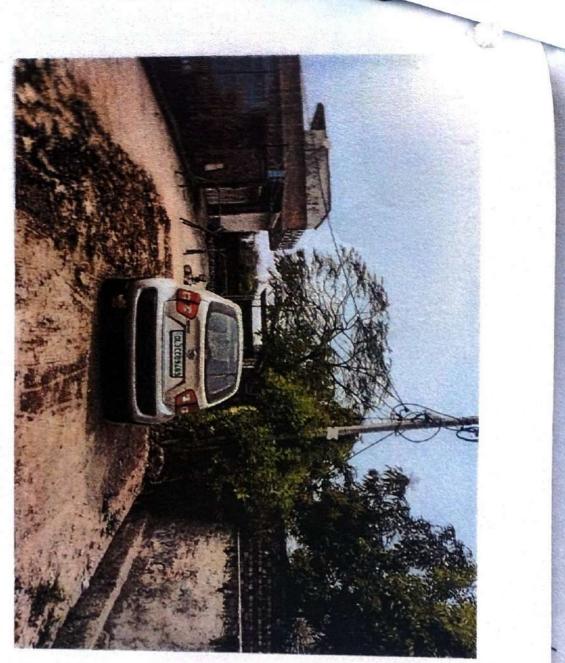
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MADHUBAN CHOWK BOHINI DELU
PH: 011-27557296, 27557290.

No. PPR/4026/Pt./2002/Pt. 2017/ 122.

Dated:- 24/07/2020

Annexure-3

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JOINT SITE INSPECTION REPORT

This is with reference to the matter regarding developing the land in Khasra no. 268, Village Shahbad Daulat Pur near Sector-26, Rohini in the name of Shri Rajender Singh and Shri Surinder Singh under planned development of privately owned land. In this regard, joint site inspection was conducted on 24/07/2020 wherein the officials from Land Management, Nazul Land, Engineering, Planning and Survey wings were present. The following is observed and submitted during the site inspection :

- 1. The LM Wing submitted that site is free from any kind of litigation/court case.
- 2. LM Wing also submitted that site ownership is not with DDA.
- 3. Engineering Wing submitted that the outfall drain which was earlier passing through his Khasra no. is now modified and re-routed. The Engineering Wing also submitted that the drain is now under construction across 60mtr. wide road and therefore, Khasra no. 268 will not be affected by any kind of drain proposal in future.
- LM Wing submitted that the land bearing khasra no. 266, 267 where 30 mtr. road is proposed as per approved layout plan of Sector- 26, Rohini is not in DDA ownership.
- It was also observed during the inspection that Khasra No. 268 is surrounded by privately owned land and there is DDA land at only one site. Therefore, this Khasra no. 268 is not approachable from any public/Government road.
- 6. The Engineering Wing was requested to submit alternate approved route of drain.
- 7. The survey Unit of Planning Wing will conduct the site survey and will provide the dimensions as per the site condition.

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Site Inspection Report

As directed the site was again inspected to verify the contents and facts of the joint inspection report of DDA dated 20.07.2020 and confirmation of location of the site as per the layout plan / Zonal Development Plan of the Area. The focus was on confirming the availability of the access to the proposed site, existence of the proposed 30.m-road, as well as assessing the existence of Green Belt and surrounding. The finding of the inspection is as under:

1. Surrounding:

The proposed site is surrounded by privately owned lands that have been developed unauthorizedly in the shape of unauthorised settlement.

2. Proposed 30.m Road / access to th the site:

The proposed 30m road as shown in the layout plan (starting from 60 m Bhagwan Mahavir Marg to 60 m wide Auchandi Bawana Road) is not currently in existence.

As such presently the proposed site has no direct access from any public road.

3. Green Belt:

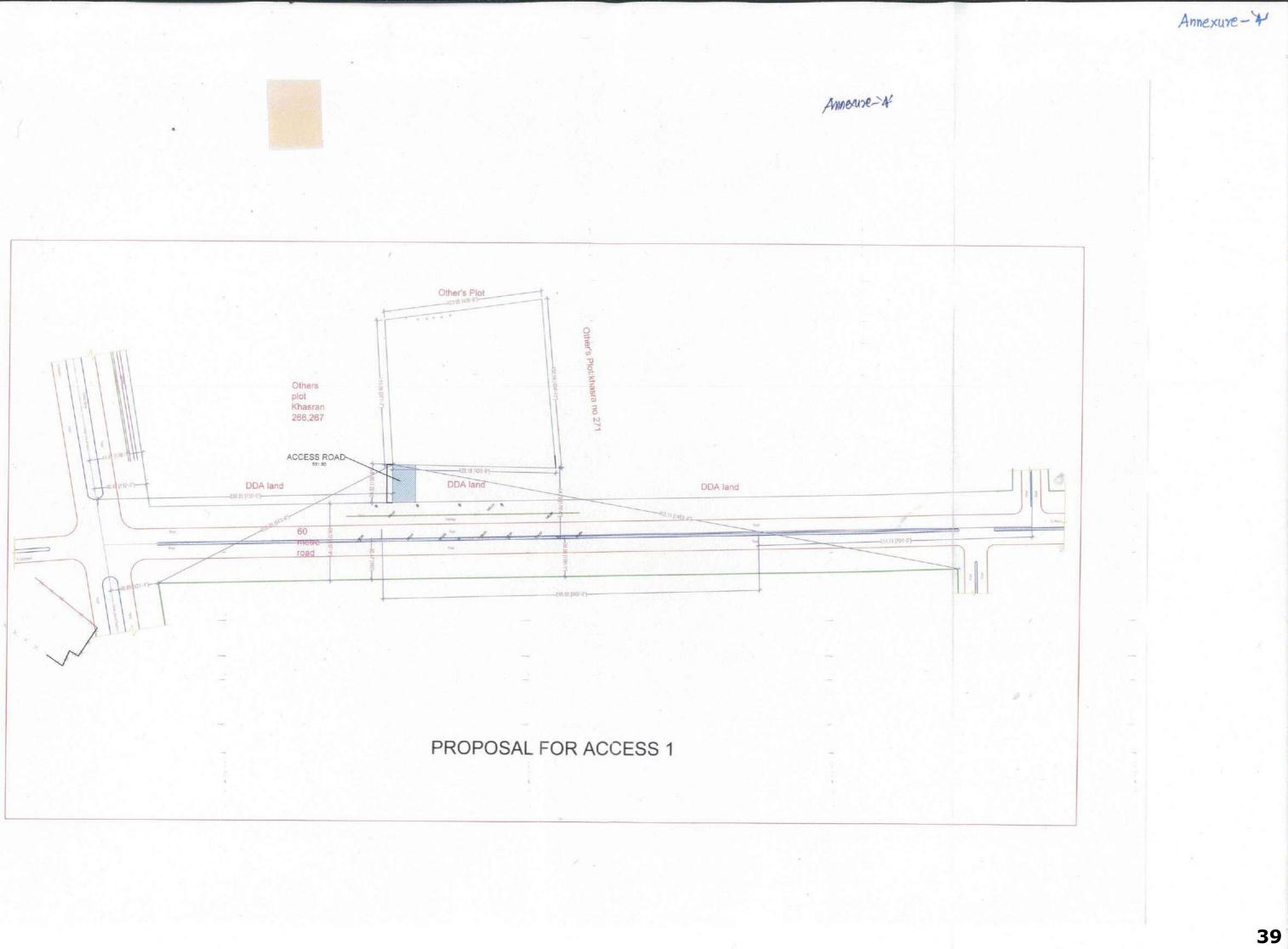
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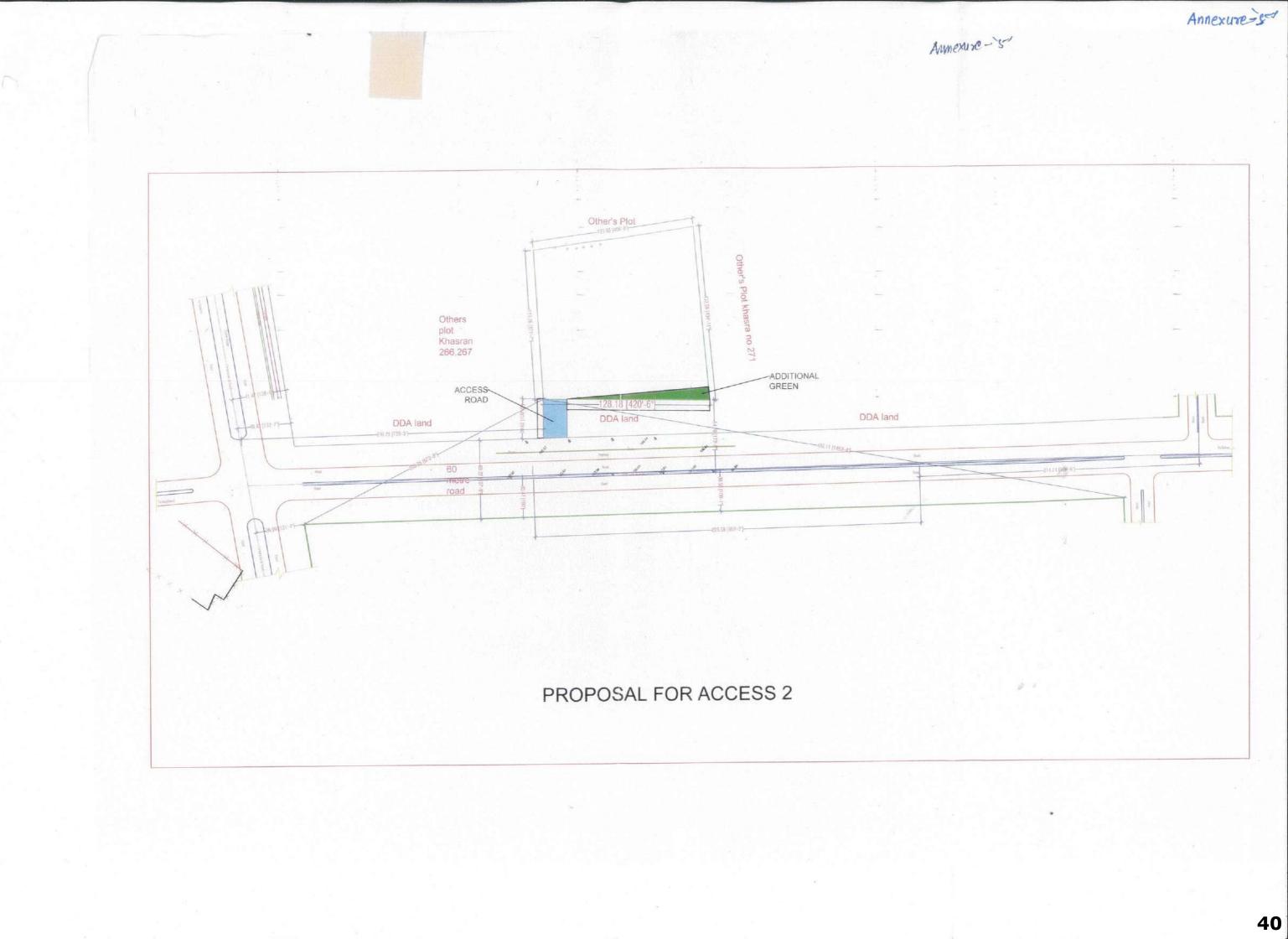
As per the layout plan of Sector-26 Rohini, Delhi a 30.0 m wide . green belt has been shown in between the site u/r and 60 m wide road. This green belt however does not exist beyond the site u/r and that too is not a developed green.

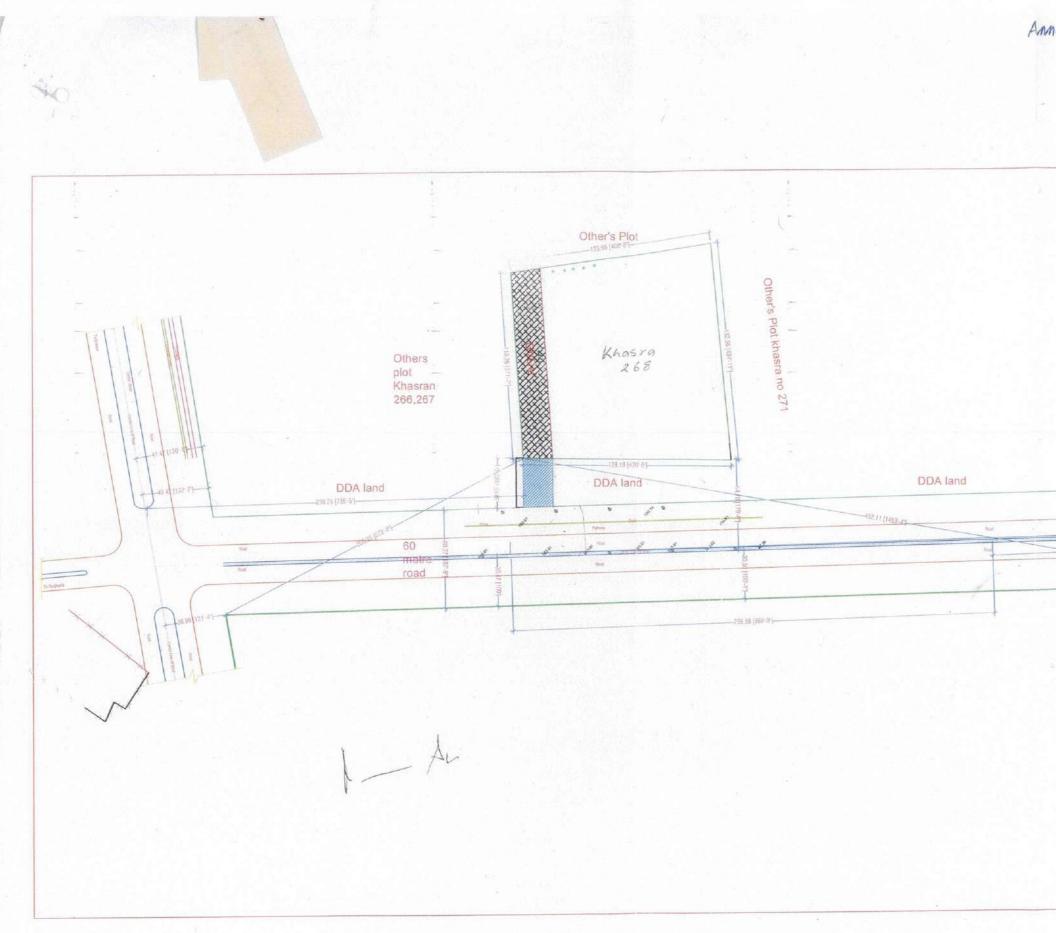
From the site inspection, it has been observed that only possible access to the site u/r is through the portion of above mentioned green belt and the site's surroundings do not align with the approved layout plan of Sector-26 (approved by the DDA).

The Photographs taken during the site inspection are enclosed for reference.

E.D.M.C.







Annexure-6 Anmenuse-6' 14 74 1704 . 41

ITEM NO.: 18/2024

AGENDA FOR TECHNICAL COMMITTEE MEETING

Sub: Relaxation of Ground Coverage (GC) For Hotel Plot no.3, Sector-10, City Centre (District Centre) Dwarka, Delhi, facing height restrictions from Airport Authority India (AAI) to achieve additional FAR as per MPD 2021.

1.0 BACKGROUND

- 1.1 The requisition has been received from Tirupati Building and offices Private Limited forwarded by Under Secretary (DD-I) MoHUA vide no.12011/5/2015-DD-I dated 25-07-2024 addressed to the VC,DDA(Refer Annexure -1)vide which the applicant is requesting for implementation of technical committee approval for relaxation of ground coverage for Hotel plot no 3,sector-10,City Centre Dwarka, facing height restrictions from AAI based on Technical Committee meeting held on 7th July 2008.
- Height Restriction as per AAI in the present case is 265.18M AMSL(Refer Annexure -2).
- 1.3 Initially, the Hotel plot no 3 under reference having an area 13603 sqm was earmarked in the City Centre (District Centre) Dwarka at sector-10 which was approved by the 253rd SCM held on 08-02-2007 vide item no. 20:2007 with the development control norms(Refer Annexure -3).
- 1.4 The Hotel plot was purchased by applicant in an open auction conducted by DDA on 28-08-2007 for Rs.211Cr.(Approx.)
- **1.5** The building Plan of said Hotel was sanctioned by Building Section DDA vide fileno.F13(167)07/Blg dated 11-06-2008 with the floor area of 27200 sqm(FAR component),Ground coverage of 4080 sqm+1360 sqm for atrium.
- 1.6 Subsequently, vide S.O. 558(E) dated 26-02-2009 (Refer Annexure-4) modification has been done in MPD-2021 by which "the Norms of 225 FAR and 40% ground coverage shall be applicable in respect of all hotels including hotel plots in (a) Commercial Centres (iv), (v) and Metropolitan City Centre/Centre Business District. The FAR for Commercial Centres mentioned at Table 5.4(a) and (b) also shall stand enhanced automatically to that extent, for this purpose only if not available".
- 1.7 On the basis of above said Notification, the applicant had purchased the Additional FAR (3406 sqm) by depositing an Amount of Rs.19.54 Cr on dated 21-07-2010 (Refer Annexure -5).
- 1.8 Thereafter, revised building plan of the Hotel plot u/r was sanctioned by the Building section DDA on 20-09-2010 with the permissible FAR 225 (30606 sqm) of plot area (13603 sqm), permissible Ground coverage 40% of plot area (5440 sqm) & permissible atrium area 10% of plot area 1360 sqm (Refer Annexure -6)
- 1.9 It is pertinent to mention here that at the time of the Policy for apportionment of enhanced FAR (Revised modalities for operationalization of enhanced FAR in

planned Commercial Centres issued vide no. Dy.Dir. (Arch)/Co-ordn./HUPW/ DDA/2016/51 dated19-06-2018) under Para 1.11, the Hotel Plots has been excluded from the commercial Centres for the distribution of FAR (Pg-105). Hence, the Hotel plot u/r may be excluded from District Centre for the apportionment purposes.

- **1.10** In 2023, Building section, DDA has sanctioned revised building plans of Hotel plot u/r with permissible 225 FAR, permissible ground coverage 40%+10% additional (for atrium) = 50% and with achieved ground coverage total 40% +3.34%=43.34%, achieved 224.5 FAR on dated 27-07-2023(Refer Annexure -7).
- 1.11 Subsequently, clarification has been issued by the Planning department that " 50% ground Coverage is all inclusive" (Refer Annexure -8)
- **1.12** The applicant vide letter dated 16.10.2024 had requested for an increase in Ground Coverage from 50% to 60% (inclusive of Atrium) considering the height restriction preventing vertical development. (Refer Annexure -9)

2.0 EXAMINATION

- 2.1 The plot under reference was earmarked in the City Centre (District Centre) Dwarka at sector-10. As per Zonal Development Plan of Zone K-II, the Land use of the site is Commercial.
- 2.2 Vide S.O. 678 (E) dated 04-03-2014(Refer Annexure -10), the FAR for Hotels has been increased from 225 to 325(for plots below 30M RoW) and 375 (for plots on 30M & above RoW). The applicant is entitled for FAR of 375 based on the ROW. However, any vertical expansion of the subject hotel is restricted due to height restriction by AAI (Refer Annexure -2).
- 2.3 <u>Precedent for Ground Coverage Relaxation</u>: On 07-07-2008, the Technical Committee of DDA granted relaxation in Ground Coverage for Hospitality District Project of IGI airport (Aero city Hotels) located in Air Funnel Zone due to height restrictions as requested by DIAL through AAI (Refer Annexure -11). This was to facilitate accommodation for 2500 hotel rooms.

At that time, the MPD-2021 allowed 30% Ground coverage plus an additional10% for atrium.

Year	Use/ Use premise	Ground coverage (%)	FAR	Height	Parking Standard ECS/100 Sqm.of floor area	Other controls
2007	Hotel	30	150	NR*	3	Maximum 5-10% Additional ground coverage for atrium.

The Technical Committee approved an increase in Ground coverage to 50% for the

Hospitality District Project from 30% without any mention of the atrium.

The Hotel under reference also faces height restriction from AAI due to proximity to the Airport.

 2.4 Provisions in MPD-2021: May please refer Table 5.4 (Development controls-Commercial centrer) in Notification vide S.O.2759(E) dated 13-09-2013 & S.O.2799 (E) dated 16-09-2013 in MPD-2021 where in text is added under the head "Note"

**Ground Coverage upto 50% instead of 40% will be permissible to achieve the enhanced FAR at site(s), if their exist any height restriction from Airport Authority of India.]" (Refer Annexure-12).

- 2.5 As per current version available on DDA website of MPD-2021(incorporating modifications upto31-08-2022) the double asterisk (**) is marked beside "Motels" (Refer Annexure -13).
- 2.6 MPD-2021 differentiates between general motels and those with height restriction from AAI. Motels facing height restrictions receive an additional10% Ground Coverage.

3.0 PROPOSAL

Based on examination and considering the above said facts, the relaxation in ground coverage by 10% from the current norms of **50% inclusive atrium** i.e. (40% +10%) (Refer para 1.10) to **60% inclusive atrium** i.e. (50% +10%) due to height restriction from AAI is placed before the Competent Authority for deliberation and consideration.

4.0 RECOMMENDATIONS

The proposal as given in Para **3.0** above is placed before Technical Committee for consideration under Clause 8(3) Para (iv) of Chapter17.0 Development Code of MPD-2021.

सहायक निदेशक (वास्तु) एच.य्.पी.डब्ल्यू./द्वारका एवम पश्चिम क्षेत्र

उप निदेशक (वास्तु)/(अतिरिक्त प्रभार) एच.यू.पी.डब्ल्यू./द्वारका एवम पश्चिम क्षेत्र

वरिष्ठ वास्तुकार एच.यू.पी.डब्ल्यू./द्वारका एवम पश्चिम क्षेत्र

DIARY NO 295 DATE 1-8-24



Annexure-1

रापाद्याला कार्यास्त जायरी रांव 627-8 विभाषा 26/2/04

No. 12011/5/2015-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, the 25th July, 2024

То

Sir,

Com (PL

The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi. मुख्य वास्तुविद् कार्यालय Chief Architect Office डायरी सं./Dy. No. ७४. दिनांक/Dt. २१.७.२४

Subject: Implementation of Technical Committee approval for relaxation of ground coverage to 50% for Hotel at Plot No. 3, Sector-10, Dwarka, facing height restrictions from AAI to achieve permissible FAR.

I am directed to enclose herewith a copy of letter dated 18.07.2024 received from Shri Ayush Dabas, Director, Tirupati Buildings and Offices Pvt. Ltd. on the subject mentioned above.

2. It is requested to examine the matter and furnish an appropriate reply to the concerned under intimation to this Ministry.

Shri Ayush Dabas, Director, Tirupati Buildings and Offices Pvt. Ltd., Plot No. 3,

District Centre, Sector-10, Dwarka, New Delhi-110075.

Yours faithfully,

Encl. as above.

Copy for information to:

(U.K.T(wa)+) Under Secretary (DD-I) Telefax No. 23061681

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Generated from eOffice by ABHISHEK KUMAR, AD-AK (HUPW-DWK), ASSISTANT DIRECTOR, DDA on 22/11/2024 02:55 PM

Firupati Buildings and Offices Pvt. Ltd.

Dated: 18th July 2024

To,

The Vice Chairman Delhi Development Authority, Vikas Sadan New Delhi

Subject : Implementation of Technical Committee Approval for Relaxation of Ground Coverage to 50% for Hotel at Plot No. 3, Sector-10, Dwarka, Facing Height Restrictions from AAI to achieve permissible FAR.

Reference – Technical Committee Meeting held on 7th July 2008, copy of letter sent by DDA to Civil Aviation Ministry on 18th July 2008 in respect of increased Ground Coverage to Hotels in DIAL

Respected Sir,

In continuation of our previous correspondence regarding the request for an increase in ground coverage for Hotel Plot bearing Plot.No.3, Sec-10, District Centre, Dwarka, we would like to bring to your kind attention some crucial points for favorable consideration:

 As per the original version of MPD 2021 notified on 7th February 2007, in the development control norms, the ground coverage for hotels was provided at 30%, plus an additional 10% was provided for atrium. Fig. A

Below table 5.4 reproduces the relevant part in the original MPD 2021 as notified on 7^{th} Feb 2007

Use/Use Premises	Maximum Coverage (%)	FAR	Height	Parking Standard	Other Controls
Hotel	30	150	NR*	3	Maximum 10% additional Ground Coverage shall be allowed for providing atrium. In case, the permissible Ground Coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR

2. Subsequently, a case was presented before the DDA wherein due to height restrictions, the Delhi International Airport Limited (DIAL) could not utilize their FAR and hence could not add rooms as planned. The Delhi International Airport Limited requested the DDA to increase the ground coverage from 30% to 50% because they faced height restriction which prevented them to undertake vertical expansion.

l. examino. Regd. Off.: Plot No. 3, District Centre, Sector-10, Dwarka, New Delhi-110075 Tel.: +91-11-42229222, Fax : +91-11-42229333 60 CIN - U45200DL2007PTC160655 financetirupati@gmail.com by ABHISHEK KUMAR, AD-AK (HUPW-DWK), ASSISTANT DIRECTOR, DDA on 22/11/2024 02:55 PM Generated from eOffice

3. In the DDA Technical Committee Meeting held on 7th July 2008, the Ground Coverage was increased from 30% to 50%. Below minutes are reproduced for reference;

"The proposal was presented by Director (AP-I) and it was informed that the Ministry of Civil Aviation has forwarded the request to DIAL for relaxation in ground coverage of the proposed hospitality District Project to <u>50% instead of 30%</u> as proposed in MPD 2021"

DIAL has a proposal to provide accommodation of 2500 rooms and other facilities. This proposal is located in Air funnel area where there is restrictions of height. In order to provide more rooms it has been requested that ground coverage of 50% be allowed. After detailed discussion the proposal was agreed."

It is imperative to clarify that the 30% ground coverage, as stipulated in the original Master Plan for Delhi (MPD) 2021 notified on 7th February 2007, <u>excluded the atrium</u>. This exclusion is explicitly delineated in the development control norms in Table 5.4 of the MPD 2021, as reproduced in the table above.

Consequently, in the absence of any explicit reference to the atrium in the minutes, the increase from 30% to 50% ground coverage must also exclude the atrium. The convention for changes in Ground Coverage must remain consistent for both before increase and after increase.

The original provision in MPD 2021 notified on 7th Feb 2007 and existing as on date of technical committee meeting held on 7th July 2008 permitted an additional 10% ground coverage specifically for the atrium. Accordingly, hotels could utilize 30% of the plot area for general ground coverage and an additional 10% for the atrium, thereby allowing up to 40% ground coverage if an atrium was incorporated.

Had the Technical Committee intention been to include the atrium in Ground Coverage increment, the adjustment would logically have been from 40% (30% general ground coverage plus 10% for the atrium) to 50%, rather than a direct increase from 30% to 50%. The documentation and approvals unambiguously indicate that the 50% ground coverage was intended exclusively for general use, excluding the atrium.

4. The same is further substantiated from the fact that a public notice was issued by DDA in the Times of India on <u>9th June 2008</u>, announcing an increase in ground coverage from 30% general ground coverage plus 10% atrium ground coverage to 40% general ground coverage plus 10% atrium ground coverage, resulting in a total ground coverage of 50% to all hotels under MPD 2021. This public notice was published <u>one month prior</u> to the Technical Committee meeting convened on the special request of Delhi International Airport Limited (DIAL) to increase the ground coverage for Aerocity hotels from 30% to 50%. Flor 4.

The public notice was followed by authority meeting on 23rd July 2008 wherein the changes were approved, which was further notified by MOUD vide S.O 2034 (E) on 12th Aug 2008.

Use/Use Premises	Maximum Coverage (%)	FAR	Height	Parking Standard	Other Controls
		Contraction of the second			Maximum 10% additional Ground Coverage shall be allowed for providing atrium. In case, the permissible Ground Coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards
Hotel	40	225	NR*	3	FAR

The table containing the revision in MPD, published in TOI on 9th June 2008 by DDA is reproduced below;

Had the DDA intended to apply a uniform ground coverage for both Aerocity and non-Aerocity hotels at 50% including the atrium, then

a) The need for a Technical Committee meeting on 7th July 2008 would not have arisen as Aerocity hotels would have been included under the same public notice revision to modify MPD 2021 on 9th June 2008.

Or/and

b) the Technical Committee would have stated that a public notice to increase ground coverage to a total of 50% (40% general + 10% for atrium) had already been issued and Aerocity hotels can get the requested benefit (50% Ground Coverage) under the same.

Or/and

c) The specific issues faced by Aerocity hotels due to height restrictions would <u>not</u> have been mentioned in the minutes of the Technical Committee when increasing ground coverage for these hotels.

The Technical Committee explicitly noted:

"This proposal is located in Air funnel area where there is restrictions of height"

Consequently, the 50% ground coverage granted to Aerocity hotels was exclusive of the atrium and 10% relaxation over other hotels covered under MPD 2021 was given to hotels in DIAL due to the unique height restrictions they faced.

This interpretation is further supported by how the Technical Committee's decisions were implemented and by the actual ground coverage achieved by hotels in DIAL Aerocity, which exceeds 50%.

Additionally, **motels** facing height restrictions have also been granted a 10% relaxation in ground coverage. As stated in MPD 2021:

"Ground Coverage up to 50% instead of 40% will be permissible to achieve the enhanced FAR at site(s), if there exist any height restrictions from the Airport Authority of India."

5. It is also important to highlight that since then, the Airport Authority of India has started notifying their own norms, and as of today, up to 65% ground coverage is allowed for hotels, and up to 70% for commercial establishments to achieve the permissible FAR at site. flog D

The following projects alongwith respective Ground Coverage has been mentioned in the below table;

Project Address	Developer	Plot Area in sqm	Permissible Ground Coverage in sqm	Ground Coverage in %
LP-03-01 Downtown District Aerocity Delhi	M/s Vinta Realty Ltd.	24205	14,523	60%
LP-1B-04 Gateway District Aerocity Delhi	M/s Delhi International Airport Limited	20778	11,425	55%
LP-1B-03 Gateway District Aerocity Delhi	M/s Delhi International Airport Limited	32189	17,382	54%
LP-1B-02 Gateway District Aerocity Delhi	M/s Angelica Developers Limited	92147	64,502	70%
Asset No. 13, Hospitality District, Aerocity, Delhi	M/s Bamboo Hotel and Global Centre Pvt. Ltd	31,163	20,250	65%

6. It is stated that our plot is eligible to achieve the FAR of 375 as per S.O. 678 (E) dated 4th March 2014. It is located in Air funnel having height restrictions by Airport Authority of India, and it has already utilized the maximum permissible height to achieve 225 FAR and hence there is no possibility of undertaking vertical expansion. Flore E.

DDA's Technical Committee has already approved a relaxation of ground coverage to 50% excluding the atrium specifically for hotels wherein there is a height restriction imposed by the Airport Authority of India. Our case fairly and squarely falls within the ambit of the same principle. We therefore request you to consider our case and implement the approval of the Technical Committee in our matter and grant our request for relaxation in ground coverage to 50% excluding the atrium.

By increasing the ground coverage, our hotels would become eligible to purchase the permissible FAR, thereby providing a monetary benefit to the DDA as per policy.

Yours sincerely, Ayush Dabas

Director Tirupati Buildings and Offices Pvt. Ltd

Cc : Shri Anurag Jain Secretary, Ministry of Housing and Urban Affairs Nirman Bhawan, New Delhi

Shri Kishore Kshirsagar Laxman Commissioner DDA Vikas Sadan, New Delhi

Ms Harleen Behl Chief Architect Vikas Minar, New Delhi

Ms Manisha Gupta Additional Chief Architect Vikas Sadan, New Delhi

Shri Manish Verma Additional Commissioner Planning Vikas Minar, New Delhi

[भाग [[—खण्ड 3(ii)]

भारत का राजपत्र : असाधारण

MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

NOTIFICATION

New Delhi, the 7th February, 2007

S.O. 141.—(E) Whereas extensive modifications which the Central Government proposed to make in the Master Plan for Delhi keeping in view the perspective for Delhi for the year 2021 and growing new dimensions in urban development, were published vide Public Notice in the Gazette of India Extraordinary S.O. No. 318(E) dated 16th March, 2005 by the Delhi Development Authority inviting objections/ suggestions as required by sub-section (3) of Section 11-A of the Delhi Development Act, 1957 (61 of 1957), within ninety days from the date of the said notice.

2. Whereas, the objections/suggestions received with regard to the said public notice have been considered by a Board of Enquiry set up by the Delhi Development Authority and also by the Delhi Development Authority, and the Central Government has, after carefully considering all aspects of the matter, decided to extensively modify the Master Plan for Delhi.

3. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby approves the Master Plan for Delhi with the perspective for the year 2021, as an extensive modification to the Master Plan for Delhi with perspective for the year 2001, as notified vide Ministry of Urban Development Notification S.O. No. 606 (E) dated 1.8.1990 along with all the amendments carried out till date therein. The said Master Plan for Delhi with perspective for the 2021 as notified herein shall come into effect from the date of Publication of this Notification in the Gazette of India.

MASTER PLAN FOR DELHI-WITH THE PERSPECTIVE FOR THE YEAR2021

INTRODUCTION

1. Delhi, the focus of the socio-economic and political life of India, a symbol of ancient values and aspirations and capital of the largest democracy, is assuming increasing eminence among the great cities of the world.

Growing at an unprecedented pace, the city needs to be able to integrate its elegant past as well as the modern developments into an organic whole, which demands a purposeful transformation of the socio-economic, natural and built environment. The city will be a prime mover and nerve centre of ideas and actions, the seat of national governance and a centre of business, culture, education and sports.

2. Apart from critical issues such as land, physical infrastructure, transport, ecology and environment, housing, socio-cultural and other institutional facilities, the cornerstone for making Delhi a world-class city is the planning process itself and related aspects of governance and management. This needs a co-ordinated and integrated approach amongst several agencies involved with urban services and development along with a participatory planning process at local levels.

VISION

3. Vision-2021 is to make Delhi a global metropolis and a world-class city, where all the people would be engaged in productive work with a better quality of life, living in a sustainable environment. This will, amongst other things, necessitate planning and action to meet the challenge of population growth and in- migration into Delhi; provision of adequate housing, particularly for the weaker sections of the society; addressing the problems of small enterprises, particularly in the unorganized informal sector; dealing with the issue of slums, up-gradation of old and dilapidated areas of the city; provision of adequate infrastructure services; conservation of the environment; preservation of Delhi's heritage and blending it with the new and complex modern patterns of development; and doing all this within a framework of sustainable development, public-private and community participation and a spirit of ownership and a sense of belonging among its citizens.

REVIEW OF PAST EXPERIENCE

4. The process of planned development of the National Capital began with enactment of the Delhi Development Act 1957, followed by the promulgation of the Master Plan of Delhi in 1962 (MPD-62).

36		THE ON	and the Q	I TREAT	. DATIMO	RDINARY [PART II-SEC. 3(ii)]
ïi.	Commercial Complex at Fire Brigade Lane and Janpath Lane	25	150	NR*	3	 i. Ground coverage and FAR shall be calculated on the area of presently available plots. ii. The area shall be developed on the basis of compre hensive scheme.
(c) H	otel	30	150	NR*	3	i. <u>Maximum 5 10% additional ground</u> <u>coverage shall be allowed for</u> <u>providing atrium</u> . In case, the permissible additional ground coverage for atrium is utilised, 25% of the utilised ground coverage shall be counted towards FAR.
						 Maximum 20 % of the FAR can be used for the Commercial offices, Retail & Service shops.
						iii. These norms shall apply for new hotel sites disposed off after the date of notification i.e. 21-01-06.
(d)	Service Apartments	30'	150	NR*	3	
(c)	Any other Commercial Centre	25	100	NR*	3	 Subject to ststutory clearances. The development controls can vary subject to approved scheme.
i	(Including Commercial component along with Railway / MRTS Stations / ISBT)					
ii.	Asaf Ali Road (the area shown as commercial strip in Delhi Gate - Ajmeri Gate scheme)	80	200	20	3	Setbacks are not mandatory In case of rebuilding stilts shall be provided for parking.

* NR - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.

Notes:

- (i) The utilities such as, underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, post delivery counter etc. are to be provided within the plot. All hotels, restaurants, auto workshops, hospitals etc. will have to make arrangements for solid waste disposal and primary effluent treatment.
- (ii) Individual plot with floor area of 5000 sq.m. or above will provide ESS and generator within the plot. They have to submit energy consumption/ audit at the time of sanction of building plans.
- (iii) Height subject to clearance from ASI, Airport Authority of India, Delhi Fire Service and concerned authority.
- (iv) Wherever parking is provided within the plot / basement and is misused, the same is liable to muncipalisation / taken over by the authority.
- (v) Wherever redevelopment of existing commercial areas stipulate preparation of a comprehensive scheme, the same can be initiated jointly by the lessees / owners themselves and submitted to land owning agency / planning authority for approval. Wherever any enhancement in FAR is approved, the same will be subject to charging appropriate levies from the beneficiaries. For Metropolitan City Centre, in Special Area, development controls shall be as per approved scheme.

> DELHI DEVELOPMENT AUTHORITY AREA PLANNING UMT-1 4th FLOOR, VIKAS MINAR NEW DELHI

NO.F.1. 125/07/MP/ D-122

Dived: 18 7/08

Fram: Director(AP-1)

To: Joint Socretary, Ministry of Civil Aviation, GOI, Rajiv Gandhi Bhawan, Salidarjung Airport, New Delhi-110 003,

Subc

ST.

Relaxation in the ground coverage for the Hospitality District Project of IGI Airport, Delhi.

This is reference to D.D. letter no. AV-14032/12/2007-AD dated 25th hune, 2008 forwarding therewith the request of the DIAL bearing no. DIAL/2003-09/DDA/ dated 25th June, 2008. It is to inform you that the proposal was considered by the Technical Committee in Ds meeting held on 1.7.08 for relaxation in the ground coverage of the proposed Hospitality District Project to 50% instead of 30% as proposed in MPD-2021. DIAL has a proposal to provide accommodation of 2500 local rooms and other facilities. This proposal is located in the sir funnel area where there is restriction of height. In order to provide more rooms it has been requested that the ground coverage of 50% is allowed. After detailed discussion, the proposal was approved by Technical Committee on 7.7.03.

State - And

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Thanking you,

Yours faithfully,

Director(AP-1)

> Item No. 113/2018 Sub: Hospitality District Project of IGI Airport Delhi F-1 (26)2007/MP

The proposal was presented by Director (AP-I) and it was informed that the Ministry of Civil Aviation has forwarded the request to DIAL for relaxation in ground coverage of the proposed hospitality District Project to 50% instead of 30% as proposed in MPD 2021. DIAL has a proposal to provide accommodation of 2500 rooms and other facilities. This proposal is located in air funnel area where there is restriction of height. In order to provide more rooms it has been requested that the ground coverage of 50% be allowed. After detailed discussion the proposal was approved.

Action Director (AP-1)

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Item No. 122/2008

Sub: Redevelopment of New Delhi Railway Station

Item No. 59/2008 23.7.2008

Sub: Proposed Modifications to the MPD-2021.

F.3 (33)/2008/MP/Pt

1.0 Background:

1.1 The Ministry of Urban Development, Govt of India vide letter No. K-12011/5/2007-DDIB dated 24.4.08 and subsequent letter dated 13.5.08 had forwarded the proposed modifications in the Master Plan for Delhi - 2021 for issue of public notices for inviting objections / suggestions from the public. Accordingly, five public notices were issued on 30.4.08, 16.5.08 and 18.5.08, 08.6.08 and 09.6.08 in the Local Newspapers for inviting public objections / suggestions (Annexure-Letter page No. 44 to 50).

1.2 A Board for Enquiry and Hearing for considering the objections / suggestions on the proposed modifications in MPD-2021 was appointed with the approval of Lt. Governor, Delhi. Accordingly the appointment of the Board was notified, under Chapter-III of Delhi Development (Master Plan and Zonal Development Plan) Rules 1959, vide Gazette Notification dated 3.7.08 issued by the DDA. The Board comprises of Finance Member, DDA, Chairman and Engineer Member, DDA, Commissioner, MCD, Chief Planner, TCPO and Shri Sudesh Bhasin, Councilor, MCD as Members and Additional Commissioner (Plg.)-I as Convener & Secretary.

The same Board shall also hear the objections / suggestions in future, which are received in response to the public notices, if any, issued for the modification of the MPD-2021 (Annexure-II at page No. 51).

1.3 The number of objections / suggestions received in response to the public notices issued for the proposed modifications are as under:

Public Notices and Objections / Suggestions received:

Date	30.4.08	16.5.08	18.5.08	08.6.08	09.6.08
Nos.	370 .	315	4 .	60	32

The Board heard 115 respondents, who attended the hearing organized in the DDA during four sessions on 5.7.08, 6.7.08 and 41 respondents on 18.7.08, The Board recommended no change in the proposed modifications in the MPD-2021, except some modifications as mentioned in the Reports of Recommendation of the Board of Enquiry and Hearing dated 14.7.00 and 21.7.00 (Annexure-III and IV at page No. 52 to 55 and 56 to 57%).

1.4. The Authority, earlier in its meeting Reid on 18.8 n8 vide Item No.35/2008 and 37/2008 also considered the modifications in the MPD- 2021 as under.

1.4.1 Item No.35/2008: Suggestions given by Shri Mahabal Mishra to be included and forwarded to the Ministry of Urban Development for consideration of Sub Para-15.8 of the proposed amendments:

"that libraries and computer centres should be permitted in the basements of institutional plots allotted for educational purpose in order to ensure optimum utilization of spece for educational purposes. This should not be counted towards FAR that educational institute are encouraged to provide bigger and better libraries and computer centres. In case the use of basements for these activities leads to exceeding the permissible FAR on the plot, such excess FAR should be allowed to be used subject to payment of appropriate charges prescribed by the Government."

1.4.2 Item No.37/2008: Modification in MPD-2021 with regard to Conversion Charges

"Shri Mahabal Mishra pointed out that in the last meeting of the Authority it had been agreed at Page-12 of the minutes that 'Conversion Charges' should not be charged for constructing PSP facilities at Village and Community Level and there should be moratorium on payment of 'conversion charges' if the land owners put up PSP facilities in and around the villages in a defined time frame.

a) Shri Rajesh Gahlot and other non-official members endorsed this amendment and recommended that the agenda item be approved with the modification that "Zero Conversion Charges" shall be levied for

- 43 -

developing Village and Community level PSP facilities around the villages so that land owners are encouraged to provide the deficient PSP infrastructure around the Villages on priority.

b) The Lt. Governor supported the recommendation and directed that the amendment moved by all the non-official members should be recommended to the Ministry of Urban Development for inclusion in the proposed modification in order to ensure fast track development around the villages."

2.0 Proposal:

The Recommendations of the Board of Enquiry and Hearing as 2.1 mentioned in para 1.3 and the suggestions as given in para 1.4 are placed before the Authority for consideration and onward submission to the Ministry of Urban Development, Govt. of India, for issue of final notification under Section-11 of the Delhi Development Act 1957.

RESOLUTION

After detailed discussions, the proposed modification to the MPD-2021, as detailed in five public notices and in paras 1.3 and 1.4 of the agenda item, were approved by the Authority with the following modifications against the relevant public notices/paras:

Public Notice dated 30.4.2008 a)

Sub para 15.6.3 "Small shops of maximum 20 sq.m. area restricted to one, trading in or dealing with specified items/activities allowed on ground floor only in a residential plot, including in A & B category of colonies. However, small shops of maximum 20 sq.m. area each restricted to maximum permissible number of dwelling units in the plot or four in number, whichever is less, trading in or dealing with specified items/activities existing as on 07.02.2007 may continue on ground floor only in a residential plot, including in A & B category of

Public Notice dated 16.5.2008 b)

Sub para 15.4 (ii)

colonies.

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"Entire ground floor of DDA flats on mixed use/commercial use area/stretches/roads/is allowed for mixed use/commercial use existing as on 07.02.2007. No amalgamation of two or more DDA flats shall be allowed."

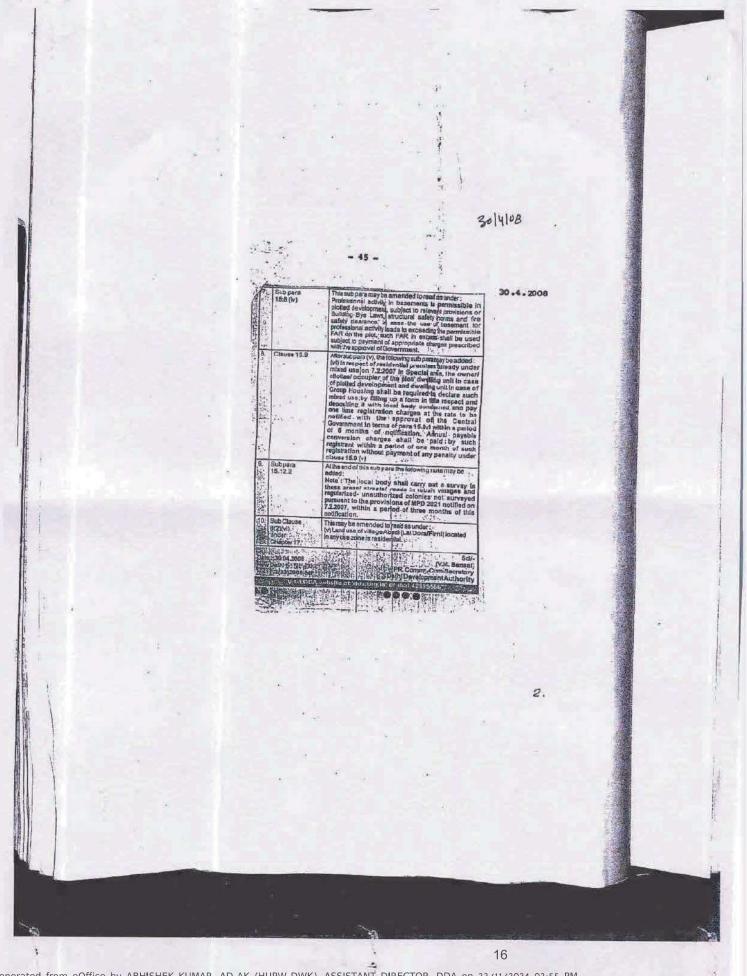
Public Notice dated 8.6.2008 c) Sub para 15.7.1 Clause (e).

The non-official members pointed out that MCD has given permission in some cases after 7.2.2007 because there was no limitation of date in the Master Plan.

Public Notice dated 9.6.2008

The Principal Commissioner, Shiri V.K. Sadhu, suggested that "the proposed amendments should cover both the stand alone hotel plots as well as the hotels which form part of commercial areas." This was agreed to.

ANNEXURE - I . - 46 -DELHI DEVELOPMENT AUTHORITY 30 4 08. (MASTER PLAN SECTION) PUBLIC NOTICE The following modifications which the Dash Development Authority/ Canad Geverances proposed to make to the Measur Plan for Dash-2021 are hereby publicated for public Information. Any person to long any volgection of muggestion with respect to the proposed amendanents may send the objection/or suggestion with respect to the proposed amendanents may send the objection of muggestion with respect to the proposed amendanents may send the objection of suggestion and the date of this notice. The person making the objection of suggestion should algogive higher name and address. Proposed Amendments to MPD-2021: 2. Press Clausa Hv. | Proposed Medification Amenura-1 of Item No. 59/2008 9L Para/ Clause No. Proposed Modification No. of MPD 2021 This may be substituted by the following: Only professional activity, small shops in terms of pan 15,0, and tuilton centres for echool children enty shall be permission echonically provided for in the layout plan of group housing would be permissible. 1: Clarification (4) belowsub para 45.3.2 (Group Lieusing in en categories of categories (categories) categories) categories (categories) categories) categories (categories) categories) categories (categories) categories) categories (categories) categories) categories) categories (categories) categories) categories (categories) categories) categories (categories) categories) categories (categories) categories) categories (categories) categories) categories) categories (categories) cate 1 ΙŦ. -- 3 Inditications in the preamage be smanded as under Small schoper/of insistent - 20 scim, area each estricted to infactment - 20 scim, area each dwelling units (in the plot or four numbers which over it least radius in or dealing with specified 24 ternal activities are allowed an ground floor any ina residential plot, including in As B category of country. subpara 15.6.3 3rs Sub 開き nesidential plot, including in A & B category of Colonies. At the end of this sub para, the following note may be added: Note: Coaching centrest fullion centres shall also be allowed to operate an a minimum ROW of 9 m unless lesser: ROW is specified in all colonies planned and developed prior to 1952 (heliding & &B category colonies). The forthe centerman of the sub new provide Subpara 15.7.2 4. The first two sentences of this sub para may be smended as under: The above metiones public and semi public activities shall be subject to the following overriding conditions on the general conditions prescribed in preceding paras s 5. Sub para 法 and the second s i zelata -----Sub para --15.7.3 (vil) 6. The Train



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		DELHI DEVELOPMENT AUTHO	BITY
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		PUBLIC NOTICE	anv Cantral
		The following medifications which the Debit Development Auth Government proposes to make to the Mesler Plan for Deviseour published for public information. Any parson having any objection of augustion and the objection of augustion	0.15 W0/0/0 10 1
		he Principal Commissioner-cum-Secretary, Delhi Davelopment Author	ity, 'B' Block,
		Vites Sadan, New Defini-110023 within a period of thimy bary notice. The person making the objection or sugportion should also give and address. PROPOSED MODIFICATIONS	
		S.No. Para/ Proposed Modification Clause No.	
	100 10	1. 15.9 Atthe end of clause (ii), the following shall be address (iii), the following shall be address (iii), the following shall be address (iii), the address (iii) and (iii) and (iii) address (iiii) address (ii	ied: 18, the ampenity
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		of two months of this woundard to read as under	sr:"InE.F&G
		 15.12.1 (c) This clause shall be amanded to read any examptory colonies, where 80% of reals unve- interd use, or if there are 150 shops, within a of 1.0 hextern. The Local Body shall carry of such areas within a period of three montre such areas within a period of three montre 	and an and a second and a secon
		Offinis Provinciations	and Offices"
		Clause 15.6.1 (i) and 15.6.1 (ii) enall be ame	
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	Sec. 1	(ii) Mixed use from basement on such service where to relevant provisions of building by	e-laws, stuctora
		safety and the same leads to exceeding the permissibility	a FAR on the plot
		Such FAR in excess shall be used, sufje appropriate chirges prescribed with 1 Ecuremment, Palaer 15.32.115.32.215.3 15.4 and any other relevant provisions shall	n n
		the above provisions.	read as under
		Area, unautronizad regul	anted colonies and
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		a prescribed height by 30th June, 2009.	Subject. In Index 1
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		I years, which we is easily	

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2. 2 6508 47 . This clause shall be amended to read as under; "Commercial activity in basement on such streets shall be permitted, subject to relevant provisions of building bye laws, structural satisfy and (ins satisfy clearance. However, if such use of basement leads to exceeding this permitsible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government" 6. 15.12.3 (vii) 15.3.3(1) 7. 15,12.1 (a) 15.4(ii) Under Group 8. 1 Housing allowed.
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The following is accided after the "height".
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DELHI DEVELOPMENT AUTHORITY

* MASTER PLAN SECTION)

PUBLIC NOTICE Mational which the Dath Develo Administrations tomato to the Admits P Son 11 A of UD Act 1957 are beetly put ing any nin pri to the Princi ai Ci liv, '8' Block, Vikas Sa And TJawe d of Hirly

-	PARA CLAUSS HO. OF MPO 2021	PROPOSED MODIFICATIONS
	Other activity Under Svis pera 15.3.2(1)	This cause shall be subsidiated by the following: " "Other Activity" restricted to grees houses, nursing homes and pre-primary achoois, as delined in pars (5.7.)
		subject to conditions contained in para 15.7, in plots solutting roads of minimum 18 m RDW in .regular plotted development, since these solutilies are in the nature of Pably and Semi Public
1000		fectilities. New banks, filters centres, waliness contes and NOOs will not be parmisetble. Eanks which exited as or 7.9.2008, filterse, contrip, wellness
1 1 1		centres and NG Or which satured an on 7.2.2007; ics defined in part (6.7.1) in accordance with cotlicitions is used in this repart from limit to these, and are on plots southing forset of infinimum tem ROW, on the data of antiberities, and ROW on the data of antiberities, and
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-	Clause (o) of syb para 15.7.1	At the and of the clause, the joinwing shall be added."
State State	Clauze () of	Aber- classe (ii), the left of the second ecced 7(g) Mon-pro/151 Making: Non- Governmental (Organizations (NCOO) at sting as an 7.2.1007 and registered as such under, egisternic A, mack with section 1.2 A (1)(b) of the income Tas
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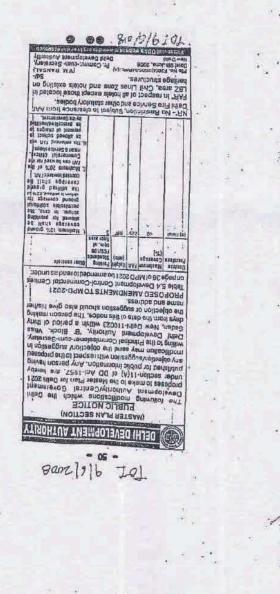
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2		Centies offering Approvedie trainent / Secons offering filmers & nestinate medical anotera will be permissible upto 2/° of the floor ass"
2.	Chuse (9) d 5 subpair 10.7.3	In the datuse, ontwenn the words retrieve and and, than interfere for shall be herered. "Waltures Centres Including Day Speak Wright Loss Centres / Aysevedic Galaxie officiency Aysevedic treatment (Salam) efficiency Threes & restituent medical services".
s.	Closs (v) d subpon 157.3	Initia clausa, between the words Tiurping Tiennes' and "operating", the toloning stats betweethed: "Methics as Centres Instanting Der Spras Weight Laus Centres I Agurvedie Centres affaring Aprovadie bestment Selans offaring Minesa & satilistie methics services".
9.	Cleuso (vi) ol solu prica 15.7,3	This dourse shall be substituted by the following: "Pre-plowary actuest (attract these titoes on plate abutting contenendal strests shall be restricted only to the ground floor upto the permissible ground coverage.
	•	Filmest Carlie, (fictualing Cyrmosium, "upof Medicalow Carlinelle sensitied on any loop. It is also permittee in the lastronaturbulging to personal providence of Building Dynamics, structuret artery nomine and files safety clear socie, is case be use of beamment for professional activity lands to accessing the permitted be Att on this period permitted be Att on the spin scheme presentable charge charge of payment to appropriate charge of Government".
10.	Clouse (b) of sub pare 15.7.3	After this clause, the following additional clause shall be edded - * * * * * * * * * * * * * * * * * *
		Sub years 15.2.1 If not replained with situating bit thermashvar replained within one year from the data of Northewiton Activities of NGDs will be sitewed to continue only from that part, of the premises which was in use as or 7.2.2007 Without permitting any further increase subject to the condition that it isfers films off-off the forcease.
11,	SI. No. 14 under labre 12.21	
12.	Table 13.21	Bolaw Urs table, the following lost raise similar noded: "Note 1: Thyseest training with equipment is permitted activity in the indoor Games July"
Onto New	Flo. F3(33) 2098-A 0 : 8 Junio, 2008 • Dallil	Sd- IP-IN DAFSAL] Pt. Communcum Secretary, Detail Development Authorithy ID-INOLATOR, ALEANIN-MICHAELEOPERCE

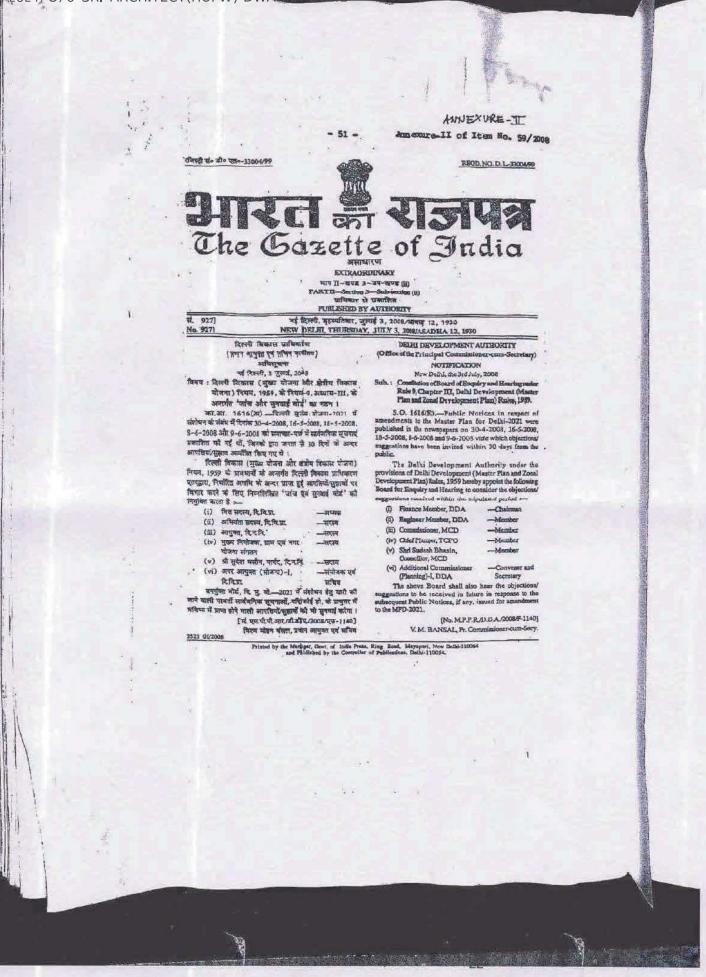


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ANNEXURE - III

Annemire-III of Item No. 59/2008. DELHI DEVELOPMENT AUTHORITY MASTER PLAN FOR DELHI-2021 D-6, VASANT KUNJ NEAR FLYOVER NEW DELHI-110070 Ph.No.26125459, 26125462

No. MPPR/DDA/2008/F-1120/D-

Dated: July 14th , 2008

Sub: Report of recommendations of the Board of Enquini and Hearing on the proposed modifications to the MPD-2021.

- 52 -

The meeting of the Board for Enquiry and Hearing of the objections / suggestions on proposed modifications in MPD-2021 was held on 5/07/08 and 06/07/08 in four sessions respectively in the Conference Hall Vikas Sadan, DDA, I.N.A. New Delhi. The list of the members / officers who attended the meeting is annexed.

In response to the public notices issued on 30.04.08. 16.05.08 and 18.05.08 on the proposed modifications, 370, 315 and 4 objections / suggestions were received from the public. The Board heard 115 respondents, who attended the hearing during four assions in the meetings and recommended no change in the proposed modifications in the MPD-2021, except in some of the modifications, as per the minutes of the meeting 6⁴ the Board for Enquiry and Hearing held on 05.07.08 and 06.07.08. (Annexure 'A at page No. 53 to 55).

Eng ering Membe Member

Planter, TCPO

Commissioner MCD Member

Shri Sudesh Bhasin. Councilor MCD Member

Chief Plann Member

Finance Member Chairman

Annexure-A

Recommendations of the Board of Enquiry and Hearing in the proposed modifications in the MPD- 2021 based on the public hearing held on 05/07/08 and 06/07/08.

1. Public Notice dated 30.4.08

Sr. No.		Proposed Modifications	Recommendations
1. **	Clarification (4) below sub para 15.3.2(Group Housing in all categories of colonies.	Only professional activity, small shops in terms of para 15.3.2 and tuition centres for school children only shall be permissible. Retail shops specifically provided for in the layout plan of group housing would be permissible.	Modifications not agreed to.
2,	Sub para 15.6.3	Small shops of maximum 20 sqm, area each restricted to maximum permissible number of dwelling units in the plot or four numbers, whichever is less, trading in or dealing with specified items / activities allowed on ground floor only in a residential plot, including in A & B category of colonies.	one, trading in or dealing with specified items
3.	Sub para 15.7.3 (vii)	This clause may be amended to read as under: Coaching centres and tuition centres referred to in para 15.7.1 (f) including computer coaching and language coaching centres shall be permissible in up to 2/3 rd of the maximum permissible FAR of the plot size subject to a maximum of 500 scm built area and basement. There shall be no restriction on the size of	The sub para as under, to be deleted: 'The tuition centres for school children only, shall also be permissible in the ground floor dwelling of any group housing on a maximum floor area of 100 sqm or 50% of the floor area of the flat, whichever is less.'

	relevant provisions melovant provisions MPD-2021 and Unit Building Bye Laws, 198 amended from time time. In case the use basement for coachi- centres and tuition centre including comput coaching activity leads exceeding the permissib FAR on the plot, such FA in excess shall be use subject to payment appropriate charge prescribed with th approval of Governmen Coaching/tuition centre may be allowed to continue till end of May 2008 and shift to continue till end of May 2008 and shift to continue till end of May 2008 and shift to contorning locations by then. The tuition centres for school childran only, shall also be permissible in the ground floor dwelling of any group housing on a maximum toor area of 100 maximum toor area of 100	to fire her of 33, to of as ter se to to to to to to to to to to to to to
Clause 15.9	is less.	
	minund	Following words to be deleted from the para: 'Plot/dwelling unit in case' 'and dwelling unit in case of Group Housing'

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ANNEXURE IV

Annumre-IV of Item No. 59/2008.

Dated: 21 July, 2008

DELHI DEVELOPMENT AUTHORITY MASTER PLAN FOR DELH-2021 D-6, VASANT KUNJ NEAR ALYOVER NEW DELHI-1100907 Ph.No.26125459, 26125452

- 56 -

No.MPPR/DDA/2008/F-1120/D-

4

Sub: Report of Recommendations of the Board of Enquiry and Hearing on the proposed modifications to the MPD-2021

The meeting of the Board for Enquiry and Hearing of the objections / suggestions on proposed modifications in MPD-2021 was held on 18.7.08 in the Conference Hall, B-Block, Ground Floor, Vikas Satlan, DDA, I.N.A. New Delhi. The list of the members/officers who attended the meeting is annexed.

In response to the public notices issued on 8.6.08 and 5.06.08 on the proposed modifications, 60 and 32 objections / suggestions were received from the public. The Board heard 41 respondents with attended the hearing and recommended no change in the proposed modifications in the MPD-2021 except in some of the modifications, as per the minutes of the meeting of the Board for Enquiry and Hearing held on 18.7.08 (Annexure-Ariat page No. 57).

Engineer Member Member

Commissioner, MCD Member

Chief Planner, TCPO Member

ula) Na Finance Member Chairman

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Shri Sudesh Bhasin, Counciler MCD Member Jo. HUPW/CADW/0001/2024/COMM/ Oro CRUAR(733867/2024/0/o SR. ARCHITECT(HUPW)-DWARKA ZONE

- 55 -

Ţ.	development and dwelling unit in case of Group Housing shall be required		
	to declare such mixed use by filling up a form in this respect and depositing it with local body concerned and pay one time		
	registration charges at the rate to be notified with the approval of the Central Government in terms of para 15.9.1 within a period of 6 months of notification. Annual payable conversion	+	
	charges shall be paid by such registrant within a period of one month of such registration without payment of any penalty under clause 15.9 (v).		

2. Public Notice dated 16.5.08

Sr. No.	Para/Clause	Proposed Modifications	Recommendations
1.	15.4 (ii) under Group Housing	Entire ground floor of DDA flats on mixed use / commercial use area / stretchee / roads/ is allowed for mixed use / commercial use. No amalgamation of two or more DDA flats shall be	

Annexure- A

Recommendations of the Board of Enquiry and Hearing on the proposed modifications in the MPD- 2021, based on the public hearing held on 18/07/08.

Public Notice dated 08.06.08

Sr. No.	Para/Clause	Proposed Modifications	Recommendations
1 .	Clause (vi) of sub para 15.7.3	This clause shall be substituted by the following: "Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor up to the permissible ground coverage. Fitness Centre, (including Gymnasium, Yoga / Meditation Centre) is permitted on any floor. It is also permitted in the basement subject to relevant provisions of Building Bye-laws, structural safety norms and fire safety clearance. In case the use of basement for professional activity leads to exceeding the permissible FAR on the plot, such FAR in excass shall be used subject to payment of appropriate charges prescribed with the approval of the Government."	Fitness Centre, (other than those on plots abutting commercial streets) (including Gymnasium, Yoga / Meditation Centre) is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye-laws, structural safety clearance.

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भाग II—खण्ड 3—उप-खण्ड (H) PARTII—Section 3—Sub-section (ii) प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

र्स. 1156] - नई दिल्ली, नंगलवार, अगला 12, 2005/आपण 21, 1930 Ng. 1156] NEW DELEII, TUESDAY, AUGUST 12, 2008/SBAVANA 21, 1930

शहरी विकास मंत्रालय

(दिल्ली प्रभाग)

अधिसूचना .

नई दिल्ली, 12 अगस्त, 2008

का.आ. 2034(अ).—यतः नीचे उल्लिखित क्षेत्र के बारे में दिल्ली मास्टर प्लान-2021 में केन्द्र संस्कार का जिन कुछ संशोध नों का प्रस्ताव है, उन्हें दिल्ली विकास प्राधिकरण द्वारा दिल्ली विकास अधिनिषम, 1957 (1957 का 61) की घार 44 के प्रावध नों के अनुसार सार्वचनिक सूचनाओं के रूप में सं. का.आ. 1049(अ) दिनांक 30-4-2008, 1142(अ) दिनांक 15-5-2008. 1172(अ) दिनांक 19-5-2008, 1396(अ) दिनांक 9-6-2008 और 1397(अ) दिनांक 9-6-2008 द्वारा भारत के राजपत्र, आराधारण, भाग II, खण्ड 3, उप-खण्ड (ii) में प्रकाशित किया गया था जिसमें उक्त अधिनियम को धारा 11-ए की उप-धार (3) द्वारा यथा-अपंक्षित उक्त नोटिल को तारोख के तीस दिन के भीतर आपत्तियां/सुझाव आयात्रित किए गए थे।

2. यतः प्रस्तावित संशोधनों के संबंध में आपत्तियों,सुझावों पर दिल्लो विकास प्राधिकरण द्वारा गठित जाँव और सुनवाई बोर्ड तथा दिल्ली विकास प्राधिकरण द्वारा भी विचार किया गया; और

 यतः केन्द्र सरकार ने मामले के सभी पहलुओं पर व्यानपूर्वक विचार करने के पश्चात् दिल्ली मास्टर प्लान, 2021 को संशोधित करने का निर्णय लिया है।

4. अत:, अब उक्त अधिनियम को धारा 11-ए की उप-धारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए केद्र सरकार, भारत के राजपत्र में इस अधिमुदना के प्रकाशन को तारीख से उक्त दिल्ली मास्टर प्लान, 2021 में अनुलग्नक 'क' तथा 'ख' के अनुसार निम्नलिखित संशोधन करती है।

(3)

[सं. के-12011/5/2007-डी. डी आई बी] पी. के. सांतरा, अवर सचिव

3053 01/2008

22.

THE GAZETTE OF INDIA: EXTRAORDINARY [PART II_Sec. 3(ii)]

ANNEXURE - 8

Table 5.4: Development Control-Commercial Centers of (c) Hotels shall be

modified to Use/use premises	Maximum Coverage (%)	FAR	Height (mts.)	Parking Standards ECS/100 sqm of floor area	Other controls
(c)Hotels	40	225#	NR*	3@	 Maximum: 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR, Maximum 20% of the FAR can be used for the Commercial Offices, Retail & Service Shops. The enhanced FAR will be allowed subject to payment of charges to be prescribed/ notified by the Government.

NR*-No Restriction, subject to clearance from AAI, Delhi Fire Service and

FAR#- In respect of all hotels except those located in LBZ area, Civil Lines Bungalow Area and Hotels existing on heritage structures. @- In respect of hotels where the building plans stand sanctioned prior to 27.1.2006, parking standard of 3 ECS for 100 sqm of floor area shall be applicable only for the additional FAR which will be evailed consequent upon amendment to MPD 2021. In respect of hotels where the building plans have been sanctioned on or after 27.1.2006, the parking standard of 3 ECS for 100 sqm of floor area shall be applicable to the ertire plot.

> Printed by the Manager, Govt. of India Press, Ring Read. Mayapuri, New Delhi-110064 and Published by the Controller of Publications, Delhi-110054.

ANGELICA DEVELOPERS LIMITED	ENVIRONMENT CLEARANCE FOR THE CONSTRUCTION OF MEGA COMMERCIAL DEVELOPMENT AT PLOT NO. LP 1B 02 GATEWAY DISTRICT, AEROCITY, INDIRA GANDHI INTERNATIONAL AIRPORT, NEW DELHI	EIA
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EXECUTIVE SUMMARY

1. INTRODUCTION

M/s Angelica Developers Limited proposes for development of Commercial building (Office cum Retail) at LP-1B-02 at Gateway District of Aerocity, IGI Airport, New Delhi.

The project has issued TOR from SEIAA, Delhi dated 07.03.2022. The report is prepared on the basis of ToR Granted.

The project falls under Item 8(b) with built up area more than 1,50,000sq m (Township and Area Development projects) of the Environmental Impact Assessment (EIA) Notification dated September 14, 2006.

This report includes the identification and prediction of environmental impacts due to the proposed project along with an Environmental Management Plan both for the construction and operation phase on the basis of the Environmental Impact Assessment (EIA) Notification dated September 14, 2006.

2. PROJECT DESCRIPTION

The proposed project is planned having plot area 92146.77sqm located at LP-1B-02 at Gateway District of Aerocity, IGI Airport, New Delhi.The total built up area will be 4,46,597sqm. Adequate parking area is proposed on surface and basements.Salient features are given in **Table-1**. Location of the project site is shown in **Figure-1**.

	PROJECT SUMMARY		
SI. No.	Description	Total Quantity	Unit
	GENERAL	6	
1	Plot Area	92146.77	SQMT
2	Proposed Built Up Area	446597.00	SQMT
3	Max Height of Building (Upto Terrace)	35.95	М
4	Max No of Floors (Including Service Floor)	3B+G+7	No.
5	Expected Population	41752	No.
6	Total Cost of Project	1150	CR
7	Proj Activity: Commercial - Retail shopping with fo offices, indoor water park	od court, restaurants & Co	ommerci
	AREAS	5	
8	Permissible Ground Coverage Area (70%)	64501.5	SQM

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Table-1: Salient Features of the project site

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ANGEI DEVELC LIMIT	PERS	ENVIRONMENT CLEARANCE FOR THE CONSTRUCT COMMERCIAL DEVELOPMENT AT PLOT NO. LP 11 DISTRICT, AEROCITY, INDIRA GANDHI INTERNATIONA DELHI	3 02 GATEWA	YEL
9	Propos	sed Ground Coverage Area (62%)	57243.6	SQMT
10	Permis	ssible FAR Area	196632	SQMT
11	Propos	sed FAR Area	196632	SQMT
12	Non F	AR areas - basement mumty machine rmetc	249965	SQMT
13	Propo	sed Total Built Up Area	446597	SQMT
		WATER		
14	Total	Nater Requirement	1952	KLD
15	Fresh	water requirement	422	KLD
16	Treate	d Water Requirement	1530	KLD
17	Waste	water Generation	853	KLD
18	Propo	sed Capacity of STP	1025	KLD
19	Treate	d Water Available for Reuse	767	KLD
20	Treate	d Water Recycled	1530	KLD
21	Discha	irge to Municipal Sewer	Zero	KLD
22	Additi	onal Requirement of Treated Water	763	KLD
		RAIN WATER HARVESTING		
23	No of	RWH of Pits Proposed	17	No.
		PARKING		
24	Total I	Parking Required as / Building Bye Laws	4129.27	ECS
25		sed Total Parking	4870	ECS
26		g on Surface	160	ECS
27	-	g in Basements	4710	ECS
		GREEN AREA	Caren and	
28		sed Green Area (33.64% of plot area; including e green)	31001.48	SQMT
-	-	WASTE		1
29	Total	Solid Waste Generation	8.33	TPD
30	Organ	ic waste	3.88	TPD
31	Quant	ity of Hazardous waste Generation	8.17	LPD
32	Quant	ity of Sludge Generated from STP	60	KG/DA
	1	ENERGY		1

ITHC/PRJ/21-22/EIA/21/Rev.00

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Modernization of an Upscale and Mid Market Hotel with Large Conferencing Facility (Formerly a Hotel Complex & Convention Centre) by M/s Bamboo Hotel & Global Centre (Delhi) Pyt. Ltd.

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		43.0 top of mumty			
 10/2					

Service Details:

Particulars	Unit	As per previous EC dated 05.03.2019	Detail proposed
Water requirement	KLD	1185	1409
Parking required	ECS	1623	1394
Parking proposed	ECS	1623	1604
STP Capacity	KLD	1320	1419
Solid waste	Kg/day	4538	5822
RWH tanks	Nos.	2	2
RWH pits	Nos.		2
Power Load	kVA	24,000	17780
DG sets	kVA	14x2000	4x2000

3.1. Land Use

The land use for the proposed project is given in Table & Figure below.

3.1.1. Land Use

Land Use	Table 3. Land use Area (m ²)	Percentage (%)
Ground Coverage	20,250	65
Green Area (Ground+Podium)	8102.49	26
Road and Open Areas (including surface parking)	2810.64	9
Plot Area	31,163.13	100 %

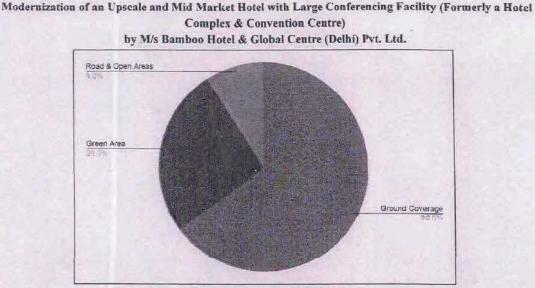


Figure 1. Land Use distribution

4. Construction Status

Site developments and construction work has been started at the site.



Figure 2. Site Photographs

5. Population Details

During Construction Phase- Approx. 250 nos. of local labour are employed for the project.

After modernisation- There will be an Influx of 20253 people to the area in the form of staff, visitors and guests in banquets, restaurants, conference rooms, meeting rooms and offices.

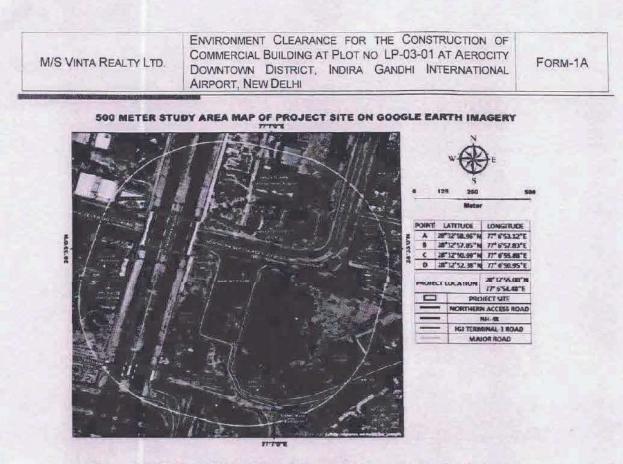


Figure 3 500 Meter Buffer Map of Project Site on Google Earth Imagery

1.2 List out all the major project requirements in terms of the land area, built up area, water consumption, power requirement, connectivity, community facilities, parking needs etc.

The brief description of the proposed project is given below in Table-2:

SN	Description	Particulars	Unit
1.0	GENERA		
1	Plot Area	24205.58	SQM
2	Proposed Built Up Area	1,40,140.40	SQM
3	Max Height of Building	30.39	M
4	Max No of Floors	3B+G+5	NOS
5	Cost of Project	448.1	CR
6	Expected Population	11793	PERSONS
7	Permissible Ground Coverage Area	14,523.35	SQM
8	Proposed Ground Coverage Area	13,880.29	SQM
9	Permissible FAR Area	68,501.79	SQM
10	Proposed FAR Area	68,500.92	SQM
11	Proposed Non-FAR Areas	71,639.48	SQM
	WATER		

Table-2:	Brief	doecri	ntion	of	the	Proi	oct
I dule-2.	Diffe	uesch	DUOII	UI.	ule	FIU	CLL

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M/S	VINTA REALTY LTD.	COMMERCIAL BUILDING	INCE FOR THE CONSTRUCTION AT PLOT NO LP-03-01 AT AEI INDIRA GANDHI INTERNA	ROCITY	Form-
11	Total Water Regi	Jirement	657	KL	D
12	Fresh water requ	Contraction of the second s	267	KLD	
13	Waste water Ger	and the fair of the second	433	P	D
14	Proposed STP C	apacity	500	KL	D
15	Treated Water Av	vailable for Reuse	390	KL	D
16	Recycled Water	demand	390	KI	D
17	Discharge to Mu		Zero	KI	D
		RAIN WATER HA	ARVESTING		
18	Rain Water Harv	esting Potential	689.8	CUN	//hr.
19	No of RWH of Pi		10	NO	DS
20	Capacity of Rai Tank (1 no.)	n Water Collection	400	KL	
		PARKI	NG		
21	Total Parking required		1747	7 ECS	
22	Relaxation in Parking due to metro station proximity (15%)		308	E	cs
23	Proposed Total Parking		1747	E	CS
24	Proposed Total parking (4-Wheeler + 2-Wheeler)		2742	N	os.
25	Total EV Provided Vehicles (20% of total proposed parking)		549	549 NOS	
-		GREEN A	REAS		
26	Proposed Green the plot area)	Area (10.06 % of	2436.55	S	MC
		WASTE GENI	- NUMBER OF STREET		
27		Vaste Generation	3.0		PD
28	Bio Degradable v		1.2	1.2 TI	
29	Quantity of Sludge Generated from STP		45	KG	DAY
		POWE	inter the second se		
30	Total Power Reg	uirement	6233	KW	
31	DG set backup		6500	-	VA
32	No of DG Set		3×1500 + 1×2000	N	OS.
33	SPV Capacity (demand)	3% of total power	187	k	Wp

1.3 What are the likely impacts of the proposed activity on the existing facilities adjacent to the proposed site? (Such as open spaces, community facilities, details of the existing land use, disturbance to the local ecology).

Proposed project will be providing all the basic amenities such as proper drainage system, RWH system to recharge ground water aquifer and adequate measures to minimize impact on the surroundings. The proposed development will have no significant impact on existing facilities adjacent to the proposed site.

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DELHI INTERNATIONAL AIRPORT LIMITED
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3. PROJECT DESCRIPTION

The proposed project is planned having gross plot area 32,189 sqm located at LP-1B-03 at Gateway District of Aerocity, IGI Airport, New Delhi.The total built up area will be 3,27,428 sqm. Adequate parking area is proposed in basements. Salient features are given in Table 1.0. Location of the project site is shown in **Figure-1.0**.

Plot Area Related Information	1	
Plot Area	32189	sqm
Ground Coverage Area Proposed	17382 55 .	sqm
Open Area/Circulation/Parking	11587	sqm
Green Area	3220	sqm
Building Related Information		
Type of Use	Office cum Retail	
No. of Floor of Building	6B+G+9	
Maximum Height of the building	40.003	m
FAR in Office Area	114006	sqm
FAR in Retail	20119	sqm
FAR Area Achieved	134125	sqm
Other Non FAR Area	25927	sqm
Total Area without Basement	160052	sqm
Number of Basement	6	
Basement Area under Non FAR	167376	sqm
Total Built up area	327428	sqm
Number of Floors	G+9	
Population Related		
Working Population Office	11400	Nos.
Working Population in Retail	670	Nos.
Total Working Population	12070	Nos.
Floating Population in Office	2280	Nos.
Floating Population in Retail	6035	Nos.
Total Floating Population	8315	Nos.
Service Personnel	120	Nos.
Water Calculation		
Source of water	Delhi Jal Board	
Fresh Water Requirement Office	296	kld
Flushing Water Req. Office	251	kld
Fresh Water Retail	46.925	kld
Flushing water Retail	73.75	kld
Fresh Water Service Personnel	3	kld
Flushing Water Service Personnel	2.4	kld
Sewage Generated	605	kld
STP Capacity	725	kid

Table-1: Salient Features of the project site

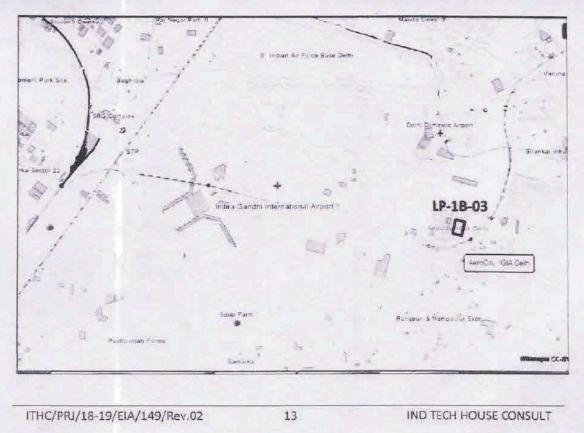
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DELHI INTERNATIONAL AIRPORT LIMITED	ENVIRONMENT CLERANCEFOR DEVELOPMENT OF COMMERCIAL BUILDING AS LP-1B-03 AT GATEWAY DISTRICT OF AEROCITY, IGI AIRPORT, NEW DELHI		EIA	
Treated Waste Water G	ienerated	545	kld	
HVAC Water Requiren Recycled)	nent (212 Fresh + 209	420	kld	
DG Cooling Water Requ	irement	5.4	kld	
Landscape Water Reg		3.22	kld	
Quantity of Sewage Ge	neration	605	kld	
Total Fresh water Requ	ired	558	kld	
		1102	kld	
Power				
Source of Power		BSES		
Power Requirement		8000	kVA	
HVAC Capacity		4200	TR	
DG Backup (number x kVA)		3000	kVA	
Parking				
Parking Required		3 ECS / 100 sqm FAR		
Parking Required		4023.75	ECS	
Parking Provided		4024	ECS	
Solid Waste Generatio	n			
Quantity of Solid Waste Generation		3.05	TPD	

Figure 1.0 : Location of the Project Site



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DELHI INTERNATIONAL AIRPORT LIMITED
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The proposed project is planned having gross plot area 20778 sqm located at LP-1B-04 at Gateway District of Aerocity, IGI Airport, New Delhi. The total built up area will be 206806sq m. Adequate parking area is proposed on surface & basements for visitors. Salient features are given in Table 1.0. Location of the project site is shown in **Figure-1.0**.

Plot Area Related Information		
Plot Area	20778	sqm
Ground Coverage Area Proposed	11425) 557.	sqm
Open Area	7253	sqm
Green Area	2100	sqm
Building Related Information		
Type of Use	Office cum Retail	
No. of Floor of Building	6B+G+9	
Maximum Height of the building	40.004	m
FAR in Office Area	73591	sqm
FAR in Retail	12987	sqm
FAR Area Achieved	86578	sqrr
Other Non FAR Area	16158	sqm
Total Area without Basement	102736	sqn
Number of Basement	6	nos
Basement Area under Non FAR	104070	sqn
Total Built up area	206806	sqn
Number of Floors	G+9	
Population Related		
Working Population Office	7360	3
Working Population in Retail	435	
Total Working Population	7795	
Floating Population in Office	1475	
Floating Population in Retail	3900	
Total Floating Population	5375	
Service Personnel	75	
Water Calculation	Contraction of the	
Source of water	Delhi Jal Board	
Fresh Water Requirement Office	191	kld
Flushing Water Req. Office	• 162	kld
Fresh Water Retail	30.375	kld
Flushing water Retail	47.7	kld
Fresh Water Service Personnel	1.875	kld
Flushing Water Service Personnel	1.5	kld
Total Domestic Water Required	224	kld

Table 0-1 Salient Features of the project site

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IND TECH HOUSE CONSULT

DELHI INTERNATIONAL AIRPORT LIMITED

ENVIRONMENTAL CLEARANCEFOR DEVELOPMENT OF COMMERCIAL BUILDING AS LP-1B-04 AT GATEWAY DISTRICT OF AEROCITY, IGI AIRPORT, NEW DELHI

EIA

Total Flushing Water Required (recycled)	211	kld
Sewage Generated	390	kld
STP Capacity	460	kld
Treated Waste Water Generated	351	kld
HVAC Water Requirement (130 Fresh + 140 Recycled)	270	kld
DG Cooling Water Requirement fresh	4.5	kid
Landscape Water Req fresh	2.1	kld
Quantity of Sewage Generation	390.05	kld
Total Fresh water Reg	360	kid
Total Water Requirement	711	kld
Power	A BALL SALES TO SALES	1
Source of Power	BSES	1 1
Power Requirement	5000	kVA
HVAC Capacity	2700	TR
DG Backup (number x kVA)	3000(1X1000 KVA)	kVA
Parking		
Parking Required	3 ECS / 100 sqm FAR	
Parking Required	2597.34	ECS
Parking Provided	2597	ECS
Solid Waste Generation		
Quantity of Solid Waste Generation	1.97	TPI

ITHC/PRJ/18-19/EIA/150/Rev.02



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Akhil Debes Plot No.03, Sector-10, Dwarka, New Delhi 110075.

Date: 12-04-2016 Valid Upto: 12-04-2021

No Objection Certificate for Height Clearance

1. This NDC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Airport Operations

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	PALM/NORTH/B/022316/121863
Applicant Name	Shashank Sharma
Site Address :	Timpati Buildings and offices Pvt. Ltd. piot no. 03
Site Coordinates :	77 03 19.00-28 34 44.00, 77 03 19.00-28 34 46.00, 77 03 20.00-28 34 45.00, 77 0. 21.00-28 34 48.00, 77 03 22.00-28 34 43.00, 77 03 25.00-28 34 46.00,
Site Elevation in mus AMSL a submitted by Applicant:	
Permissible Top Elevation in mtrs Above Mean Sen Level (AMSL)	265.18 M (Restricted)

This NOC is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will become invalid and action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994 may be initiated by the concerned Airport Operator

b. The Structure height shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e Maximum Structure Height = Permissible Top Elevation - Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 265.18 M (Restricted), as indicated in para 2.

e. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.

Page 1/2

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Delly C	andhi	Bhawan

सफदरजंग हवाई अङ्डा नई दिल्ली-110003 Safdarjung Airport, New Delhi-110003

41

दूरमाथ : 24632950 Phone: 24632950



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, as per the rules, may be considered. The date of completion of the Structure should be intimated to this office.

g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the acronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights

h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

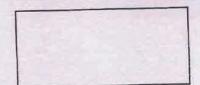
i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

1. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

m. In case of any dispute w.r.t site elevation and/or AGL height, up elevation in AMSL shall prevail.



Chairman NOC Committee

Region Name: NORTH

Address: General Manager Airports Authority of India, Regional Headquarter, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037

Email ID: noc_nr@aai.aero

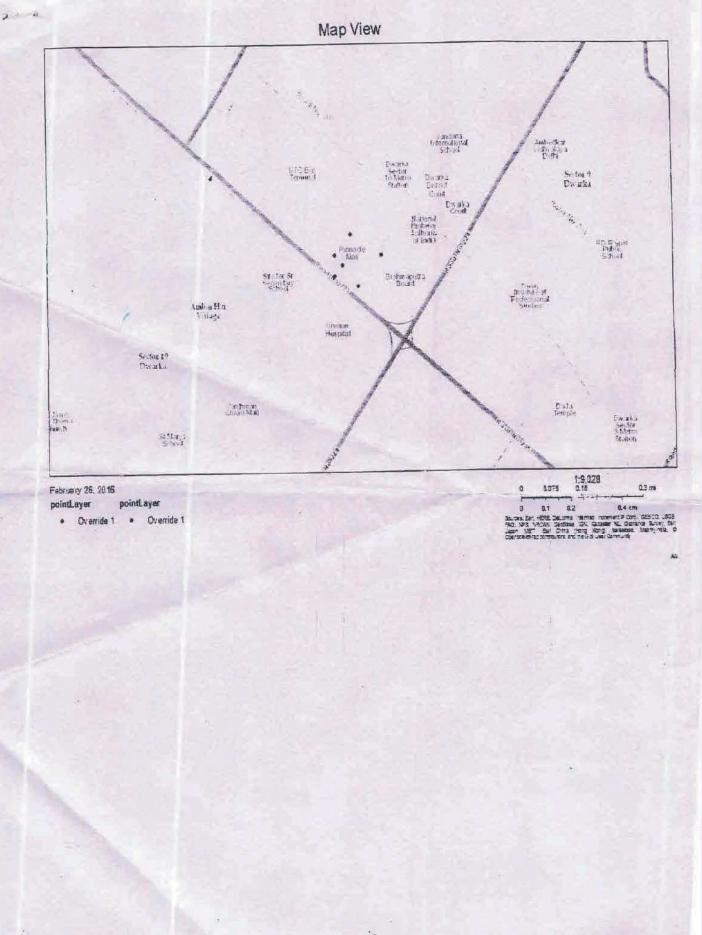
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राजीव गांधी भवन Rajiv Gandhi Bhawan सफदरजंग हवाई अड्डा नई दिल्ली—110003 Safdarjung Airport, New Delhi-110003

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Phone: 24632950



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की विमायम्बद गाधिकरण

भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Akhil Dabas Plot No.03, Sector-10, Dwarka, New Delhi 110075. Date: 12-04-2016 Valid Upto: 12-04-2021

Annexure-2

No Objection Certificate for Height Clearance

1. This NDC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Airport Operations

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID	PALM/NORTH/B/022316/121863
Applicant Name :	Shashank Sharma
Site Address :	Tirupati Buildings and offices Pvt. Ltd. plot no. 03
Site Coordinates :	77 03 19.00-28 34 44.00, 77 03 19.00-28 34 46.00, 77 03 20.00-28 34 45.00, 77 0. 21.00-28 34 48.00, 77 03 22.00-28 34 43.00, 77 03 25.00-28 34 46.00,
Site Elevation in mrs AMSL as	213 M
Permissible Top Elevation in mtrs Above Mean Sen Level(AMSL)	265.18 M (Restricted)

This NOC is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will become invalid and action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994 may be initiated by the concerned Airport Operator

b. The Structure height shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e Maximum Structure Height = Permissible Top Elevation - Site Elevation.

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e. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.

Page 1/2

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सफदरजंग हवाई अङ्डा नई दिल्ली-110003 Safdarjung Airport, New Delhi-110003

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दूरमाथ : 24632950 Phone: 24632950



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, as per the rules, may be considered. The date of completion of the Structure should be intimated to this office.

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h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

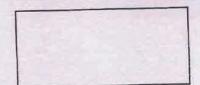
i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

1. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

m. In case of any dispute w.r.t site elevation and/or AGL height, up elevation in AMSL shall prevail.



Chairman NOC Committee

Region Name: NORTH

Address: General Manager Airports Authority of India, Regional Headquarter, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037

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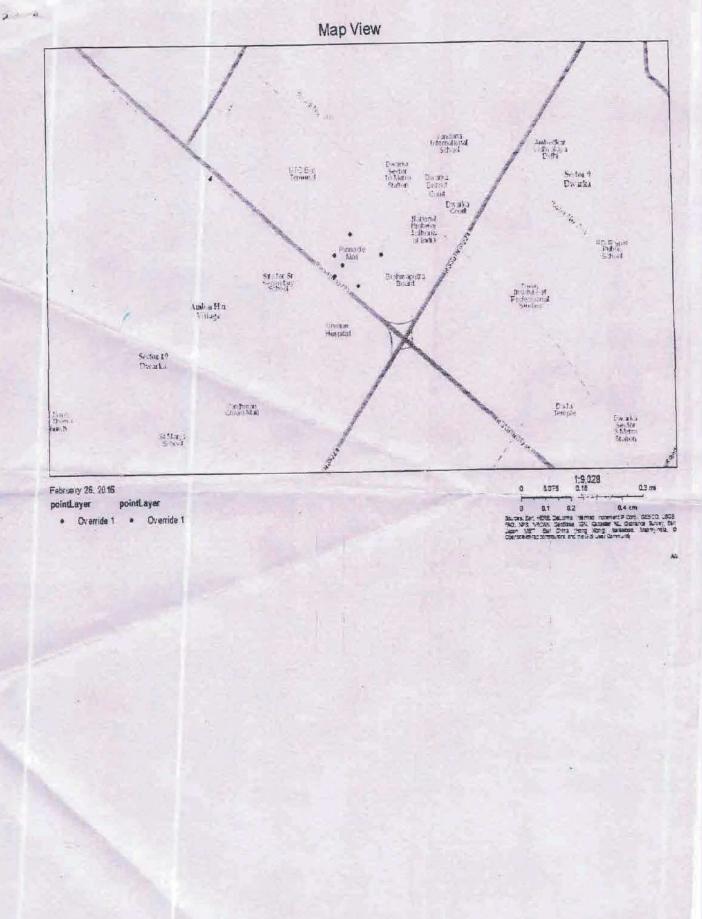
Contact No: 011-25653551

Page 2/2

राजीव गांधी भवन Rajiv Gandhi Bhawan सफदरजंग हवाई अड्डा नई दिल्ली—110003 Safdarjung Airport, New Delhi-110003

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Phone: 24632950



ADW70001/2024/COMM/-O/o SR. ARCHITECT(HUPW)-DWARKA ZONE (Com 733884/2024/0/o SR. ARCHITECT(HUPW)-DWARKA ZONE

Annexure-3



DELLHI DEVELOPMENT AUTHORITY BUILDING SECTION, VIKAS SADAN LN.A., NEW DELHI -110023

File No. F13(167)07/Bldg/354

Dated: 23.07.2024

Sub: Implementation of Technical Committee Approval for Relaxation of Ground Coverage to 50% for Hotel at Plot No. 3, Sector -10, Dwarka, Facing Height Restrictions from AAI to achieve permissible FAR.

Ref: Letter dt. 18.07.2024 issued by Tirupati Buildings and Offices Pvt. Ltd.

A reference received from Tirupati Buildings and Offices Private Limited on 23.07.2024 vide which it was requested to consider their request for relaxation in the Ground Coverage to 50% excluding the atrium in order to achieve additional FAR in view of height restrictions from AAI. The concerned building file has been gone through in respect of the approval of hotel at Plot No. 3, Sector – 10, Dwarka (Tirupati Buildings and Offices Private Limited). It is observed that the Building Plan of said hotel was sanctioned by the Building Section on 11.06.2008 on the basis of Control drawing prepared by HUPW titled "City Centre Dwarka Sector – 10" approved by 253rd SCM dt. 08.02.2007 vide Item No. 20:2002. The development controls for Hotel, Plot No. 3 is as under:

. 1. Plot Size - 13603 sqm

2. Ground Coverage- 4080 sqm

3. Total Floor Area- 27200 sqm

4. Atrium- 1360 sqm

5. ECS - 680

30

6. Basement - 3

7. Height - 37m or as approved by AAI

Applicant (Hotel) again applied for revised sanction and the same was approved by the Building Section on 20.09.2010 based on revised Control Norms prepared by HUPW on the following Control Norms:

- 1. Ground Coverage 5440 sqm
- 2. Total Floor Area 30606 sqm
- 3. Height 58.75 m

From the above examination, it is evident that the Building Section, DDA, has only processed the request of the applicant based on the control drawing as provided by HUPW, therefore, the request of the applicant for relaxation in Ground Coverage in order to achieve 60

permissible FAR in view of height restriction imposed by AAI, to be examined by HUPW for revision in control drawings.

02/2024

61

Dy. Director (Building) C&I

Director (Building)

AC (Plg)-II

mylospon Commissioner (Plg.)

Chief Archietect (HUPW) Halenbell

-SA (Duck Live)

ADCARD -TT

Annexure-4

No. K-20013/10/2007- DDIB Government of India Ministry of Urban Development **Delhi Division** Nirman Bhavan, New Delhi Dated the 27th February,2009 Subject:- Extraordinary Gazette Notification - for publication of Notification dated 26.2.2009 regarding Modification of MPD-2021 in respect of Development Control Norms of Hotels. A copy of Notification No.558(E) dated 26th February, 2009 published in the Gazette of India Extraordinary is sent herewith for information and necessary action. (P.K.Santra) **Under Secretary** रैठक कक्ष, दि.वि.प्रा. Tel.No.23061681 Meeting Cell, D.D.A. लागरी ले Dieny No. 67535 Date 1. Vice Chairman, DDA, Vikas Sadan, INA, New Delhi 2. Chairperson, NDMC, Palika Kendra, New Delhi 3. Commissioner (MCD), Town Hall, Delhi 4. Principal Secretary (UD), Govt. of National Capital Territory of Delhi, I.P.Estate, Delhi. 14 Copy to:- NIC, M/o UD to put the above Notification on the website of 3:5525 this Ministry immediately.

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समन्दाय

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EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii) PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित PUBLISHED BY AUTHORITY

सं. 358] नई दिल्ली, बृहस्पतिवार, फरवरी 26,2009/फाल्गुन 7, 1930 No. 358] NEW DELHI, THURSDAY, FEBRUARY 26,2009/PHALGUNA 7, 1930

शहरी विकास मंत्रालय

(दिल्ली क्रभाग)

अधिसुचना

नई दिल्ली, 26 फरवरी, 2009

का.आ. 558(अ).—यतः, दिल्ली मास्टर प्लान-2021 में केन्द्र सरकार का जिन कुछ संशोधनों का प्रस्ताव था, उन्हें दिल्ली विकास प्राधिकरण द्वारा दिल्ली विकास अधिनियम, 1957 (1957 का 61) के खण्ड 44 के प्रावधानों के अनुसार दिनांक 21 जनवरी, 2009 की सं. का.आ. 225(अ) की सार्वजनिक सूचना द्वारा भारत के राजपत्र, असाधारण, में प्रकाशित किया गया जिसमें उक्त नोटिस की तारीख से तीस दिन के अंदर उक्त अधिनियम के खण्ड 11ए के उप-खण्ड (3) द्वारा यथा अपेक्षित आपत्तियां/सुझाव आर्मोन्नेत किए गए।

 यत:, केन्द्र सरकार ने मामले के सभी पहलुओं पर ध्यानपूर्वक विचार करने के बाद दिल्ली के मास्टर प्लान-2021 में संशोधन करने का निर्णय लिया है।

3. अत:, अज उक्त अधिनियम के खण्ड 11ए के ठप-खण्ड (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए केन्द्र सरकार, भारत के राजपत्र में इस अधिसूचना के प्रकाशित होने की तारीख से दिल्ली के उक्त मास्टर प्लान-2021 में एतर्द्रारा निम्नलिखित संशोधन करती है :--

संशोधन :

दिनांक 12 अगस्त, 2008 की सं. का.आ. 2034(अ) के तहत शामिल सारणी 5.4 के नीचे दिए गए नोट # को संशोधित करके निम्नलिखित अनुसार पड़ा आए ----

765 GL/2009

"# 225 एफएआर और 40 प्रसिशत भू-कवरेज का मानदण्ड लुटियंस बंगला जोन क्षेत्र, सिविल लाइन्स बंगला क्षेत्र और विरासत संरचनाओं में अवस्थित विद्यमान होटलों को छोड़कर (क) व्यावसायिक केन्द्रों (iv).(v), और (ख) मैट्रोपोलिटन नगर केन्द्र/केन्द्रीय व्यापार जिले में स्थित होटल प्लॉट सहित सभी होटलों के संबंध में लागू होगा। यह पैस 5.8 में उल्लिखित सभी श्रेणियों के होटलों पर लागू होगा। वालिका 5.4(क) और (ख) में भी उल्लिखित व्यावसायिक केन्द्रों के लिए एफएआर उस सीमा तक, केवल इस उद्देश्य हेतु, यदि उपलब्ध नहीं है, स्वत: ही बढ़ा हुआ समझा जाएगा ''

> [सं. के-20013/10/2007-डी डी] बी] पी. के. सांतरा, अवर सचिव

MINISTRY OF URBAN DEVELOPMENT

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 26th February, 2009

S.O. 558(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 were published in the Gazette of India, Extraordinary, as Public Notice vide No. S.O. 225(E) dated 21st January, 2009 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11A of the said Act, within thirty days from the date of the said notice. . 2. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

(1)

THE GAZETTE OF INDIA : EXTRAORDINARY

3. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India :

Modification:

2

The Note # below Table 5.4 incorporated vide S.O. 2034(E) dated the 12th August, 2008 shall be modified to read as under:

"# The norms of 225 FAR and 40% ground coverage shall be applicable in respect of all hotels [PART II--SEC. 3(ii)]

including hotel plots in (a) Commercial Centres (iv), (v), and (b) Metropolitan City Centre/Centra. Business District except those located in LBZ area, Civil Lines Bungalow Area and hotels existing on heritage structures. This shall apply to all categories of hotels mentioned at para 5.8. The FAR for Commercial Centres mentioned at Table 5.4(a) and (b) also shall stand enhanced automatically to that extent, for this purpose only if not available."

[No. K-20013/10/2007-DDIB]

P.K. SANTRA, Under Secy.

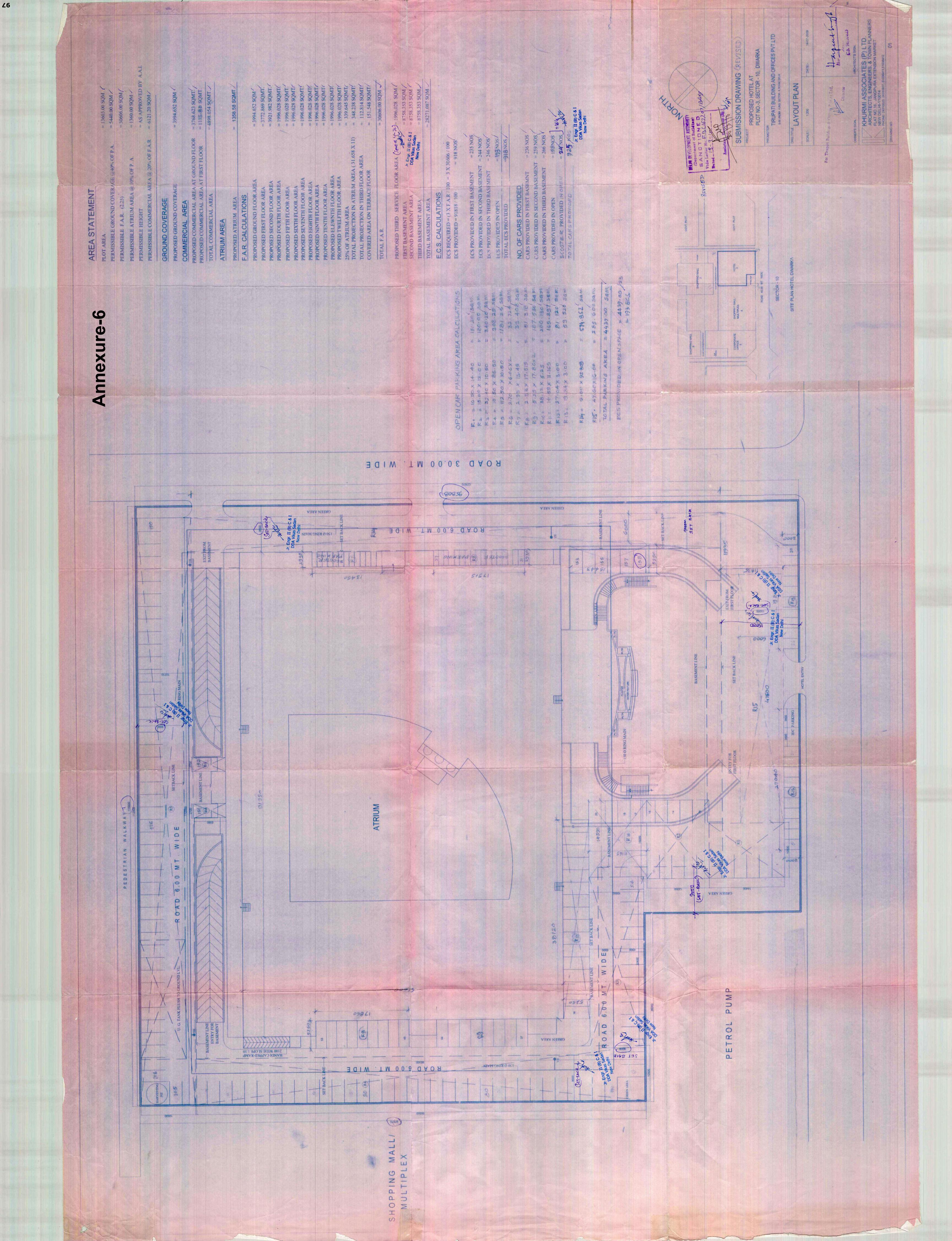
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Printed by the Manager, Govt. of India Press, Ring Road, Mayapuri, New Delhi-110064 and Published by the Controller of Publications, Delhi-110054.

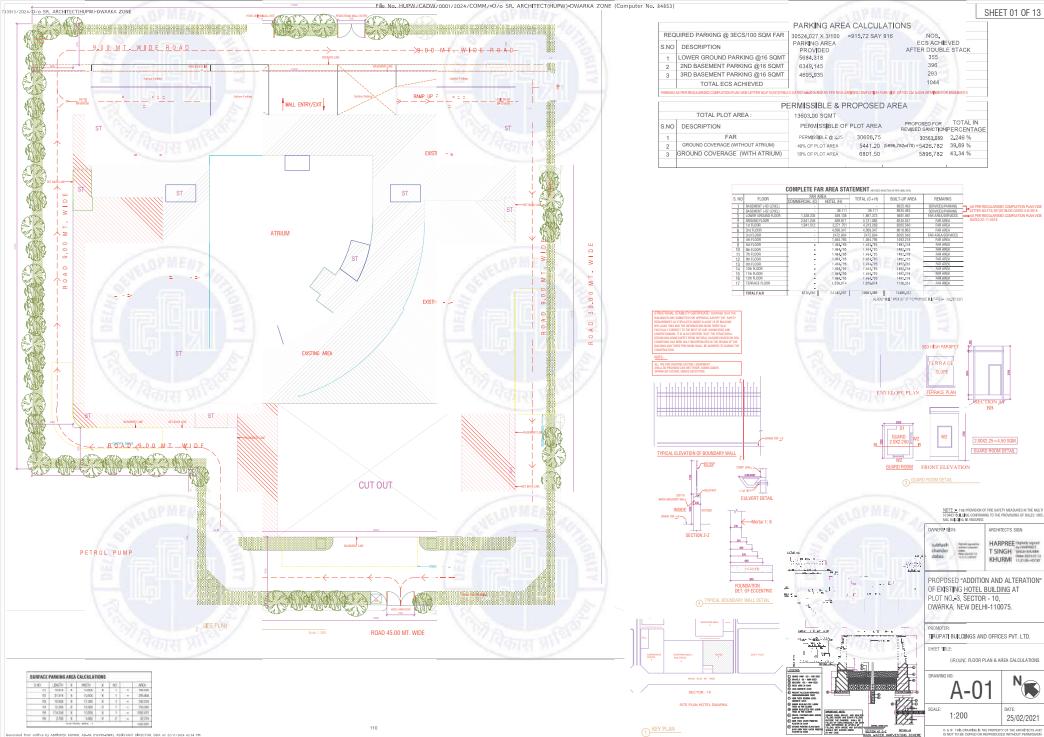
CADW/0001/2024/COMM/-O/0 SR. ARCHITECT(HUPW)-DWARKAZONE (Compu 733879/2024/O/o SR. ARCHITECT(HUPW)-DWARKA ZONE Annexure-5 - 44/N -: 98 (35 107) UL Arm_13603.00 Spm. Intuilie) at sec-10 Dwalks, city can the Subject. Issue of possession letter. PUC dated <u>21-10-08</u> received from Mrs Timberti Alles, & offices (P)L tel. kept opposite may please by seen vide which they have submitted following documents bit the purpose of Possession Letter, same has been checked and found to be in order. Details are as under:p- u/c Amount of Premium 2. Due date of payment 3 Date of payment of premium 244N. Interest for delayed payment if any 5 Payment verification by Finance 6. Copies of partnership deed or memorandum and articles of Association 7. Copies of Control Drawings 8. Affidavit that there is no change in constitution / share-holders / Directors of the Company till date 9 Affidavit that there is no change in ownership of the Company till date 10. Resolution of the Company 11 Photograph and specimen signatures DOCUMENT IncluED 12. I.D. Proof UNDER RTLAL .. 2005 13 Terms and Conditions of auction 14 List of share holders/Directors of the company at the time of auction and at present duly certified by the Chartered Accountant 85-188 15. Certificate from Chartered Accountant that there in : no change in the constitution / ownership of the company has taken place from the date of auction yet to lie uill today Nothing is due at this stage. Now it spreed, we may issue the Possession Letter I'te Possession Letter is added for approval and signature please. Before lasue, Dy. Director (11) may kindly see and accord approval for the same so that Possession Letter may be issued. 12/X/08 Submitted pleas Programme As issue Assistant Director hos Director DY. Generated from eOffice by ABHI 22/11/2024 02:55 PM (HUPW-DWK), ASSI DDA on CTOR 1

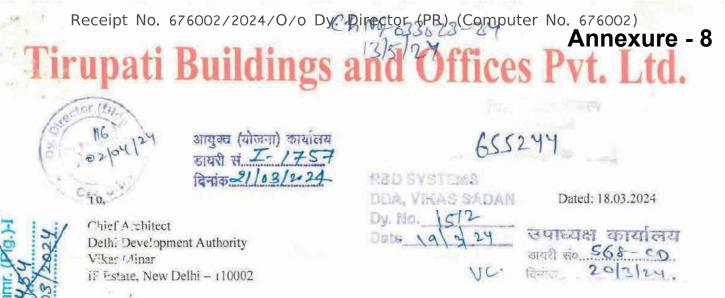
I/CADW/0001/2024/COMM/-O/o SR. ARCHITECT(HUPW)-DWARKA ZONE (Comput 733879/2024/O/o SR. ARCHITECT(HUPW)-DWARKA ZONE ANNEXURE-2 भग । विभाग (जाव गो क अर् कोशीगिक) 54 ANNEXURE .. C. ा ।, 205, द्वितीय तल िकास सदन, नई दिल्ली-110023 463 दिनांक : . . . 11. F.B. (147) & 447/ Blog रोवा में, MIS. terubali. Building sit offices. Pla. B. 59, Kimaha King Sextar . 9., Rehimi.... Men Dolly fare: Bird -3. Sector -10. D.W. R. Hotel. Piet. महोद्य, उपर्युक्त विषय पर भवन नक्शे को संखीकृति/अनापत्ति प्रमाण-पत्र के लिए आपने दिनांक के आवेदन पत्र और इस कार्यालय के समसंख्यक पत्र दिनांक के संदर्भ से आपरें: अनुरोध है कि आप निम्नलिखित दस्तावेज जभा करवाएं/टिप्पणियों का पालन करें:-1- you are orequested to departe of Addl. FAR charges al R's - 19,54,78004/= only. -Under taking for pognist 2 The Rate A ITA ABONU कृष्या 15 दिन क्रे अन्दर आतः क्वर्यवाई वरे।

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Annexure - 7





Sub: Relaxation in Development Control Norms for hotels who fall in Air Funnel Zone and have height restriction to expand vertically from AAI

Dear Sir,

Our company, Tirupati Buildings and Offices Pvt. Ltd, had purchased a plot from DDA in 2007 admeasuring 3.36 Acres, in public auction in 2007 for a total cost of 257 Cr. The plot is currently operational as WelcomHotel Dwarka.

Cur plot is part of the District Centre earmarked by DDA at Dwarka. The demand letter from DDA clearly caucating the plot as part of District Centre Dwarka is attached herewith, its part of the last cancelon attached dated 21st July 2023, DDA has approved a Ground Coverage of 39.89% for our plot.

However, as per the development control norms applicable to District Centre, the following is provided;

Use Premise	Ground Coverage	Height	Other Controls
District Centre	50	NR	Maximum 10% additional ground coverage shall be allowed for providing atrium.

The above table states clearly that the Ground Coverage of 50 is allowed with an additional ground coverage of 10% for providing atrium in District Centre. Moreover, the word "additional" clearly implies that 10% is over and above the Ground Coverage of 50 for buildings that provide atrium. There have been multiple cases where the DDA has already approved Ground Coverage of more than 50% on the basis of 50% Ground Coverage + 10% for providing atrium.

Beirg part of District Centre, the norms applicable to District Centre plots should govern our plot as we'!, according to which we should get 50% ground coverage + 10% for providing atrium rather than ground coverage of 39.89% which has currently been approved(without atrium) and 43.34% (with atrium).

We request you to please issue a clarification so that we are able to get the ground coverage as per the norms applicable to district centre plots.

clarification may immidiality in issued that 50%. G. C. is all inclusive med. - Helpfi Bldg 22/03/2014.

Regd. Off.: Plot No. 3, District Centre, Sector-10, Dwarka, New Delhi-110075 M Tel.: +91-11-42229222, Fax : +91-11-42229333

24 04:03 PM

CIN - U45200DL2007PTC160655

financetirupati@gmail.com Generated from eOffice by ANAND KUMAR SHIVA, AKS-SA(HUPW)-DWARKA ZONE, SENIOR ARCHITER

Receipt No. 676002/2024/O/o Dy. Director (PR) (Computer No. 676002)

The puc has been examined and it is observed that the matter is responding Development Entral Norme (CAC., hightete.) of Hotal plats In District antor.

therefore, we may request noster plan section DDA to provide clarification directly to the applicant in consultation with Hupw. pue may be forwabel to mp section DDA in original.

- Samilos /24

- Addl. Cour (Py) Bld

Annexure - 9

Tirupati Buildings and Offices Pvt. Ltd.

Receipt Central Dy. No. 4474 Dated 4474 R&D Section, Vikas Minar D Development Authori D g Asstt

To,

()

Dated - 16th Oct 2024

The Commissioner (Land), Delhi Development Authority, Vikas Sadan, INA, New Delhi - 110023

Subject: Application for Purchase of Additional FAR and Increase in Ground Coverage from 50% to 60% (inclusive of atrium) for our hotel plot

Dear Sir/Madam,

We, Tirupati Buildings and Offices Pvt. Ltd., hereby submit this application to kindly request your consideration for an increase in Ground Coverage from 50% to 60% (inclusive of atrium), since we intend to purchase additional Floor Area Ratio (FAR) for our hotel project located at District Centre, Dwarka Sector-10.

We would like to bring the following to your kind attention:

- 1. Background of the Project:
 - We purchased a hotel plot measuring 13,603 sqm through a public auction held by the Delhi Development Authority (DDA) on 28th August 2007 for the District Centre, Dwarka Sector-10.
 - The original FAR allocated was 200, which was subsequently increased to 225by making a payment of 19.54 Cr to DDA. The revised sanction for increase in FAR was received on 15th September 2010.
- 2. Increase in FAR as per Gazette Notification:
 - As per Gazette Notification S.O. 678(E) dated 4th March 2014, the FAR for hotels has been increased from 225 to 325/375, depending on the Right of Way (ROW). We are ready to purchase additional FAR as per law and feasibility.
 - Our plot falls under the category of ROW > 30 meters, making us eligible for an FAR of 375.
- 3. Constraints Due to Height Restrictions:
 - The current ground coverage stands at 50% inclusive of atrium
 - Owing to the proximity to the airport, our plot falls within the air funnel zone.
 - The **maximum permissible height** as per the Airport Authority of India (AAI) has already been exhausted in achieving the existing FAR of 225.
 - The height restrictions imposed by the AAI prevent us from undertaking any vertical expansion to utilize the additional FAR.
- 4. Request for Enhanced Ground Coverage from 50% to 60% (inclusive of atrium):

Regd. Off.: Plot No. 3, District Centre, Sector-10, Dwarka, New Delhi-110075 Tel.: +91-11-42229222, Fax : +91-11-42229333

CIN - U45200DL2007PTC160655

financetirupati@gmail.com

• We would like to request for an increase in ground coverage to 60% inclusive of atrium under these circumstances, considering the height restrictionspreventing vertical development and our intent to purchase additional FAR.

We are prepared to provide any additional information or documentation that may be required to process our application.

Thank you for your time and consideration. We look forward to your guidance and a favorable response.

Yours faithfully, For Tirupati Buildings And Offices Pvt. Ltd. For Tirupati Buildings and Offices Pvt. Ltd.

Director

Ayush Dabas Director Tirupati Buildings and Offices Pvt. Ltd

Copy to,

Chief Architeet Delhi Development Authority (DDA) VIKas Minar, Hew Delta -11002

MPD-2021 modified upto 31/08/2022

Annexure - 10

respective Use Zone with the approval of concerned local body and approval of the Authority is not required.]

8(3) **REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES**

The objective of these regulations is to provide controls for building(s) within use premises excluding the internal arrangement, which are covered in Building Bye-laws.

General Notes:

- 1. Where development controls are not stipulated for any use premise, the same can be formulated by the Authority.
- 2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. ¹[In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances:
 - a) In case of provision of stack-parking in stilt floor or basement, minimum height should be 2.5 m.
 - b) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. The height of Service floor in the building shall be limited to 1.8 m.]
- 3. If the building is constructed with stilt area of non-habitable height (2.4 mts) and is proposed to be used for parking, landscaping, etc. the stilt floor need not be included in FAR.
- 4. Wherever the building regulations are given for different categories of plots, the area covered and the floor area shall in no case be less than the permissible covered area and floor area respectively for the largest size of plot in the lower category.
- ²[In case of all the plots of size 1000 sq.m. and above, except 'Residential Plot – Plotted Housing', atrium will be permitted with stipulations – Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional

¹ Added vide S.O. 2895(E) dated 23-09-2013

² Added vide S.O. 678(E) dated 04-03-2014

MPD-2021 modified upto 31/08/2022

ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.]

CI			Minimum S	Setbacks			
Sl. No.	Plot size (in sq.m)	Plot size (in sq.m) Front (m) Rear (m)		Side (m) (1)	Side (m) (2)		
1	Upto 60	0	0	0	0		
2	Above 60 & upto 150	3	1.5 (avg.)	-	-		
3	Above150 & upto 300	4	2 (avg.)	-	-		
4	Above 300 upto 500	4	3	3	-		
5	Above 500 upto 2,000	6	3	3	3		
6	Above 2,000 upto 10,000	9	6	6	6		
7	Above 10,000	15	12	12	12		
	¹ [Minimum Se	tbacks for in	tegrated TOE) schemes:			
	Plot / scheme size		Minimum Setbacks				
	(in sq.m)	Front* (m)	Rear (m)	Side (m) (1)	Side (m) (2)		
		(for all	Setback to l	be handed ba	ack to local		
		edges	body as public roads				
		facing a	(at least 20% of plot/scheme area)				
		public ROW					
		of 18 m+)		1			
8	Above 3,000 upto 10,000	0	6	6	6		
9	Above 10,000	0	12	12	12]		

Table 17.1: Minimum Setbacks (Other than Residential Plotted
Development)

Note:

- i. In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceding category may be ²[allowed]. ³[...]
- ii. The setbacks are subject to requirements of height and ventilation as per building byelaws. ³[...]

¹ Added vide S.O. 1914 (E) dated 14-07-2015

² Modified vide S.O. 1914 (E) dated 14-07-2015

³ Deleted vide S.O. 4614 (E) dated 24-12-2019.

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.
- v. ESS wherever required to be provided within the plot, is allowed by shifting of side / rear setbacks. 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.

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

Table 17.2: Parking Standards

²[Notes:

- * Additional parking may be created within integrated schemes only as paid, shared parking facilities accessible to general public at all times.
- ** 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	23
2.	Ground floor covered	28

¹ Deleted vide S.O. 4614 (E) dated 24-12-2019

² Added vide S.O. 1914 (È) dated 14-07-2015

Annexure - 11

805/C

52

Mtg.43

DELIII DEVELOPMENT AUTHORITY (MASTER PLAN SECTION

No. F1(10)/2008/MP/229

Dated: 16-7-2008

Minutes of the 8th Technical Committee meeting held on 7.7.2008 List of participants is annexed.

Item No.105/2008

Sub.: Guidelines for redevelopment of influence zone along MRTS and major transport corridor: under utilized/low density areas, special area,

Resettlement colonies, villages, unauthorized colonies and J.J. Clusters. F.3(29)2008/MP.

The proposal was briefly presented by Jt. Dir.(Plg.)/DC and it was informed that earlier draft regulations based on MPD 2021 for building regulations for special area, unauthorized regularized colonies and village abadis etc. have been forwarded to the Ministry of Urban Development. It was decided in the first instance we should wait for response from the Ministry.

Action: OSD(Plg.)

Sub.: Proposed Petrol Pumps on private land Item Nos. 106,107,108,109,110,111,114,115,116,117,118,119,120 & 121

The proposal was presented by Director (Dwarka) and Director (Rohini) regarding setting up of Petrol Pumps on private land. The issues was discussed in detail and it was decided that a Sub-Committee be constituted under the Chairmanship of AC (Plg.)III where AC(Plg.)II, OSD(Plg.) and Sr. Town Planner MCD will examine each case in detail after which recommendations be given within a time period of 10 days.

Action: AC(Plg.III)

liem No. 112/2008

Sub.: Change of land use of land measuring 25 acres from

Recreational (District Park) to Transportation (Heliport) in sect.36 Rohini. F.20(5)2008/MP.

The proposal was presented by Director (Rohini) wherein it was informed that a site measuring 25 acres has been identified for setting up of a heliport. This involves change of land use from recreational to transportation. After deliberations the proposal was approved.

Action: Director (Rohini)

multi

804/C

Item Nor113/2008 Sup Hospitality Distri

Hospitality District Project of IGI Airport Delhi. F.1(26)2007/MP.

The proposal was presented by Director (AP-I) and it was informed that Ministry of Civil Aviation has followarded the request of DIAL for relaxation in the ground coverage of the proposed Hospitulity District Project to 50% instead of 30% hotel rooms and other facilities. This proposal to provide accommodation of 2500 there is restriction of height. In order to provide more rooms it has been requested that the ground coverage of 50% he allowed. After detailed discussion, the proposal is was approved.

Action: Director(AP-I)

2

Item No. 122/2008

Sub.: Redevelopment of New Delhi Railway Station-Proposal of Northern Railways. F.3(17)2000/MP

The proposal was presented by Chief Engineer (Northern Railways) where if was informed that earlier the proposal was discussed in the Technical Committee Meeting held on 7.3.08 where it was decided that the proposal be cleared and comments on the proposal be obtained from Traffic Police, DUAC, MCD and should also consider the suggestions given by DDA. It was further informed that comments of some of the agencies have been received which have been examined.

After detailed discussions, it was decided that the proposal be thoroughly examined in the Sub-Committee Meeting on Transport Projects of DDA and after which proposal be brought before the T.C.

Action: Director (TT).

Item No.: 123:2008

Sub.: Proposal for signal free movement of traffic on Outer Ring Road between Mangolpuri & Madhuban Chowk. F.5(3)/2008/MP.

The proposal was presented by Director (TT) where it was informed that earlier this proposal was discussed in the Sub-Committee on Transport Projects held on 28 3.08 which comprised of signal free movement between Mangolpuri & Madhuban Chowk Section on the Outer ring Road. The proposal was discussed and it was apprehended that when this proposal is implemented it will create congestion on the intersection on the two arms of the Outer Ring Road. It was decided that the proposal be put on the web site for public opinion and thereafter the proposal should be examined in detail in the Sub-Committee of Transport Projects.



Action: Director (TT)

ltem No. 124.2008

Sub.: Proposal for signal free movement on Ring Road between Azadpur & Prembari Pul.

F.5(5)2008/MP.

The proposal was presented by Director (PT) where it was informed that earlier this proposal was discussed in the Sub-Committee on Transport Projects held on 28.3.08 which comprised of signal free movement between Azadpur & Prembari Ful. The proposal was discussed and it was apprehended that when this proposal is implemented it will create congestion on the intersection on the two arms of the Outer Ring Road. It was decided that the proposal be put on the web site for public opinion and thereafter the proposal should be examined in detail in the Sub-Committee of Transport Projects

The meeting ended with thanks to the Chair.

Action: Director (TT)

(Ashok Kumar) Addl. Comm.(Plg.)1

Copy to:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- Commissioner (Design Plg.) DDA
- 4. Commissioner (Policy Plg.) DDA
- 5. Commissioner (LM) DDA
- 6. Commissioner (LD) DDA
- 7. Sr. Town Planner, MCD
- 8. Chief Town Planner, TCPO
- 9. Chief Architect, NDMC
- 10. Chief Architect, HUPW DDA
- 11. Chief Engineer / Planning, DMRC
- 12. Chief Engineer (Elect) DDA
- 13. Additional Commissioner (Plg.) I DDA
- 14. Additional Commissioner (Plg.)II, DDA
- 15. Additional Commissioner (Plg.) (III) DDA
- 16. Secretary, DUAC
- 17. Land & Development Officer, (L&DO)
- 18. Sr. Architect, (H&TP) CPWD
- 19. Dy., Commr. of Police (Traffic) Delhi

20. Director (Landscape) DDA

SPECIAL INVITEES Director (Plg) NP

Director (Plg.)Dwarka Director (Plg.)Rohini Director (Plg.)TT Director (Plg.)AP-1 Jt. Director (Plg.)DC For Item No. 106/2008 107,108,109,110,111 112,114,115,116,117,118,119,120,121 122,123,124 113 105

802/c jro

List of participants of 8th meeting for the year 2008 of Technical Committee held on 7.7.2008

Delhi Development Authority

5/Sh.

Ashok Kumar, Vice Chairman Bhishma Kumar, Chugh, EM, DDA A K Jaih, Commissioner (Plg.) V D Risbud, Commissioner (Plg.)Policy Ashok Kumar, Addl Commr (Plg.)I B K Jain, Addl. Commr (Plg.)I Dr. S.P. Bansal, Addl.Comm.(Plg.)II V.D. Dewan, Chief Architect HUP'W Anil Barai, OSD (Planning) Mrs.Savita Bhandari, Director (Laudscape)

Delhi Police

Prabhakar Dy. Commr. (Police) Traffic

MCD Shemsher Singh, Sr. Town Planaer

NDMC R. Goel, Architect

CPWD

Sushil Seligal, Architect (Land)

TCPO Pawan Kumar, Asstl. TCP

DMRC, R.N.Verma, CE(Planning) DMRC

Special Invitees

R M Lal, Director (Pig.)TT, DDA S P Phatak, Director (Plg.) Dwarka R K Jain, Director (Plg.) AP-1 P.M. Parate, Director (Plg.) Rohinl T.K. Mandal, Jt. Director (Pig.) Dwarka H S Dhillon, Jt. Director (Plg.) MI⁴ 3 B Khodankar, Jt. Dir. (Plg.) DC Trilochan Singh, Dy. Dir. (Plg) Rohlni Ms. Manject Bhalla, Dy. Director (Plg) T1 R S Sharma, Director CEG Ltd. Jai Prakash, Sr. Architect, CEG Ltd A.K. Lahdi, CE/C/Northern Railwhy S. KRUMMECK, TFP, HONKONG Felix Li, TEP, HONGKONG Mona Srivasatava, Dy. CO/C-Northern Railway P.R. Mchta, DAG, Northern Railway, Sanderp Kaushik, DAG, Morthern Railway Nitika Krishan, AGM/DIAL V. Jayaraman, COD/DIAL Y. N. Naraynan, Dir /Northern Railway T.S. Chauhan, PM/F-13, PWD M.P. Shaima, AE/F-13, PWD Manish Kasushik, Ex.Engineer, PWD J Sakuja, Consultant, DAPL



LOT Ileu No-113/08

AGENDA FOR THE TECHNICAL COMMITTEE

SUBJECT: Hospitality District Project of IGI Alrport, Delhi.

F1(26)2007-MP

1. Background:

As part of the modernisation of the Indira Gandhi International Airport by DIAL a hospitality district project in an area of about 60 acre has been proposed by them to provide accommodation of 2500 hotel rooms and other facilities for the users of the Airport as well as forthcoming Commonwealth Games - 2010. Ministry of Civil Aviation vide D O Letter dated 26.6.2008 has forwarded the request of DIAL for relaxation in the ground coverage of the proposed hospitality. District Project to 50%.

2. Examination:

i) Airport is falling in Zone G-15 of South West area of Delhi. Master Plan for Delhi 2021 on page 81 of the Gazette Notification under the heading of Development Control for Transportation Use Premises provides the permissibility of the activity as "all facility related to Airport / Aviation Passengers as decided by AAI including Watch & Ward"

ii) In the Transport Use Zone hotel is also permitted as given on page 33 of MPD 2021.

III) Master Plan for Delhi 2021 also provides that permission of use premise in the Airport use zone shall be governed by the specific function of the use zone (page 127 of Gazette Notification)

iv) The Development Control norms of hotel premises are given in the Master Plan on page 36 wherein ground coverage is 30% and 150 FAR and other controls, have also been specified. These norms are under process of modification as per the public notice on 9.6.2008, wherein proposed ground coverage is 40% and FAR 225. The other Development Control Norms as modified shall also be applicable.

v) A letter was sent by the Master Plan Section of the DDA to Jt. Secretary Ministry of Civil Aviation on 24.6.2008-stating therein the following:

- a) Building / Development Control for Hotels shall be as per MPD 2021.
- Begarding relaxation in ground coverage, if necessary, the DIAL may approach the DDA.
- c) The Building Plans shall be sanctioned by the Airport Authority of India under its Regulations.

vi) As a follow up of this letter of DDA, DIAL has requested to allow ground coverage upto 50% for the hospitality district project which will accommodate hotel plots.

vii) The relaxation in ground coverage is requested in view of the height restriction due to the funnel zone.

viii) The Master Plan for Delhi 2021 has a provision that relaxation in FAR, ground coverage and other control can be allowed by the Technical Committee.

ix)The detailed comprehensive layout plan of the hospitality district has not been received in the DDA. As per the sketch layout, the proposed site for this project has been shown approximately in an area of 60 acres

a) It is proposed that the ground coverage may be relaxed, based on integrated / 3 Proposal. comprehensive scheme of the Hospitality District project. Already modification in the Ground coverage from 30/to 40% is in precessas per public notice dated 9.6.08

Further it shall be considered at the stage of sanction of the building plans. b) Development control norms for the hotel sites shall be as per the provisions of the Master Plan for Delhi 2021, as has been discussed in a meeting of National

- Facilitation committee meeting held on 3 06.08 c) DIAL and AAR will take the necessary clearance from all the concerned agencies
- including the local body.
- & Recommendation:

いたちます

The proposal given in para 3 is put up for consideration of the Technical Committee

Assistant Director (Pig.)

IL Director (AP

Director (AP)

517 PORTERS

DELHI DEVELOPMENT AUTHORITY (MASTER PLAN SECTION) 6th Floor Vikas Minar, New Delhi Telephone No.23370507

F.1(10)08-MP/218

Date: 02.07.08

The 8tk meeting of Technical Committee of the DDA for the year 2008 under the chairmanship of VC. DDA will be held on 7.7.2008 at 11.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, New Delhi, Λ list of items alongwith agenda to be discussed is enclosed herewith.

You are requested to make it convenient to attend the meeting.

(Anil Barai) OSD (Plg)

1. Vice Chairman, DDA

2. Engineer Member, DDA

3. Commissioner (Design Plg.) DDA

4. Commissioner (Policy Plg.) DDA

5. Commissioner (LM) DDA

6. Commissioner (LD) DDA

7. Sr. Town Planner, MCD

8. Chief Town Planner, TCPO

9. Chief Architect, NDMC

10. Chief Architect, HUPW DDA

11. Chief Engineer / Planning, DMRC

12. Chief Engineer (Elect) DDA

13. Additional Commissioner (Plg.) I DDA

14. Additional Commissioner (Plg.)II, DDA

15. Additional Commissioner (Plg.) (III) DDA

16. Secretary, DUAC

17. Land & Development Officer, (I.&DO)

18. Sr. Architect, (H&TP) CPWD

19. Dy., Commr. of Police (Traffic) Delhi

20. Director (Landscape) DDA

SPECIAL INVITEES

Jt. Director (Plg) DC

For Item No. 105/2008 42.

107 Ileu No-113/08

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150

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50%.

225

AGENDA FOR THE TECHNICAL COMMITTEE

our uspit ality District Project of IGI Airport, Delhi.

F1(26)2007-MP

1. Packground:

As part of the modernisation of the Indira Gandhi International Airport by DIAL a hospitality district project in an area of about 60 acre has been proposed by them to provide accommodation of 2500 hotel rooms and other facilities for the users of the Airport as well as forthcoming Commonwealth Games - 2010. Ministry of Civil Aviation vide D O Letter dated 26.6.2008 has forwarded the request of DIAL for relaxation in the ground coverage of the proposed hospitality District Project to 50 ..

2. Examination:

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> i) Airport is falling in Zone G-15 of South West area of Delhi. Master Plan for Delhi 2021 on page 81 of the Gazette Notification under the heading of Development Control for Transportation Use Premises provides the permissibility of the activity as "all facility related to Airport / Aviation Passengers as decided by AAI including Watch & Ward"

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> iv) The Development Control norms of hotel premises are given in the Master Plan on page 36 wherein ground coverage is 30% and 150 FAR and other controls, have also been specified. These norms are under process of modification as per the public notice on 9.6.2008, wherein proposed ground coverage is 40% and FAR 225. The other Development Control Norms as modified shall also be applicable.

> v, A letter was sent by the Master Plan Section of the DDA to Jt. Secretary Ministry of Civil Aviation on 24.6.2008 stating therein the following:

a) Building / Development Control for Hotels shall be as per MPD 2021.

E¹ Regarding, relaxation in ground coverage, if necessary, the DIAL may approach the DDA.

c) The Building Plans shall be sanctioned by the Airport Authority of India under its Regulations.

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vii) The relaxation in ground coverage is requested in view of the height restriction due to the funnel zone.

."") The Master Plan for Delhi 2021 has a provision that relaxation in FAR, ground coverage and other control can be allowed by the Technical Committee.

ix)The detailed comprehensive layout plan of the hospitality district has not been received in the DDA. As per the sketch layout, the proposed site for this project has been shown approximately in an area of 60 acres.

3. Proposal:

 $\mathcal{A}_{i} \geq \mathcal{A}_{i}$

- a) It is proposed that the ground coverage may be relaxed, based on Integrated / comprehensive scheme of the Hospitality District project. Already modification in the Ground coverage from 30/to 40% is in prossessas per public notice dated 9.6.08. Further it shall be considered at the stage of sanction of the building plans.
- c, Development control norms for the hotel sites shall be as per the provisions of the Master Plan for Delhi 2021, as has been discussed in a meeting of National Facilitation committee meeting held on 3.06.08.
- c, Discand AAI will take the necessary clearance from all the concerned agencies including the local body.

. necon...nendation:

The proposal given in para 3 is put up for consideration of the Technical Committee.

Assistant Director (Plg.)

Jt. Director (AP

Director (AP)I

W/CADW/0001/2024/COMM/-O/o SR. ARCHITECT(HUPW)-DWARKA ZONE	(Compute
733936/2024/O/o SR. ARCHITECT(HUPW)-DWARKA ZONE	

Annexure - 12

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The Gazette of India असाधारण असाधारण घाग II—खण्ड 3—उप-खण्ड (ii) PART II—खण्ड 3—उप-खण्ड (ii) PART II—section 3—Sub-section (ii) प्राधिकार से प्रकाशित PUBLISHED BY AUTHORITY चई दिल्ली, शुक्रवार, सितम्बर 13, 2013/भाट्र 22, 1935 New Delhi, FRIDAY, SEPTEMBER 13, 2013/BHADRA 22, 1935 शहरी विकास मंत्रालय पदिल्ली डिपीण्ल)
The Gazette of India असाधारण असाधारण EXTRAORDINARY भाग II—खण्ड 3—उप-खण्ड (ii) PART II—Section 3—Sub-section (ii) प्राधिकतर से प्रकाशित PUBLISHED BY AUTHORITY म. 2143] मई दिल्ली, शुक्रवार, सितम्बर 13, 2013/भाद 22, 1935 New Delhi, FRIDAY, SEPTEMBER 13, 2013/BHADRA 22, 1935 शहरी विकास मंत्रालय प्राहरी विकास मंत्रालय (दिल्ली डिप्रीजन)
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शहरी विकास मंत्रालय (दिल्ली डिपोजन)
(दिल्ली डियीजवा)
3140461
नई दिल्ली. 13 सितम्बर, 2013
का.आ. 2759(अ).—जबकि केन्द्र सरकार ने दिल्ली मुख्य योजना में कुछ संशोधन करने का प्रस्ताव कि
जिन्हें दिल्ली विकास प्राधिकरण द्वारा दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 44 के प्रावधान अनुसार उक्त अधिनियम की घारा 11-क की उपधारा (3) द्वारा यथा-अपेक्षित उक्त सूचना की तिथि से पैतालीस दिव
2. जबकि, प्रस्ताचित संशोधनों के संबंध में प्राप्त की गयी आपत्तियों/सुझावों पर दिल्ली विकास प्राधिकरण गठित किए गए जांच एवं सुनवाई बोर्ड द्वारा विचार किया गया था और दिल्ली विकास प्राधिकरण की बैठक में अनुमोदित भी किया गया था।
अनुमादित मा पिया गया था। 3. जबकि, केन्द्र सरकार ने मामने के सभी पहलुओं पर सावधानीपूर्यक विचार करने के बाद दिल्ली
योजना-2021 को संशोधित करने का निर्णय किया है जो दिनांक 26.10.2012 की अधिसूचना का.आ.2555(अ तहत अधिसूचित किया गया था और दिनांक 18.07.2013 की का.आ. 2190(अ) के तहत संशोधित किया गया था
 अतः अब, उक्त अधिनियम की धारा 11-क की उपधारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए
सरकार एतदद्वारा भारत के राजपत्र में इस अधिसूचना के प्रकाशन की तिथि से निम्नलिखित संशोधन करती है :
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and an and a second

PW/CADW/0001/2024/COMM/-O/o SR. ARCHITECT(HUPW)-DWARKA ZONE (Computer 733936/2024/O/o SR. ARCHITECT(HUPW)-DWARKA ZONE 4 THE GAZETTE OF INDIA : EXTRAORDINARY [Part II—Sec. 3(ii)]

U U U U

3. Whereas, the Central Government has, after carefully considering all aspect of the matter, decided to modify the Master Plan for Delhi-2021, which was notified vide Notification S.O. 2555(E) dated 26.10.2012 and amended vide S.O. 2190(E) dated 18.07.2013.

4 Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications with effect from the date of publication of this Notification in the Gazette of India.

Following text is substituted;

Modifications:

Para 3.2 Urban

Extensions

S.

Para/Clause/ Table Modifications to the MPD-2021 notified vide Notification S.O. 2555(E) dated 26.10.2012 and amended vide S.O. 2190(E) dated 18.07.2013.

"Motels with sanctioned plans as on 07-02-2007 or whose proposal of Motel has been acceded to (including all such proposal of motels which were in process of examination or matter challenged in the court of law or having approval in files from DDA or MCD or not acceded to due to enforcement of MPD-2021 on 07.02.2007 are also eligible for sanction) and located in Commercial Areas or proposed Facility Corridor in Zonal Development Plans and Other Use Zones, shall be permissible subject to Development Control conditions mentioned in 'Table 5.4' and Clause in Chapter 17.0."

2	Table 5.4 Development Controls - Commercial Centers	Use/use premises	Maximum Coverage (%)**	FAR	Height (mts)	Parking Standards ECS/100 Sqm. of floor area	Other Controls
		1.	2	3	4	5	6
2		Following Text is substituted: f) Motel (with senctioned plans as on 07 02 2007 or whose proposal of Motel has been acceded to (including all such proposal of motels which were in process of examination or matter challenged in the court of law or having approval in files from DDA or MCD or not acceded to due to enforcement of MPD-2021 on 07.02.2007 are also eligible for sanction), which are in Commercial Areas or	40	175^	NR*		

2

		1					
		Facility Corridor in Zonal Development Plans and Other Use Zones)					
			50% instead of 40% will we the enhanced FAR if	be permissible for sile located in their exist any height restriction f.			
3.	Notes under Sub- Clause 8 (2)	Following text is substituted: (yi) Motels with approved pli to (Including all such p		ose proposal of Motel has been acce			

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2		4		THE GAZETTE OF INDIA:	EXTRAORD	INARY		PARI	HSid, 36
9		2	Table 5.4						
2			Development Controls Commercial Centers	U se/use premises	Maximum Coverage (%)**	FAR	Height (mts)	Parking Standards ECS/100 Sqm. of floor area	Other Controls
3		1 - 1		1	2	3	4	5	6
				Following Text is substituted	40	175^	NR*		
9 9		-1		f) M otel (with sanctioned plans as on 07.02.2007 or whose proposal of Motel has been acceded to (including all such proposal of motels which were in process of					
9				examination or matter challenged in the court of law or having approval in files from DDA or MCD or not acceded to due to					
9				enforcement of MPD-2021 on 07.02.2007 are also eligible for sanction), which are in Commercial Areas or proposed Facility				-	1.27
9				Cerrider in Zonal Development Plans and Other Use Zones)	8				-
9		-		Following Text is added under ** Ground Coverage up to the enhanced FAR at Airport Authority of Indu	50% instead site(s), if th	d of 40	% will be ist any	e permissib height rest	'e to achiev riction fror
2		3.	Notes under Sub Clause 8 (2)	Following text is substituted:	100 B			0	
2				(vi) Motels with approved pla been acceded to (inclu process of examination approval in files from I of MPD-2021 on 07.02 Commercial Areas or pl and Other Use Zones (v dated 16-06-1995 of the which were having Rura permissible subject to de	Iding all such or matter c DDA or MCD 2007 are als oposed Facil which have be notified Zon al Use Zone/0	ch proj halleng or not to eligi ity Com sen est al Deve Green I	cosal of acceder ble for idor in 2 ablished elopment Belt prior	f motels wh c court of k d to due to sanction) an Conal Develo under MoUI Plans under to 07-02-20	ich were i werhavin enforcemen of located i pment Plan Notificatio er MPD-202 007) shall b
			82 ([N	lo. K-200	013/10/2007	-DDI (Vol.4
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MPD-2021 modified upto 31/08/2022

Annexure - 13

ix) Industrial	5 to 6 units per 1000 employees
x) Railways Terminus / MRTS	To be based on surveys at the time
Stations	of preparation of the project.

Table 5.4: Development Controls - Commercial Centres

		Ma	aximun	n	Parking	
Us	e/ use premises	Ground Coverage (%)	FAR	Height (mts)	Standard ECS / 100 sqm. of floor area	Other controls
a)	Commercial Cent					
i.	Convenience Shopping Centre / Local Shopping Centre / Local Level Commercial areas	1[50]	100	² [NR*]	2	Max. 10% additional Ground Coverage shall be allowed for providing atrium only in LSC. ³ [In case the permissible additional ground coverage for atrium is utilised, 25% of the utilized ground coverage shall be counted towards FAR.]
	Service Market Organised Informal Bazaar.	³ [50 50	100 40	4[NR* NR*]	2	
iv.	Community Centre / Non- hierarchical Commercial Centre	50	125	NR*	3	Maximum 10% additional ground coverage shall be allowed for providing atrium. ² [In case the permissible additional ground coverage for atrium is utilised, 25% of the utilized ground coverage shall be counted towards FAR.]
V.	District Centre/ Sub-Central Business District / Sub- City Level Commercial areas	50]	150	NR*	3	Maximum 10% additional ground coverage shall be allowed for providing atrium. ² [In case the permissible additional ground coverage for atrium is utilised, 25% of the utilized ground coverage shall be counted towards FAR.]

¹ Added vide S.O. 3587(E) dated 14-11-2017

- ² Added vide S.O. 2690(E) dated 11-08-2016
- ³ Added vide S.O. 3587(E) dated 14-11-2017
- ⁴ Added vide S.O. 2690(E) dated 11-08-2016

MPD-2021 modified upto 31/08/2022

	M	aximun	1	Parking				
Use/ use premises	(%) (mts)		Height	Standard ECS / 100 sqm. of floor area	Other controls			
b) Metropolitan City	/ Centre / Ce	entral B	Susiness D	istrict				
i. Commercial Plot: Retail & Commerce Metropolitan City Centre i.e. Connaught Place & its Extension	25	150	NR*	3	 i. The size of the plot shall be as in the layout of commercial area and any subdivisional of the plot in Connaught Place and its extension should not be permitted. ii. The development controls shall be in accordance with the comprehensive plan of the area to be reframed by the local body. iii. (a) In case of Connaught Place, the existing height shall be maintained and FAR could be achieved by increasing proportionate ground coverage. (b) No basement shall be permitted in middle circle of Connaught Place. (c) Mandatory Architectu- ral Controls shall be applicable. 			
ii. Commercial Complex at Fire Brigade Lane and Janpath Lane	25	150	NR*	3	 i. Ground coverage and FAR shall be calculated on the area of presently available plots. ii. The area shall be developed on the basis of comprehensive scheme. 			
c) Hotel	40	1[i) Plot belo w 30 m ROW - 325	NR*	3@	 Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilised, 25% of the utilised ground coverage shall be counted 			

¹ Modified vide S.O. 2034(E) dated 12-08-2008 and S.O. 678(E) dated 04-03-2014

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MPD-2021 modified upto 31/08/2022

	M	aximun	n	Parking	
Use/ use premises	Ground Coverage (%)	FAR	Height (mts)	Standard ECS / 100 sqm. of floor area	Other controls
		(ii) Plot 30 m & abov e – 375]			towards FAR. ii) Maximum 20% of the FAR can be used for the Commercial offices, Retail & Service shops. iii) The enhanced FAR will be allowed subject to payment of charges to be prescribed/ notified by the Government.
¹ [d)Service	30	225	NR*	2]	
Apartments	25	100	ND*	3	
 e) Any other Commercial Centre i. (Including Commercial component along with Railway / MRTS Stations / ISBT) ii. Asaf Ali Road (the area shown as commercial strip in Delhi Gate – Ajmeri Gate scheme) 	25 80	200	NR* 20	3	Subject to statutory clearances. The development controls can vary subject to approved scheme. Setbacks are not mandatory In case of rebuilding stilts shall be provided for parking.
<pre>2[f) Motels (with sanctioned plans as on 07- 02-2007 or whose proposal of Motel has been acceded to, 3{(including all such proposal of</pre>	40**	175^	NR*	3.0 ECS per 100 sq.metres of floor area (as per Developm ent Code Chapter of MPD – 2021). All	 Maximum 175 FAR ⁵] shall be permissible on the plot area disclosed in the sanctioned plan as on 07- 02-2007 in conformity with Government of India Notification S.O. 550 (E) dated 16-06-1995 and motel guidelines issued by Government of India, MoUD on 04-03-2002.

¹ Added vide S.O. 2895(E) dated 23-09-2013

² Added vide S.O. 2555(E) dated 26-10-2012

³ Modified vide S.O. 2759(E) dated 13-09-2013 and S.O. 2799(E) dated 16-09-2013

⁵ Deleted vide S.O. 2190(È) dated 18-07-2013

MPD-2021 modified upto 31/08/2022

	M	aximun	n	Parking	
Use/ use premises	Ground Coverage (%)	FAR	Height (mts)	Standard ECS / 100 sqm. of floor area	Other controls
motels which were in process of examination or matter challenged in the court of law or having approval in files from DDA or ¹ [concerned municipal body] or not acceded to due to enforcement of MPD-2021 on 07.02.2007 are also eligible for sanction)}, which are in Commercial Areas or proposed Facility Corridor in Zonal Development Plans and Other use Zones)				guest parking must be catered to within the motel premises themselv es.	 ii) The motels shall face the road of minimum 30 mts. ROW (if additional land is required for road widening, same to be kept reserved out of the motel area). iii) Other norms and permissible activities shall be the same as applicable to hotel use premise. iv) Water, electric supply, sewerage, drainage, traffic circulation, provision of linking road of adequate ROW and other such infrastructure shall have to be provided by the owner at their own cost till the same is made available by the service providing agencies. The Motel owner will have to pay the external development charges including provision of linking road of adequate ROW as demanded by the concerned agencies. v) All motels should follow rainwater harvesting and energy conservation provision laid down under Notification and Building Bye-Laws issued by MoUD/GOI. vi) Disposal of waste in motels will be responsibility of the motel owner and net pollution discharge from the motels should be zero. vii) Modern techniques shall have to be adopted in disposal of waste in motels viz. segregation of solid

¹ Modified vide S.O. 3173(E) dated 12-12-2014

MPD-2021 modified upto 31/08/2022

	M	aximun	n	Parking	
Use/ use premises	Ground Coverage (%)	FAR	Height (mts)	Standard ECS / 100 sqm. of floor area	Other controls
					 waste into compostable and non-compostable. Compostable waste should be deposited in localized compost pits; non- compostable should be incinerated in incinerators maintained by the motel, subject to pollution control norms. The building shall have dual piping system. Mini sewage treatment plant shall be constructed within premises for treatment of sewage and utilizing the treated water for purposes other than drinking, with dual piping system. viii) Revised building plans will be submitted to the local bodies i.e., 1{concerned municipal body}/ DDA as the case may be for sanction under building bye laws.]

- ²[^Note- Additional FAR Charges, Conversion Charges, Betterment Levy/ External Development Charges etc. shall be payable as decided by the Government from time to time.
 - * No restriction subject to clearance from Airport Authority of India and Fire Department of GNCTD.]
 - ³[** Ground Coverage up to 50% instead of 40% will be permissible to achieve the enhanced FAR at site(s), if their exist any height restriction from Airport Authority of India.]
 - ¹[i. NR^{*} No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.]

¹ Modified vide S.O. 3173(E) dated 12-12-2014

² Added vide S.O. 2555(E) dated 26-10-2012

³ Added vide S.O. 2759(E) dated 13-09-2013 and modified vide S.O. 2799(E) dated 16-09-2013

ITEM. NO.: 19/2024

Item No .:

AGENDA FOR TECHNICAL COMMITTEE

Sub.: Proposal regarding NOC for route alignment of 765KV D/C Sikar-II Narela Transmission line in Planning Zone N (NW District of Delhi-III).

E-File No. PLG/LP/0001/2024/N/INFR-AD(PLG-LP/ZONE N)

1. BACKGROUND

- Power Grid Sikar Khetri Transmission Ltd. (a 100% wholly owned subsidiary of Power Grid Corporation of India Ltd.(PGCIL), under Ministry of Power has proposed 765 KV D/C transmission line of 240 kms originating from Sikar, Rajasthan and will connect to Narela Sub-Station, Delhi.
- 2. The route length of above transmission line admeasuring 3.352 km falls within NCT of Delhi.
- 3. PGCIL vide letter date 15.10.2024 has requested Planning Deptt., DDA for No Objection Certificate (NOC) for route alignment of proposed 765KV D/C Sikar-II Narela transmission line. (Annexure-A)

2. EXAMINATION

- 1. PGCIL has shared route alignment of proposed transmission line in the form of KMZ file along with letter date 15.10.2024 through email.
- 2. The route alignment has been superimposed on Satellite image, Zonal Development Plan (ZDP) of Zone N and Sector Delineation Plan of Zone N. (Annexure-B, C & D)
- 3. The proposed transmission line of PGCIL admeasuring 3.352 km is passing through three villages i.e. Qutubgarh, Mungeshpur and Auchandi of Zone N which is a Green Belt villages as per the ZDP of Zone N under Master Plan of Delhi-2021.
- 4. During discussion with PGCIL, it was emerged that proposed route alignment may vary on site depending on existing site condition at the time of execution of work.
- LM Deptt. (North-West Zone & North Zone) & Engg. Deptt. (NDP-06), DDA was requested vide letters dated 02.12.2024 & 6.10.2024 to provide the land status (ownership & litigation) of the land being affected by the proposed transmission line. The same is awaited. (Annexure-E) 04.11.2024
- 6. PGCIL vide email dated stated the following: (Annexure-F)
 - *(i)* The land ownership will remain as it is, however POWERGRID will pay the land compensation and the corridor compensation as per the Delhi Gazette notification SG-DL-E-05082024-256053 dtd 02.08.2024.
 - *(ii) After getting NoC from DDA, we will submit the proposal for forest clearance and other clearances accordingly.*

3. PROPOSAL

In view of para 1.0 & 2.0 above, the proposal for issuance of NOC for route alignment of 765KV D/C Sikar-II Narela Transmission line from planning point of view only in Planning Zone N (NW District of Delhi-III) is submitted for approval with the following conditions:

- i. NOCs / statutory clearances from all land owning agencies / other concerned agencies shall be obtained by PGCIL before start of work and submit the same to DDA.
- ii. The areas from where the proposed transmission line is falling is not a development area of DDA, hence, PGCIL may procure necessary NOC from concerned agency under whose jurisdiction the area falls.
- iii. Land status (ownership & litigation) of the land being affected by the proposed transmission line is to be verified by Land Management Department, DDA in coordination with Engineering Department, DDA.
- iv. After attaining NOC from DDA, PGCIL shall submit the proposal before Forest Deptt., GNCTD for obtaining NOC / clearances before start of work and submit the same to DDA.
- v. PGCIL may also obtain the tree cutting permission as required from concerned agency.
- vi. In case of any variation in the route alignment apart from proposal submitted for NOC to DDA, PGCIL will reach out to DDA for further necessary action.

4. RECOMMENDATION

The proposal as contained in the para 3 above may be placed before the Technical Committee for approval.

Asst. Director (Plg.) Zone N & Admin.

Dy. Director (Plg.) Land Pooling

Director (Plg.) Land Pooling

पावरग्रिड सीकर खेतड़ी ट्रांसमिशन लिमिटेड A

POWERGRID SIKAR KHETRI TRANSMISSION LIMITED

(A 100% wholly owned subsidiary of Power Grid Corporation of India Limited) (A Govt. of India Enterprises) (CIN –U40100DL2022GOI397891)

पता : 400/200 KV उप-केंद्र, झज्झर मार्ग, बहादुरगढ़, पिन कोड : 1240507 Add.: 400/200KV Sub-Station, Jhajjar Road, Bahadurgarh, Pin Code – 124507

Ref :- NR-1/PSKTL/ DDA- 02

दिनांक: 15.10.2024

The Commissioner, Planning, 6th Floor Vikas Minaar, ITO Delhi - 110023

Reference: i) Letter Ref : NR-1/ TBCB/ Sikar II- Narela/ Dtd 28.06.2024 ii) Mail dtd 01.07.2024

Subject - Regarding permission for laying of 765 KV DIC Sikar-II Narela Transmission line in the jurisdiction of North West district of Delhi.

Respected Madam,

As you are aware that the subjected Transmission system is being executed by POWERGRID Sikar Khetri Transmission limited (A 100% wholly owned subsidiary of Power Grid Corporation of India limited, under Ministry of Power).

The above transmission line originates from Sikar, Rajasthan and will connect to Narela S/s, Delhi. This line passes through the state of Rajasthan, Haryana and Delhi in its way. (Total Length is 240 kms).

The construction of the above transmission line project has already commenced in Rajasthan and Haryana.

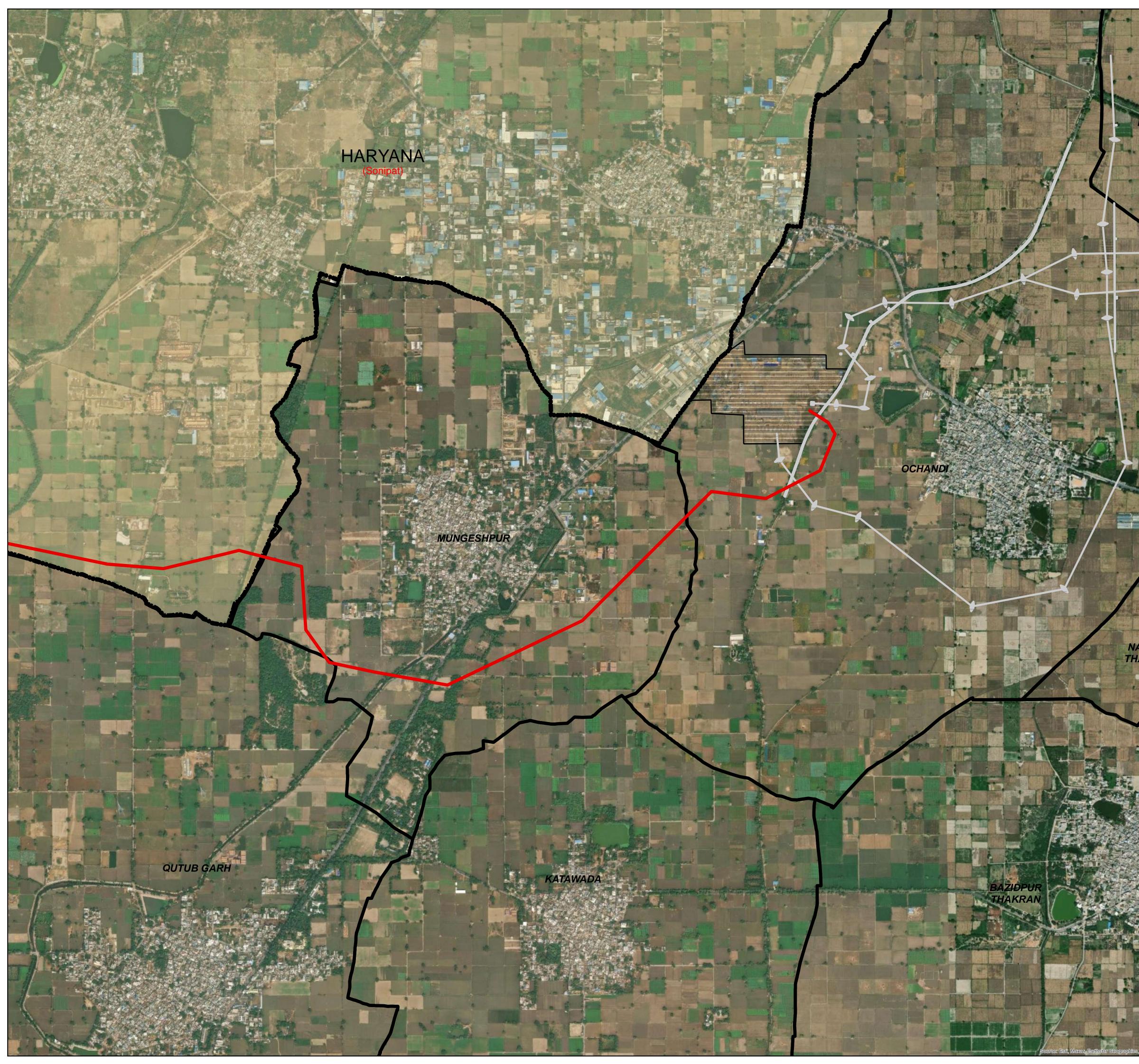
However, as per the meeting dtd 02.08.2024 and the revised survey part at Delhi end has been completed recently. The new route length comes as 3.352 Km as against 4.725 Km (proposed earlier) kms in Delhi.

We are hereby submitting the revised layout of the above transmission line to your office for review and permission for construction of 765KV D/C Sikar Narela Transmission line under your jurisdiction.

We request you to please give us No Objection certificate (NOC) for the construction of the above transmission line on the route marked in the layout scheme.

In case of any clarification, may kindly feel free to contact undersigned

Rudra Kumar Singh Chief Manager Mob: 9434748245











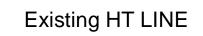
Legend



 HT Route Proposal based
 on kmz file shared by PGCIL



39.603 acres Land 765/400 KV ESS Auchandi



Boundaries



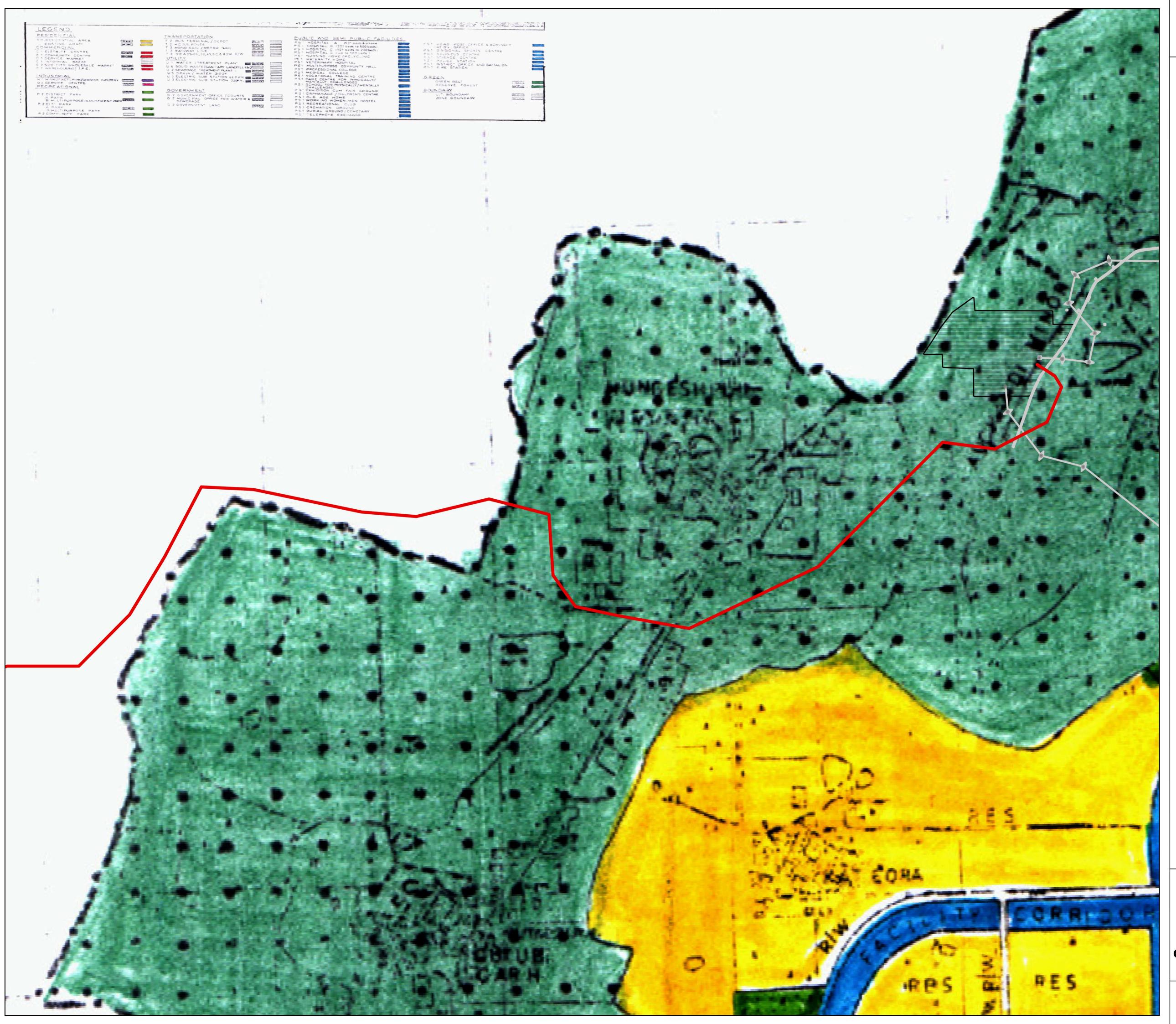
Village



Superimposition of kmz file of proposed Transmission line (765 KV DC Sikar II To Narela) on Satelite Image

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420 M





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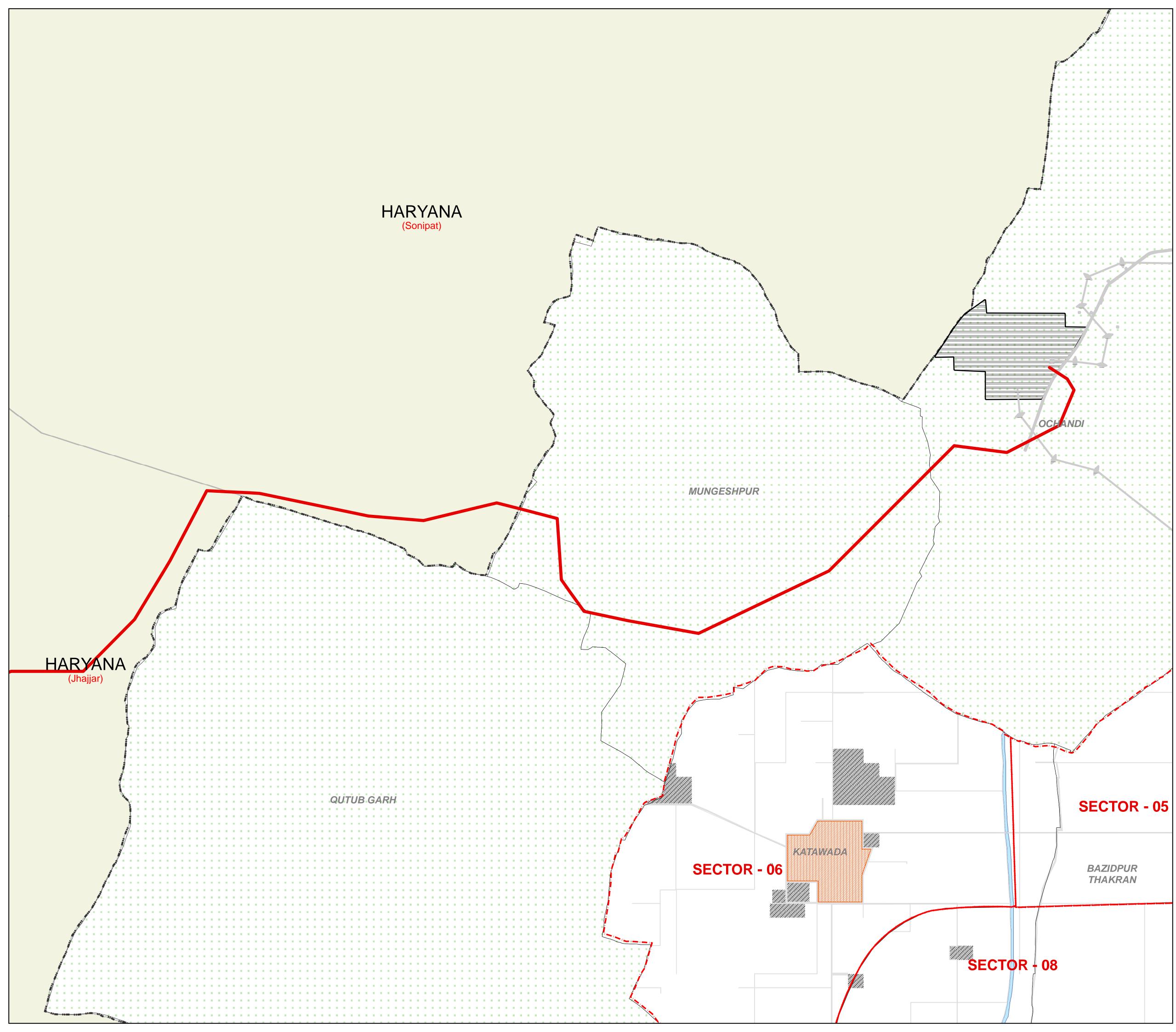
Legend

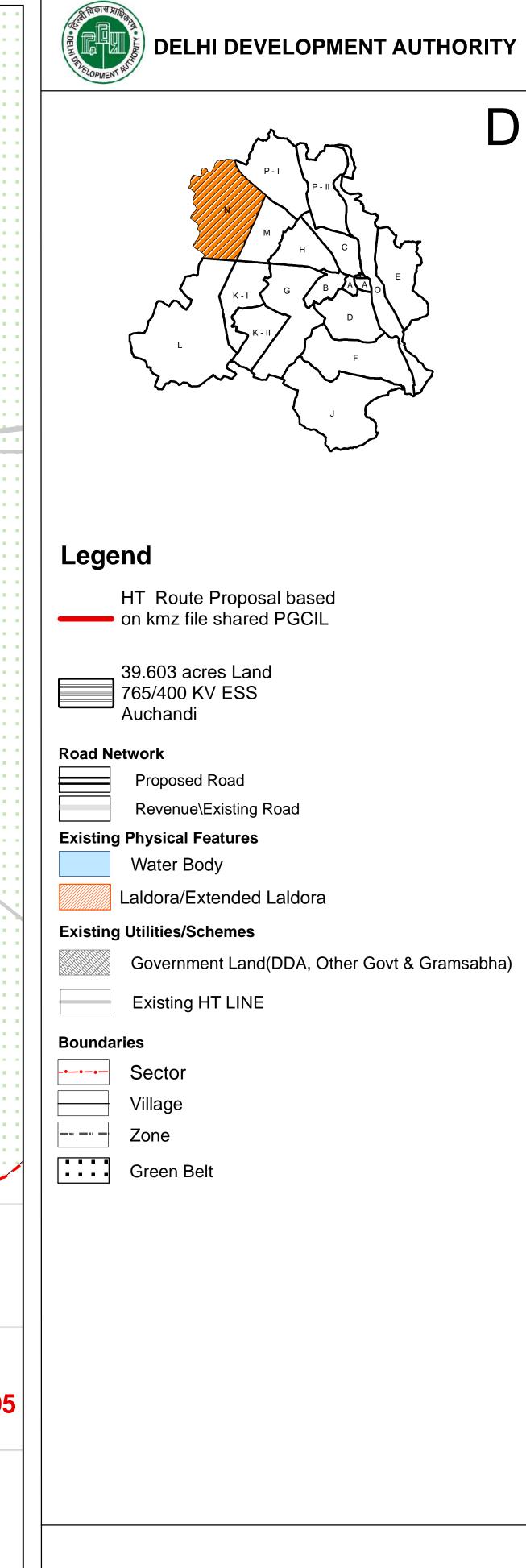
HT Route Proposal based on kmz file shared PGCIL

39.603 acres Land 765/400 KV ESS Auchandi

Superimposition of kmz file of proposed Transmission line (765 KV DC Sikar II To Narela) on ZDP on Zone N under MPD 2021







SuperimpositionofkmzfileofproposedTransmissionline(765KVDCSikarIIToNarela)onSectorDelineationPlanofZoneN



दिल्ली विकास प्राधिकरण Delhi Development Authority लैंड पूलिंग इकाई, क्षेत्र- एन, पी-II, के-I एवं एल Land Pooling Unit, Zone N, P-II, K-I & L 14 वीं, मंज़िल, विकास मीनार नई दिल्ली-110002 14th Floor, Vikas Minar, New Delhi-110002

ई-मिसिल संख्या: PLG/LP/0001/2024/N/INFR/ 53

rit Mahotsay

दिनांक: 02.12.2024

 Ex. Engineer, Narela Project Division-04, Delhi Development Authority, Near Muneem ji ka Bagh,

Delhi-110040

 Dy. Director / North West Zone Land Management Deptt., Delhi Development Authority, C Block, Vikas Sadan, INA, New Delhi-1100023

विषय: Regarding request submitted by Power Grid Corporation of India Ltd.(PGCIL) for No Objection Certificate (NOC) for route alignment of 765KV D/C Sikar-II Narela Transmission line in Planning Zone N (NW District of Delhi-III).

Ref.: PGCIL letter date 15.10.2024 (Annexure-A)

महोदय,

सेवा में.

This is with respect to the subject and reference cited above wherein Power Grid Corporation of India Ltd.(PGCIL) has requested Planning Deptt., DDA for No Objection Certificate (NOC) for route alignment of proposed 765KV D/C Sikar-II Narela transmission line in Planning Zone N (NW District of Delhi-III).

In this context PGCIL has also shared route alignment of proposed transmission line in the form of KMZ file along with letter date 15.10.2024 through email. The route alignment is superimposed on Satellite image, Zonal Development Plan (ZDP) of Zone N and Sector Delineation Plan of Zone N. (refer annexure-B, C & D). The proposed transmission line of PGCIL admeasuring 3.352 km is passing through three villages i.e. Qutubgarh, Mungeshpur and Auchandi of Zone N which is a Green Belt villages as per the ZDP of Zone N under Master Plan of Delhi-2021.

In view of above, Land Management Deptt. and Engineering Deptt. are requested provide the land status (ownership & litigation) of the land being affected by the proposed transmission line.

संलग्नकः उपरोक्तानुसार ।

सहायक निदेशक (यो.)

सहायक निदेशक (यो.) लैंड पूलिंग इकाई / ज़ोन एन एवं प्रशासन

O/C

REMINDER-I

E-2



सेवा में.

Azadi _{Ka} Imrit Mahotsav

ई-मिसिल संख्या: PLG/LP/0001/2024/N/INFR/54

Narela Project Division-06.

Near Muneem ji ka Bagh.

Narela, Delhi-110040

Delhi Development Authority,

1. Ex. Engineer.

दिल्ली विकास प्राधिकरण Delhi Development Authority लैंड पूलिंग इकाई, क्षेत्र- एन, पी-II, के-I एवं एल Land Pooling Unit, Zone N, P-II, K-I & L 14 वीं, मंज़िल, विकास मीनार नई दिल्ली-110002 14th Floor, Vikas Minar, New Delhi-110002

दिनांक: 06.12.2024

 Dy. Director / North West Zone Land Management Deptt., Delhi Development Authority, DDA Office Complex, Deepali Chowk, Rohini, Delhi-1100085

 Dy. Director / North Zone Land Management Deptt., Delhi Development Authority, DDA Office Complex, LU Block.

LSC Pitampura, Delhi-1100034

- विषय: Regarding request submitted by Power Grid Corporation of India Ltd.(PGCIL) for No Objection Certificate (NOC) for route alignment of 765KV D/C Sikar-II Narela Transmission line in Planning Zone N (NW District of Delhi-III).
- Ref.: (i) Letter dated 02.1**2**.2024

(ii) PGCIL letter date 15.10.2024 (Annexure-A)

महोदय,

This is with respect to the subject and reference cited above wherein Power Grid Corporation of India Ltd.(PGCIL) has requested Planning Deptt., DDA for No Objection Certificate (NOC) for route alignment of proposed 765KV D/C Sikar-II Narela transmission line in Planning Zone N (NW District of Delhi-III).

In this context PGCIL has also shared route alignment of proposed transmission line in the form of KMZ file along with letter date 15.10.2024 through email. The route alignment is superimposed on Satellite image, Zonal Development Plan (ZDP) of Zone N and Sector Delineation Plan of Zone N. (refer annexure-B, C & D). The proposed transmission line of PGCIL admeasuring 3.352 km is passing through three villages i.e. Qutubgarh, Mungeshpur and Auchandi of Zone N which is a Green Belt villages as per the ZDP of Zone N under Master Plan of Delhi-2021.

In view of above, Land Management Deptt. and Engineering Deptt. are requested provide the land status (ownership & litigation) of the land being affected by the proposed transmission line.

O/C

संलग्नकः उपरोक्तानुसार ।

सहायक निदेशक (यो.)

सहायक निदेशक (यो.) लैंड पूलिंग इकाई / ज़ोन एन एवं प्रशासन

F

FW: Regarding permission for laying of 765 KV DIC Sikar-II Narela Transmission line in the jurisdiction of North West district of Delhi.

- From : Rudra Kumar Singh {रुद्र कुमार सिंह} <rudra@powergrid.in>
- **Subject :** FW: Regarding permission for laying of 765 KV DIC Sikar-II Narela Transmission line in the jurisdiction of North West district of Delhi.
 - To : amit kumar < amit.kumar202@dda.gov.in>
 - Cc: Vikas Verma <vikas.verma38@dda.gov.in>

Dear Sir,

As discussed, please find the details as follows:

- 1. No. of Towers: 15 Nos.
- 2. Corridor : Total 67 Mtrs.
- 3. Land Owner Ship: The land ownership will remain as it is , however POWERGRID will pay the land compensation and the corridor compensation as per the Delhi Gazette notification SG-DL-E-05082024-256053 dtd 02.08.2024.
- 4. Forest clearance: After getting NoC from DDA, we will submit the proposal for forest clearance and other clearances accordingly.

Sir, as discussed may kindly arrange to provide the NoC from DDA as this is a project of national interest and under TBCB mode.

Hence, the timeline of completion is of utmost importance.

धन्यवाद एवं सादर/Thanks & regds.

रूद्र कुमार सिंह/ Rudra Kumar Singh मुख्य प्रबंधक / Chief Manager पॉवरग्रिड कारपोरेशन ऑफ़ इंडिया लिमिटेड / Powergrid Corporation of India Limited 400/200 KV उप-केंद्र/ Sub-Station झज्झर मार्ग, बहादुरगढ़ Jhajjhar Road, Bahadurgarh - 124507 मोबाइल/Mob.: 9434748245

From: Rudra Kumar Singh { रुद्र कुमार सिंह} Sent: Tuesday, October 15, 2024 6:06 PM To: commplg@dda.org.in Cc: Jyotirmoy Dev { ज्योर्तिमय देव} <jyotirmoydev@powergrid.in> Subject: FW: Regarding permission for laying of 765 KV DIC Sikar-II Narela Transmission line in the jurisdiction of North West district of Delhi.

Respected Madam,

Mon, Nov 04, 2024 03:54 PM @6 attachments

Email

As you are aware that the subjected Transmission system is being executed by POWERGRID Sikar Khetri Transmission limited (A 100% wholly owned subsidiary of Power Grid Corporation of India limited, under Ministry of Power).

The above transmission line originates from Sikar, Rajasthan and will connect to Narela S/s, Delhi. This line passes through the state of Rajasthan, Haryana and Delhi in its way. (Total Length is 240 kms).

The construction of the above transmission line project has already commenced in Rajasthan and Haryana.

However, as per the meeting dtd 02.08.2024 and the revised survey part at Delhi end has been completed recently. The new route length comes as 3.352 Km as against 4.725 Km (proposed earlier) kms in Delhi.

We are hereby submitting the revised layout of the above transmission line to your office for review and permission for construction of 765KV D/C Sikar Narela Transmission line under your jurisdiction.

We request you to please give us No Objection certificate (NOC) for the construction of the above transmission line on the route marked in the layout scheme.

In case of any clarification, may kindly feel free to contact undersigned

धन्यवाद एवं सादर/Thanks & regds.

रूद्र कुमार सिंह/ Rudra Kumar Singh मुख्य प्रबंधक / Chief Manager पॉवरग्रिड कारपोरेशन ऑफ़ इंडिया लिमिटेड / Powergrid Corporation of India Limited 400/200 KV उप-केंद्र/ Sub-Station झज्झर मार्ग, बहादुरगढ़ Jhajjhar Road, Bahadurgarh - 124507 मोबाइल/Mob.: 9434748245

From: Rudra Kumar Singh { रुद्र कुमार सिंह} Sent: Monday, July 1, 2024 12:11 PM To: commplg@dda.org.in Cc: Jyotirmoy Dev { ज्योर्तिमय देव} <<u>jyotirmoydev@powergrid.in</u>> Subject: Regarding permission for laying of 765 KV DIC Sikar-II Narela Transmission line in the jurisdiction of North West district of Delhi.

Respected Madam,

The subject Transmission system is being executed by POWERGRID Sikar Khetri Transmission limited (A 100% wholly owned subsidiary of Power Grid Corporation of India limited, under Ministry of Power). A letter in this regard has already been submitted at your office on 28.06.2024.

The above transmission line originates from Sikar, Rajasthan and will connect to Narela S/s, Delhi. This line is passing through the state of Rajasthan, Haryana and Delhi in its way. (Total Length is 240 kms).

The construction of the above transmission line project has already been commenced in Rajasthan and Haryana.

Email

However, the survey part at Delhi end been completed recently. The route length of 4.725 kms falls in Delhi and total number of 18 no's transmission towers are to be installed.

The proposed line will be laid out through the green zones of Villages Qutabgarh, Mungeshpur and Auchandi near Narela.

We are submitting herewith the layout scheme of the above transmission line to your office for review and permission for construction of 765KV D/C Sikar Narela Transmission line under your jurisdiction.

We request you to please give us No Objection certificate (NOC) for the construction of the above transmission line on the route marked in the layout scheme.

In case of any clarification, may kindly feel free to contact undersigned

धन्यवाद एवं सादर/Thanks & regds.

रूद्र कुमार सिंह/ Rudra Kumar Singh मुख्य प्रबंधक / Chief Manager पॉवरग्रिड कारपोरेशन ऑफ़ इंडिया लिमिटेड / Powergrid Corporation of India Limited 400/200 KV उप-केंद्र/ Sub-Station झज्झर मार्ग, बहादुरगढ़ मोबाइल/Mob.: 9434748245

दावात्याग : यह ईमेल पावरग्रिड के दावात्याग नियम व शर्तों द्वारा शासित है जिसे http://apps.powergrid.in/Disclaimer.htm पर देखा जा सकता है। Disclaimer: This e-mail is governed by the Disclaimer Terms & Conditions of POWERGRID which may be viewed at http://apps.powergrid.in/Disclaimer.htm

Gazettee Notification of Scheme.pdf 1 MB
Letter.pdf 549 KB
Letter dtd 15 Oct.pdf 217 KB
NEW ROUTE 90-95 dda.kmz 26 KB
MoP guideline 2024.pdf 4 MB
Delhi Gazette.pdf 1 MB

ITEM. NO.: 20/2024

दिल्ली विकास प्राधिकरण DELHI DEVELOPMENT AUTHORITY

SUBJECT: MODIFICATIONS IN THE 'REGULATIONS FOR SETTING UP OF FUEL STATIONS ON PRIVATELY OWNED LANDS IN NCT OF DELHI' DATED 08.03.2019. E-File No. : PLG/MP/0003/2020/F-7/-O/o DY DIRECTOR (PLG)MP AND DC Comp No. : 9372

1. BACKGROUND

- 1.1. The 'Regulations for setting up of Fuel Stations on privately owned lands in NCT of Delhi' were notified vide S.O. No. 1244(E) dated 08.03.2019 (Annexure-I).
- 1.2. Various representations were being received from Oil Companies, VIP references and also from other stakeholders suggesting modifications in the Regulations w.r.t. distance between Fuel Stations and minimum RoW for the same.
- 1.3. The matter regarding clustering of Fuel Stations was discussed time and again in various meetings wherein anomaly regarding location of Fuel Stations w.r.t. carriageway and medians was raised.
- 1.4. The issue was again discussed in the Technical Committee meeting dated 03.05.2023 vide Agenda Item No. 05/2023 and 07/2023, wherein it was decided that the 'Regulations of Fuel Stations in privately owned land in GNCTD' are to be modified.
- 1.5. Accordingly, a meeting was held with the stakeholders on 13.10.2023 w.r.t. modifications in the said Regulations which was attended by the officers of the Land Disposal Wing and Planning Deptt. of DDA along with the representatives from IGL, IOCL, BPCL etc. In the meeting it was decided that the Planning Department will ascertain the requisite modifications in relevant clauses of the Regulations, based on the 2020 amendments in IRC-2016. A copy of the Minutes of the meeting is enclosed as **Annexure-II**.
- 1.6. The Technical Committee in its meeting dated 05.01.2024 decided that the permissibility of Electric Vehicle Charging Infrastructure (EVCI) shall be applicable to all categories of fuel stations on both Public and Private land. 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. A copy of the Minutes of the Technical Committee meeting is enclosed as Annexure-III.

The same has also been incorporated in the said Regulations, in order to update the Regulations in toto.

1.7. The proposed modifications were also forwarded to the Lands Deptt. for their inputs/observations and to the Legal Deptt. for legal vetting of the same.

2. EXAMINATION

- 2.1. Clause 3 (i) and 3 (viii) of the said Regulations are as follows:
 - 3. A Fuel Station located on all eligible land pockets shall be subject to the following norms and buildings standards:

Page 1 of 4

- i. It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records). In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards.
- viii. In order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of similar category (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows:
 - *i.* Not less than 1000 m on the same side of the road (without divided carriageway).
 - ii. Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median).
- 2.2. As per above Clause, there was no mention regarding distance between two fuel stations on same side of road with divided carriageway and on other side of road without divided carriageway. This lack of clarity has created the anomaly while scrutiny of cases.
- 2.3. As informed by IGL, the "Unified guidelines for access permission to Fuel stations, Private properties, Rest area Complexes along National Highways" by IRC-2016 has been amended in 2020 wherein the distance between the Fuel stations have been reduced from 1000 mtrs. (for divided carriageway with no gap in median) to 300 mtrs. in case of Fuel stations falling on National Highway. Refer Annexure IV.
- 2.4. Accordingly, in order to eliminate the said anomaly, corresponding modifications are proposed in the Regulations dated 08.03.2019 to bring the same in consonance with the latest IRC Guidelines.
- 2.5. For Fuel stations falling on National Highways within city limits, the IRC guidelines or any other orders issued by the NHAI/Govt. of India in this regard shall be followed. However, the IRC guidelines shall not be extrapolated for the plots falling on Master Plan Roads / Zonal Plan roads i.e. other than National Highways.

3. PROPOSAL

Based on the above examination the following modification in the Regulations dated 08.03.2019 is proposed:

Regulations for setting up of Fuel Stations on 08.03. Clause 3	2019
Existing Provisions	Proposed Amendments/Modifications
 i. It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records). 	 i. It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records) or as per prevailing Master Plan.
vii. The minimum distance of plot from the ROW line of road intersections shall be as follows::	vii. The minimum distance of plot from the ROW line of road intersections shall be as follows::

Page 2 of 4

 For minor roads having less-than 30m R/W - 50 m For major roads having R/W of 30m or more - 100 m Frontage of the plot should be not less than 30 m 	 from 6m up to 30m - 50 m For major roads having R/W of 30m or more - 100 m Frontage of the plot should be not less than 30 m All the dimensions with respect to ascertaining the minimum distance between two Fuel Stations and distance from intersection of all categories of roads are to be measured from the boundary wall of the Fuel Station.
n K ^t inter Na	The gap in the Central median shall be treated as Intersection.
 viii. In order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of similar category (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows: a. Not less than 1000 m on the same side of the road (without divided carriageway). b. Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median). 	 viii. To facilitate uniform distribution of the fuel stations, the minimum distance between two Fuel Stations of all categories (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows: 300m - For both divided and undivided carriageway However, this restriction of distance between two Fuel Stations shall not apply in case of ingress/ egress for all such fuel stations is provided through common service road having sufficient length.
	ix. The permissibility of Electric Vehicle Charging Infrastructure (EVCI) shall be applicable to all categories of 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.
 x. The general conditions for setting up of Fuel Station shall be in accordance with the norms laid down by prevailing Master Plan of Delhi and also the Ministry of Surface Transport and the Indian Roads Congress (IRC: 12-2016) or as per (v) above. 	xi. The general conditions for setting up of Fuel Station shall be in accordance with the norms laid down by prevailing Master Plan of Delhi and also the Ministry of Road Transport and Highways and the Indian Roads Congress (IRC: 12-2016) or as per (v) above. For Fuel stations falling

Page 3 of 4

	on National Highways within city limits, the IRC Guidelines or any other Orders issued by the NHAI/Govt. of India in this regard shall be followed.
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4. **RECOMMENDATION**

The proposal as contained in Para 3.0 above is placed before the Technical Committee for its consideration and approval. Thereafter, the same shall be forwarded to the Authority for its approval for processing the same under sub-section (1) of section 57. A copy of the modified Regulations is enclosed as **Annexure-A** for reference.

Asst. Director (Plg.) Master Plan

Director (Plg.) MPMR-II

Addl. Commissioner(Plg.)-I

Page 4 of 4

दिल्ली विकास प्राधिकरण DELHI DEVELOPMENT AUTHORITY NOTIFICATION

New Delhi, _____, 2024

S. O. _____(E) - In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, and in supersession of the Notification no. S.O. **1244** (E) dt. **08.03.2019**, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following modifications to the Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi.

These Regulations shall be called "*Regulations for setting up of Fuel Stations on Privately* owned Lands in National Capital Territory of Delhi - **2024**"

- 1.0 "Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserved Forest areas, developed district/city/community parks, Monument Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is subjudice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/Recreational Park) subject to all statutory clearances".
- 2.0 An area in respect of which there is no approved Layout Plan, the privately owned land pocket shall be governed by the provisions of the Master Plan / Zonal Development Plan. The same shall be appropriately incorporated in the layout plan as and when prepared by the concerned local body / Authority.
- 3.0 A Fuel Station located on all eligible land pockets shall be subject to the following norms and buildings standards:
 - It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records) or as per prevailing Master Plan. In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards.
 - ii) The use of the premises in the Fuel Stations so sanctioned will be for uses as permissible in prevailing Master Plan for Delhi.
 - iii) The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.
 - iv) The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG mother station as per requirement).
 - v) In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organisation (PESO) or any other statutory body defined for the same.
 - vi) In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e. FAR, Coverage etc. shall be as applicable to the plot

size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space.

- vii) The minimum distance of plot from the ROW line of road intersections shall be as follows::
 - a) For minor roads having **R/W from 6m up to** 30m 50 m
 - b) For major roads having R/W of 30m or more 100 m
 - c) Frontage of the plot should be not less than 30 m

All the dimensions with respect to ascertaining the minimum distance between two Fuel Stations and distance from intersection of all categories of roads are to be measured from the boundary wall of the Fuel Station. The gap in the Central median shall be treated as Intersection.

viii) To facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of **all categories** (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows:

300m - For both divided and undivided carriage way

However this restriction of distance between two Fuel Stations shall not apply in case of ingress /egress for all such fuel stations is provided through common service road having sufficient length.

- ix) The permissibility of Electric Vehicle Charging Infrastructure (EVCI) shall be applicable to all categories of fuel stations.
 - a. EVCI needs to be integrated within all the fuel stations including CNG stations, wherever feasible.
 - b. Any statutory clearance required for the purpose shall be obtained by the land owner from the concerned agencies.
- x) The norms of building standard and minimum setbacks shall be regulated according to the standard design to be approved by the Competent Authority and the Fire and Explosive Safety Agencies.
- xi) The general conditions for setting up of Fuel Station shall be in accordance with the norms laid down by prevailing Master Plan of Delhi and also the Ministry of Road Transport and Highways and the Indian Roads Congress (IRC: 12-2016) or as per (v) above. For Fuel stations falling on National Highways within city limits, the IRC Guidelines or any other Orders issued by the NHAI/Govt. of India in this regard shall be followed.
- xii) The use conversion fee / levies as applicable, shall be payable by the applicant as per the rates approved by the Government from time to time.
- xiii) The approval of the building plan shall be given by the concerned local body / Authority under whose jurisdiction the area falls, as per laid down procedure in UBBL, 2016 subject to NOC / clearances from all the statutory authorities including the Dy. Commissioner of Police (Licensing), Delhi Fire Service, the concerned local body, DPCC etc.
- 4.0 Other Conditions:

- i. These Regulations are to be read along with the prevailing Master Plan for Delhi (MPD) and Unified Building Bye Laws (UBBL).
- ii. All words and expressions used in these Regulations, but not defined shall have the meaning as assigned to them in the Delhi Development Act, 1957 or the MPD prepared and approved under the said Act or the Delhi Municipal Corporation (DMC) Act, 1957 or the UBBL, as the case may be.
- iii. In case of conflict, the provisions / stipulations of prevailing MPD shall prevail and these Regulations shall not supersede orders of the Hon'ble Courts, if issued in any specific case.
- iv. Any issues relating to the interpretation of these Regulations shall be referred to the Authority for necessary directions and appropriate action.

[F. No.____] Commissioner-Cum-Secy.

[भाग	II–खण्ड	3(ii)]
Luit	n a.o	Juli

(xii) भवन नक्शे को अनुमोदन उस संबंधित स्थानीय निकाय/प्राधिकरण द्वारा एकीकृत भवन निर्माण उपविधि, 2016 में निर्धारित कार्य-पद्धति के अनुसार प्रदान किया जाएगा, जिसके क्षेत्राधिकार के अंतर्गत वह क्षेत्र आता है तथा यह अनुमोदन पुलिस उपायुक्त (लाइसेंसिंग), दिल्ली अग्निशमन सेवा, संबंधित स्थानीय निकाय, डी.पी.सी.सी. आदि सहित सभी सांविधिक प्राधिकरणों से अनापत्ति प्रमाण-पत्र /क्लीयरेंस प्राप्त करने की शर्त पर प्रदान किया जाएगा।

4.0 अन्य शर्तें:

- (i) इन विनियमों को विद्यमान दिल्ली मुख्य योजना और एकीकृत भवन निर्माण उप-विधि के साथ पढ़ा जाएगा।
- (ii) इन विनियमों में प्रयुक्त सभी शब्द एवं अभिव्यक्ति, जो परिभाषित नहीं हैं, का अर्थ दिल्ली विकास अधिनियम, 1957 अथवा उक्त अधिनियम के अंतर्गत तैयार की गई और अनुमोदित की गई दिल्ली मुख्य योजना अथवा दिल्ली नगर निगम अधिनियम, 1957 अथवा एकीकृत भवन निर्माण उप-विधि, जैसा भी मामला हो, में दिये गये अर्थ के समान होगा।
- (iii) विवाद की स्थिति में विद्यमान दिल्ली मुख्य योजना के प्रावधान/शर्तें प्रचलित रहेंगी और ये विनियम माननीय न्यायालयों के आदेशों, यदि किसी विशिष्ट मामले में जारी किए गए हों, का अधिक्रमण नहीं करेंगे।
- (iv) इन विनियमों की व्याख्या से संबंधित किसी भी मामले को आवश्यक निदेशों और उचित कार्रवाई के लिए प्राधिकरण के समक्ष प्रस्तुत किया जाएगा।
- (v) ईंधन स्टेशनों का विकास संपूर्ण रूप से उक्त विनियमों द्वारा शासित किया जाएगा और ईंधन स्टेशनों हेतु दिनांक 04.07.2018 का निजी स्वामित्व वाली भूमि के नियोजित विकास को सक्षम करने हेतु विनियम लागू नहीं होंगे।

[फा. सं. 7(1)2018/एम.पी.] डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY NOTIFICATION

New Delhi, the 8th March, 2019

S.O. 1244(E).—In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, and in supersession of the Notification No. S.O. 1395(E) dt. 27.09.2005, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

These Regulations shall be called "*Regulations for setting up of Fuel Stations on Privately* owned Lands in National Capital Territory of Delhi."

1.0 "Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserved Forest areas, developed district/city/community parks, Monument Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is sub-judice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/Recreational Park) subject to all statutory clearances".

- 2.0 An area in respect of which there is no approved Layout Plan, the privately owned land pocket shall be governed by the provisions of the Master Plan/Zonal Development Plan. The same shall be appropriately incorporated in the layout plan as and when prepared by the concerned local body / Authority.
- 3.0 A Fuel Station located on all eligible land pockets shall be subject to the following norms and buildings standards:
 - i) It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records). In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards.
 - ii) The use of the premises in the Fuel Stations so sanctioned will be for uses as permissible in prevailing Master Plan for Delhi.
 - iii) The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.
 - iv) The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG mother station as per requirement).
 - v) In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organisation (PESO) or any other statutory body defined for the same.
 - vi) In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e. FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space.
 - vii) The minimum distance of plot from the ROW line of road intersections shall be as follows:
 - a) For minor roads having less than 30 m R/W 50 m
 - b) For major roads having R/W of 30m or more -100 m
 - c) Frontage of the plot should be not less than 30 m
 - viii) In order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of similar category (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows:
 - a) Not less than 1000 m on the same side of the road (without divided carriageway).
 - b) Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median).
 - ix) The norms of building standard and minimum setbacks shall be regulated according to the standard design to be approved by the Competent Authority and the Fire and Explosive Safety Agencies.
 - x) The general conditions for setting up of Fuel Station shall be in accordance with the norms laid down by prevailing Master Plan of Delhi and also the Ministry of Surface Transport and the Indian Roads Congress (IRC: 12-2016) or as per (v) above.
 - xi) The use conversion fee / levies as applicable, shall be payable by the applicant as per the rates approved by the Government from time to time.
 - xii) The approval of the building plan shall be given by the concerned local body / Authority under whose jurisdiction the area falls, as per laid down procedure in UBBL, 2016 subject to NOC / clearances from all the statutory authorities including the Dy. Commissioner of Police (Licensing), Delhi Fire Service, the concerned local body, DPCC etc.

4.0 **Other Conditions:**

- i. These Regulations are to be read along with the prevailing Master Plan for Delhi (MPD) and Unified Building Bye Laws (UBBL).
- ii. All words and expressions used in these Regulations, but not defined shall have the meaning as assigned to them in the Delhi Development Act, 1957 or the MPD prepared and approved under the said Act or the Delhi Municipal Corporation (DMC) Act, 1957 or the UBBL, as the case may be.
- iii. In case of conflict, the provisions/stipulations of prevailing MPD shall prevail and these Regulations shall not supersede orders of the Hon'ble Courts, if issued in any specific case.
- iv. Any issues relating to the interpretation of these Regulations shall be referred to the Authority for necessary directions and appropriate action.
- v. The development of fuel stations shall be entirely governed by the said regulations and the regulations to enable planned development of privately owned land dated 04.07.2018 shall not be applicable for fuel stations.

[F. No.7(1)2018 /MP]

D. SARKAR, Commissioner-Cum-Secy.

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KUMAR VERMA Digitally signed by MANOJ KUMAR VERMA Date: 2019.03.08 23:50:10 +05'30'



Annexure-II Room No. 116, 1st Floor, Block-A, Vikas Sadan, INA, New Delhi-110023

DELHI DEVELOPMENT AUTHORITY COMMERCIAL LAND BRANCH

No. PLG/MP/0003/2020/F-7/-0/o DY DIRECTOR (PLG)MP AND DC-Part(1)/ 6.35

Dated: 13/04/24

Sub: Minutes of the meeting held under the chairmanship of Pr. Commissioner(LD) on 13.10.2023 regarding modifications to be done in the "Regulations for setting up of Fuel stations on privately owned lands in NCT OF Delhi" notified on 08.03.2019.

A meeting was convened under the chairmanship of Pr. Commissioner (LD)on 13.10.2023 to discuss the issues regarding the "Regulations for setting up of Fuel stations on privately owned lands in NCT of Delhi" notified on 08.03.2019.The meeting was convened to discuss the issues arising during implementation of the regulations. In the Technical Committee meeting dated 03.05.2023, it was decided that the regulations be reviewed and modified in consultation with the Stake holders.

The meeting was attended by the officers of the Land Disposal Wing, Planning Deptt., the representatives from IGL, IOCL, BCL etc.(list of participants enclosed).

In the meeting, the following was deliberated:

I) The clause (viii) of the regulations regarding clustering of fuel stations was discussed. As per the regulations, the minimum distance between two Fuel stations of similar category (i.e. CNG , Petrol, Diesel or any other fuel) should be as follows:

a) Not less than 1000 mtr. On the same side of the road (without divided carriageway).

b) Not less than 500 mtr. on the other side of the road (with divided carriageway and without breaks in median).

The representatives from IGL informed that "the Unified guidelines for access permission to Fuel stations, Private properties, Rest area Complexes along National Highways" by IRC-2016 has been amended in 2020 wherein the distance between the Fuel stations have been reduced from 1000 mtrs. (for divided carriageway with no gap in median) to 300 mtrs. in case of Fuel stations falling on National Highway".

It was decided that the Planning Department will examine the provisions of the 2019 notifications for ascertaining the requisite modifications in the said clause based on the 2020 amendments in IRC-2016. Also in the matter of clustering of Fuel station, the IRC guidelines or any other orders issued by the NHAI/Govt. of India in this regard, shall be followed for Fuel stations falling on National Highway within the city limits whereas in areas other than National Highway, the regulations dt.08.03.2019 shall be applicable.

ii) The representative of IGL requested that the minimum ROW for setting of Fuel Stations shall be reduced from 30 m. to 24m., as already done for CNG stations in Community Centers existing on 24.0 mP. RoW in the already development area (after approval of the Authority dated 12.01.2021).

It was decided that the request for reduction of minimum RoW shall not be considered keeping in view the hierarchy of roads in MPD/ZDP i.e. the minimum RoW for Master Plan/Zonal Plan roads is 30 m. Whereas, considering the existing planned Community Centers, Planning Deptt., DDA may examine the matter for incorporating it suitably in the Regulations.

- Representatives of IGL requested that the condition for locating Fuel iii) stations on proposed Master Plan/Zonal Plan roads shall be removed and only the existing Master Plan/Zonal Plan roads shall be considered for locating Fuel station sites. The request was not agreed since the proposed roads are planned as part of road network plan for the city while preparing the Master Plan/Zonal Development plan of the area.
 - All the organizations agreed on the above proposals that they shall not extrapolate the IRC Guidelines for Fuel stations abutting National iv) Highways for the plots falling on Master Plan Roads/Zonal Plan roads other than National Highways.

In view of the above points, Planning Deptt. DDA will examine the provisions of the Regulations dated 08.03.2019 for ascertaining the requisite modifications w.r.t. the following:

- **Clustering of Fuel Stations**
- Minimum RoW of roads for setting Fuel Stations. a)
- b)

The meeting ended with vote of thanks to the Chair.

Deputy Director (CL)

Copy to:-

- i) Ps to Pr.Commissioner (LD)
- ii) PS to Commissioner (LD)
- iii) Ps to Commissioner (Planning)
- iv) Ps to Director (CL)
- v) Ps to Director (LC)
- vi) Secretary General, Indian Roads Congress, IRC Bhawan, Kama Kati Marg, Sector-6, R.K. Puram, New Delhi-110022 (Email :vii) National Highway Authority of India, G5&6, Sector-10, Dwarka, New
- viii) Representation of Indian Oil Corporation Ltd., World Trade Centre, 2nd
- Floor, Babar Road New Delhi-110001.

Deputy Director (CL

Annexure-III





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

ई. फाइल PLG/MP/0054/2023/F-1/24

दिनांक: 03.02.2024

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.

चिरुता भागित 03/02/2024 निदेशक (योजना), एम.पी.एम.आर - 11

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.)-l, 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 3rd Technical Committee meeting held on 05.09.2023. PLG/MP/0053/2023/F-1

Since no observations/comments were received, the minutes of the 3rd 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, Gol 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:

- 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 4th and 7th Technical Committee Meeting held on 20.07.2020 and 05.10.2020, respectively. As per the minutes of the 4th and 7th 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 4th and 7th 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.



5.40

- 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-0/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.



Page 4 of 6

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 PLC/LB/0002 (2022 to 2015)

PLG/LP/0002/2023/K-I/FSTN-0/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.



ANNEXURE-I

List of participants of 1st 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:

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

Ste

No. RW-NH-33032/01/2017-S&R(R) Government of India Ministry of Road Transport & Highways (S&R (P&B) Section) Transport Bhawan, 1, Parliament Street, New Delhi-110001

Dated: 26th June, 2020

То

- 1. The Chief Secretaries of all the State Governments/ UTs.
- The Principal Secretaries/ Secretaries of all States/ UTs Public Works Department dealing with National Highways, other centrally sponsored schemes.
- 3. All Engineers-in-Chief and Chief Engineers of Public Works Department of States/ UTs dealing with National Highways, other centrally sponsored schemes.
- The Director General (Border Roads), Seema Sadak Bhawan, Ring Road, New Delhi- 110 010.
- 5. The Chairman, National Highways Authority of India, G-5 & 6, Sector-10, Dwarka, New Delhi-110 075.
- 6. The Managing Director, NHIDCL, PTI Building, New Delhi-110001.
- 7. All CE-ROs, ROs and ELOs of the Ministry.
- Subject: Guidelines/ Norms for Grant of permissions for construction of access to Fuel Stations, Wayside amenities, connecting roads, Other Properties, Rest Area Complexes & such other facilities;

Sir,

The Ministry had issued guidelines regarding Grant of permissions for construction of access to various establishments situated along the National Highways e.g. Fuel Stations, Private Properties, Rest Area Complexes and such other facilities vide circular No. RW/NH-33023/19/99/-DO-III dated 24.07.2013 and its subsequent amendments from time to time with focus on enabling smooth flow of traffic, minimum interference from vehicles entering the Right of Way of a National Highway, safety of road users etc.

2. Considering the difficulties faced and the experience gained over the years, the above mentioned Guidelines/ Norms have been revised, the details of which are separately enclosed under (Grant of permissions for construction of access to Fuel Stations, Wayside amenities, Private Properties, Rest Area Complexes, connecting roads & such other facilities).

3. These guidelines shall be followed without any deviations.

4. The contents of this letter may be brought to the notice of all concerned for necessary compliance.

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26.6.2020

154

5. This Circular issues with the approval of Competent Authority.

Yours faithfully,

Enclosure: As above

. 2020

(MD Shadab Imam) Executive Engineer to the Government of India 011-23718560

Copy to:

- 1. All CEs in the Ministry of Road Transport & Highways

- All ROs of the Ministry of Road Transport & Highways
 All ROs of the Ministry of Road Transport & Highways
 The Secretary General, Indian Roads Congress
 Technical circular file of S&R (P&B) Section
 NIC-for uploading on Ministry's website under "What's new"

Copy for information and necessary action to:

- 1. Sr. PPS to Secretary (RT&H)
- 2. PPS to DG (RD) & SS
- PPS to Addl. Secretary (RT&H)
 PPS to AS&FA
 PS to ADG-I/II/III/IV/V

- 6. PS to JS (T)/ JS (H)/ JS (LA&C)/ JS (EIC)

Grant of permissions for construction of access to Fuel Stations, Wayside amenities, Private Properties, Rest Area Complexes, connecting roads & such other facilities/ establishments

1. Reasons necessitating revision of the existing guidelines: -

- Unlike developed countries, India has witnessed development of various kinds of establishments just abutting the ROW of a National Highway, most often gaining access to the Highways even before a National Highway is formally commissioned and opened to traffic.
 Broadly speaking, there are two categories of establishments:
 - a. Which already exist at such location at the time a road is notified as a National Highway;
 - b. Those which come up subsequent to the notification of such road as a National Highway and its development and commissioning/ its opening to the traffic.

Hence, the Ministry is constrained to treat the two sets of cases in different ways.

- iii. The Ministry of Road Transport & Highways has decided to take up development of all new National Highways of the configuration of divided 4-lane carriageways and above as accesscontrolled highways, wherever feasible, and all the green-field 4-Lane NH projects, with facility of closed tolling where access to and exit from a National Highway is allowed only at pre-determined points so as to ensure seamless movement of traffic, road safety and that a road user pays toll only for the stretch used. Hence, it is important that the State Governments/ other Infrastructure development agencies make provisions for Service Roads connecting the two points at their own expense outside the Right Of Way (RoW) of any such access controlled facility.
- iv. There are certain Highways passing through built-up/ inhabited areas where it may or may not be feasible to make provision for Service Roads along the NHs passing through inhabited areas or open stretches depending upon the availability of RoW.
- v. While it is the duty of the NH development authority to ensure that it duly provides for features/ structures to seamlessly assimilate and decelerate the traffic of all connect points at the time of development of the highway, the authority would find it difficult to keep meeting such incremental requirements of any future growth unless any such access to the highway is effectively regulated and controlled.
- vi. Once the Highway is opened to traffic, it largely witnesses unrestricted ribbon development, including instances of encroachments over the Right of Way. As a result, these places emerge as accident spots, also known as Black spots, compromising road safety. Typically, the establishments coming up along the NHs can be broadly listed in the following categories:

Sr. No.	Nature/ Type of Establishment seeking access to National Highways	Remarks on the Impact of any such establishment on the Road Safety	
a.	A new urban or rural road/ connectivity to the Highway	Any new road, be it a rural road or an urban connectivity, accounts for huge traffic both ways and necessitates provisions for merging or diverging of such traffic with the highway traffic, failing which it is bound to emerge as a Black Spot. Quiet often, it may require provision for a service road or an overpass or underpass or a flyover or a junction or inter-change for smooth movement and merger or demerger of the traffic generated from such connecting artery. Since this is a development after the development of the Highway, the agency (for which such a connectivity is required to be provided) is obliged to make provision for the same at its own cost.	
b.	Urban Townships/ Colonies/ Industrial Townships/ Parks/ Estates	Account for generation of High Volume of traffic emanating from and to such townships and covered under (a) above.	
C.	Educational Institutions/ Hospitals/ Shopping Malls/ Commercial Establishments set-up by the Public 0r Private Sector	The nature of these establishments, with huge footfalls, is bound to generate a lot of traffic, especially of vulnerable groups (e.g. young students/ patients) gaining access to and from the National Highway creating situations identical to the one mentioned under Sr. No. (a) above	
d.	Way-side amenities, Fuel Retail Outlets - Petrol/ Diesel/ Gas/ Charging Stations for EVs/ Hotels/ Restaurants etc.	Involves generation of High traffic Volumes for entry and exit.	
e,	Individual/ Stand-alone Industrial Establishments	Generate moderate traffic depending upon the nature of Industry	
f.	Small Retail shops/ Individual Houses/ Residences/ Agri-farms etc.	Generally generate very moderate to low traffic.	

2. Revised Guidelines:

2.1 Given the above background and context, it became necessary to review the existing guidelines on the subject and issue revised guidelines. Accordingly, in exercise of the powers vested in the Central Government under Sections 28 and 29 of *The Control of National Highways (Land and Traffic) Act, 2002* and the Highway Administration Rules, 2004 and its amendments notified thereunder from time to time, the Central Government hereby notifies the revised guidelines on the subject in supersession of the guidelines in force herein before.

2.2 The power to **Grant of permissions for construction of access** to the National Highways rest with the Highway Administration as per *The Control of National Highways (Land and Traffic) Act,* 2002. The establishment of Highway Administration is being notified separately. The same, as amended from time to time, shall be followed for the purpose of these guidelines. All such access permissions to the National Highways are to be granted under sections 28 and 29 (Chapter IV) and section 38 (Chapter VI) of *The Control of National Highways (Land & Traffic) Act, 2002* by the concerned Highways Administration/ Administrators notified by the Central Government as per the Guidelines and instructions issued by the Central Government under sub-section (2) of Section 28 of *The Control of National Highways (Land & Traffic) Act, 2002.*

2.3 The persons or entities requiring and applying for access to a National Highway, shall submit a self-certified proposal for obtaining access permission to the concerned Authority, to whom such Highway is entrusted, (i.e. The project Director of the National Highways Authority of India/General manager or Deputy General Manager of the National Highway Infrastructural Development Corporation Limited / Executive Engineer of the National Highway Wing of the State Public Work Departments) and shall be responsible for preparation of drawings/ layouts of the proposed locations/ nearby details and other features of the establishment (i.e. Fuel Stations/ Private Properties Rest Area Complexes and such other facilities) in conformity with the norms prescribed under these guidelines. The term "Fuel Station" shall include Petroleum & Diesel Retail Outlets, CNG/ Gas Retail Outlets, Electrical Vehicle (EV) Charging Stations, bio fuel pumps etc. The Oil/ Gas Companies/ Applicants/ Property Owners may, if so required by them, engage any consultant/ architect for preparation of layout drawings. The authorized representative of the Oil/ Gas company/ applicant/ owner of the property shall remain responsible at all times for correctness of the documents submitted with the proposal and execution of the work as per the approved drawings, including its video recordings (before & after completion of the construction work). In case the execution of the access is not carried out as per the prescribed norms, the fuel station shall be deenergized and access of fuel station/ property shall also be disconnected.

2.4 On breach of any of the conditions imposed by the Highway Administration, the officer authorized by such Administration on its behalf may terminate the lease or license, as the case may be. However, before any such action is taken, a notice shall be issued to the concerned person describing the specific violation/ non-compliance of such condition(s), giving him an opportunity to rectify the same within a reasonable time, not exceeding 60 days from the date of issue of such notice. In cases where the rectification entails a longer time, permission for the period exceeding 60 days may be granted by the next higher authority. However, the access shall remain suspended during the

period exceeding 60 days. In cases where the person/ entity concerned does not respond to the notice issued by or on behalf of the Highway Administration, the access permission may be withdrawn on completion of 60 days without any further notice and the access disconnected by whatever means deemed appropriate by the concerned Highway Administrator. Further the district authority shall also be requested to withdrawn the permission granted by them for operation of such retail outlets. Re-grant of access permission in such cases shall entail payment of the applicable License fee and the processing fee.

2.5.1 After payment of the fee prescribed for processing the application and the fee for Provisional permission, the application will be processed in the 'online' system only, subject to submission of complete set of documents to the proposing Authority, to whom such Highway is entrusted (i.e. The project Director of the National Highways Authority of India/General manager or Deputy General Manager of the National Highway Infrastructural Development Corporation Limited/ Executive Engineer of the National Highway Wing of the State Public Work Departments). List of documents to be submitted for getting approval for installation of new Fuel Station/ Way-side Amenity/ Establishment along National Highways is at Annex-I to Appendix-I & List of documents to be submitted for permission for new access to property along National Highways is at Annex-II to Appendix-II. On receipt of application in the on-line mode, the proposing authority examine/check the application/proposal thoroughly and if at first hand any further documents/clarification is required same shall be sought from the applicant within 30 days time after receiving the application.

2.5.2 The officer concerned of the proposing Authority, shall examine the documents either inspect the site himself or cause the same to be inspected by any of his subordinate officers, assess the suitability of the proposal, take the photographs, prepare his recommendations and forward the same on-line to the Highway Administration (i.e Regional Officer of the Ministry of Road Transport & Highways and the Regional Officer of the National Highways Authority of India and Executive Director of the National Highway Infrastructural Development Corporation Limited) within a maximum period of 30 days. The Highway Administration may seek comments of Proposing Authority within 15 days of receipt of proposal / recommendation of the online application and the time-line for submission of comments by Proposing Authority shall be 15 days from the date of receipt of the communication from the Highway Administration. The Highway Administration shall issue provisional permission or reject the application within 15 days after the receipt of comments of the Field Officers. The entire process shall be 'Online' only and it shall be completed excluding timeline for submission of clarification in response to the Authority's comments, within 45 days in any case. This provisional permission for access should not be used for any other purpose including for changing the land use pattern. The Fuel Station shall not be energized during this intervening period of provisional permission and the grant of regular access permission. For the purpose of Access permission the proposing authority and Competent Authority shall be as under:

Functions and Responsibilities	Project Director of the NHAI/ General Manager or Deputy GM of the NHIDCL/ Executive Engineer of the National Highway Wing of the State PWD in respect of their respective territorial jurisdictions	Regional Officer of the Ministry/ NHAI/ Executive Director of NHICL, as per their respective territorial jurisdictions
Grant of Right to Access to the Highway	Proposing Authority	Competent Authority

2.5.3 For defense infrastructure etc. or other important critical and strategic infrastructure, their permission shall be granted by DG (RD) &SS/MD (NHIDCL)/Chairman (NHAI) as the case may be.

2.6 The Oil/ Gas Company/ Owner of the property may construct or develop the Fuel Station/ Private Property along with its access as per approved drawings at their own cost within 12 months from the date of issue of Provisional **permission for access**. After construction/ development of the retail outlet/ private establishment as per approved drawings, the applicant may apply on-line for issue of the final **permission for access**. The Highway Administration may within 7 days of receipt of the application, seek the comments of Proposing Authority about the completion/ construction of the retail outlet/ private property as per approved drawings and the Field Officers shall forward their comments to Highway Administration within 30 days from the date of receipt of such communication. The final approval shall be granted by the authorised Highway Administration within 15 days of the receipt of comments from the Proposing Authority confirming the satisfactory completion of construction of the retail outlet/ private property as per approved drawings and License Deed may be signed by the Competent Authority (i.e. Highway Administration). Regional Officer of the Ministry/ NHAI/ NHIDCL may grant 1 Year time extension to the validity of provisional **permission for access** based on justifications for delay submitted by applicant.

2.7 The Highway Administration reserves the right to carry out inspection at all times for checking any deviations from the prescribed/approved norms after signing of the License Deed. Wherever any default/ deviation is observed during inspection of the Highway or otherwise by the field level, such officer shall point out such default/ deviation to the concerned party, advising/ instructing him to rectify such deviation/ default within a period of 60 days. Failure to rectify the identified deficiencies within the prescribed time would lead to de-energization of the fuel station by the concerned Oil Company and access of such fuel station/ property to the Highway shall be cut-off. The access would be restored only upon complete rectification at the cost of the defaulting party and on the authorization by the authorised Highway Administration. In such cases, appropriate action shall also be taken against the Proposing Authority who certified the completion of access as per approved drawings.

2.8 The Highway Administration will maintain a register of Fuel Stations, Private Properties, Rest Area Complexes and such other facilities, for which access permissions have been granted. This will also be regularly updated on the website by the Highway Administrator concerned.

2.9 In the case of existing fuel stations/ private properties, for which approval was earlier obtained from the District administration/ State Government and the retail outlet/ private property

was constructed on the road before its declaration as NH, renewal of the access permission may be obtained from the concerned Highway Administrator by simply depositing the processing fee only, subject to the condition that to ensure road safety for the users, applicant will construct acceleration lane and Deacceleration lane (only in rural arca) for getting access to the proposed outlet depending on the availability of ROW.

2.10 In case there is a proposal under consideration/ implementation for capacity augmentation (i.e. widening to 4 or more lanes etc.) of a newly declared National Highway, the applicant shall be required to submit a fresh proposal meeting the requirements keeping in view the proposed improvement.

2.11 License Fee, Processing Fee and Penalties

The details of the license fee/ processing fce/ penalty for unauthorized access or abuse of the permission granted for different types/ categories of access permissions shall be as under:

Sr. No.		Amount	Remarks/ Conditions
A.	Way-side amenities, Fuel Retail Outlets - Petrol/ Diesel/ Gas/ Charging Stations for EV Pumps etc.		
i.	Non-refundable Processing Fee per Application (to be deposited along with the Application)	Rs. 10, 000/-	
11.	Grant of provisional approval/ permission subject to the application being found in order/ conforming to the prescribed specifications. (non refundable)		The provisional approval shall be valid for a period of one year, which may further be extendable by one more year. However, the owner/ promoter of such facility shall not put it to commercial operations and release traffic on the NH until the provisional approval is converted into final access permission.
Ш.	Bank Guarantee towards successful completion of access as per the prescribed norms/ specifications before final approval is obtained.	Rs. 2,50,000/-	Valid for a period of three years. The BG shall be released by the Highway Administrator within 30 days of the grant of regular access permission. In case the access construction is not completed even within the extended period, the Highway Administration may encash the Bank Guarantee.
	One-time License fee for Access permission for a Fuel Station/ Way- side Amenity (with or without Rest areas)	Rs. 2,50,000/-	Access permission would be renewable after 15 years on payment of processing fee only.
	Penalty for operating energized fuel stations/ commercial operations of a Way-side amenity, which fulfil the prescribed norms, without obtaining prior permission for grant of access from the Highway Administrator.	Rs. 2,50,000/-	The access permission shall be granted only upon payment of the License Fee, Processing Fee and the Penalty Amount.



vi.	In case the Fuel Station/ Way-side amenity is existing on a road developed earlier but which has been newly notified as a National Highway and approval for access to such road was earlier obtained from the competent Authority in the State/ UT	Processing Fee	 i. Requisite permission documents shall be submitted and only the processing fee of Rs. 10,000/- shall be charged subject to the condition that it fulfils the prescribed access conditions; ii. However, if the existing access facility is found deficient, the owner will have to modify/ make the access facility conform to the prescribed Standards within 12 months subject to availability of land.
vii.	In case the Fuel Station/ Way-side amenity/ property is existing on a road developed earlier but which has been newly notified as a National Highway without any access permission from the competent authority of the State/ UT concerned.	towards processing fee and Rs 20 000/- for	The owner of the facility shall have to apply for access permission as if it is a fresh case and conform to the access standards as prescribed. Further, the owner shall have to take the requisite action (i.e. apply for access permission) within a period of one year of the Notification of such road as a NH, failing which the access shall be disconnected.
viii.	Renewal of Access Permission for a Retail Outlet/ Way-side Amenity	Rs. 10,000/-	Only the Processing fees will be paid. However, any violations made during the intervening period since grant of access earlier granted will have to be necessarily rectified.
В.	Private Properties	/Other Establishr	ments (other than Fuel Station)
i.	Individual Residential properties/ small individual shops/ agricultural farms in Open Stretches in Rural or the Urban areas	-Nil-	Subject to the condition that any such establishment shall access any divided carriageway of 4-lane or higher configuration only through a service/ slip road. In case of two lane, access would be through acceleration and de - acceleration lane. Wherever such access is without a service road, acceleration / de- acceleration lane, the same will be disconnected.
II.	Bank Guarantee towards successful completion of access as per the prescribed norms/ specifications before final approval is obtained.	Rs. 2,50,000/-	Valid for a period of three years. The BG shall be released by the Highway Administrator within 30 days of the grant of regular access permission. In case the access construction is not completed even within the extended period, the Highway Administration may encash the Bank Guarantee.

	A residential Colony/ Sector/ Mult storeyed Apartments developed b Government/ Society/ Private developers.	i- Rs. 10,000/- y towards processing fe and	e divided carriageway of 4-lane or higher configuration shall be only through a Service/ Slip Road. In case of two lane
iv.	Institutions/ establishments such a Hospitals, Educational Institutions Hotels, Restaurants etc. developed by any Society/ Private developers or promoters/ government or government agency.	Rs 20,000/- fo provisional approval and	access would be through acceleration and de-acceleration lane. In case the available RoW is available for construction of the Service Road, the Project event time
v.	Individual Industrial Units/ Establishments		 work) . In case the RoW is not available for provision/ development of a Service Road, the applicant shall have to make provision for such service road from out of its own land and construct such service road for safe connectivity to the Highway as per the prescribed standards. ii. In cases where Highway stands developed and the establishments requiring access to the Highway, and the traffic generated from these establishments necessitates provision for a vehicular underpass/ Flyover/ Junction/ interchange/ in the interest of road safety, the applicant will have to bear the cost of development of such facility including the cost of land required/ acquired for the purpose. iii. Wherever such a facility (VUP/ Flyover/ Junction/ Interchange/) is liable to be used by more than one establishments, present or in future, the applicant seeking access to the NH shall have to bear the expenditure equally incurred in development of such a facility.
vi.	private promoters, which	Rs. 10,000/- towards processing fee and Rs 20,000/- for provisional approval and	The Applicant will have to bear 100% of the cost of development of the facility of a VUP/ Flyover/ Junction/ Inter-change/ on the Highway. The decision as to the kind/ nature of facility required at such connecting point shall rest with the Highway Project Authority.

		Rs. 2,50,000/- as License fee	
vii.	A new road connecting to the Highway which necessitates provision of a facility of Interchange/ VUP or flyover on the NH whether developed by the State/ UT or a private entity	Rs. 10,000/- towards processing fee and Rs 20,000/- for provisional approval and Rs. 2,50,000/- as License fee	The Authority, government or private, developing such a connecting road will have to bear 100% of the cost of development of facility of a VUP / flyover / junction / interchanges. The decision as to the kind/ nature of facility required at such connecting point shall rest with the Highway Project Authority.
Notes	 as the Base Year. The same ii. Construction of a Service F ROW of a NH, can be either or by the applicant agency in in this behalf. No Departme however the supervision ch iii. Similarly, development of a be taken up by the Applican through the Project Develop 	e shall be increase Road, wherever rea er done as a Depos n accordance with the ental charges will arge as applicable facility of VUP/ Flyant himself as per the pment Authority as	pove shall be applicable for the Calendar Year 2020 of @ 5% every subsequent Calendar year. quired to be developed by the applicant within the sit work through the Project Development Authority he design and standards prescribed by the Authority be levied by the Project Authority for the purpose shall be levied. over/ Junction/ Interchange, wherever required, can he prescribed standards and drawings or got done a Deposit work. No Departmental charges will be however the supervision charge as applicable shall

2.12. The owner/management of fuel stations/ other properties is not bound to get the acceleration/ deceleration lanes, including other ancillary appurtenances, constructed through the Highway Authority (viz. NHAI, NHIDCL, concerned State PWD/ RCD as the case may be) or the contractor/ concessionaire for the project in the particular stretch of National Highways. It shall be the prerogative of the owner/ management of fuel stations/ other properties to construct the acceleration/ deceleration lanes, including other ancillary appurtenances, either through the Highway Authority/ concerned concessionaire/ contractor in the project section at the cost of the owner/management of fuel stations/ other properties or by himself/ by themselves through any other agency, subject to the same conforming to the standards prescribed by the Authority.

2.13. The access roads including acceleration/ deceleration lanes shall be constructed within available ROW of the National Highways. However, in case of non-availability of adequate ROW for construction of these facilities, owner/management of fuel stations/ other properties shall acquire the required additional land at their cost for construction of such facilities. Similarly, access for/ egress to the facility (primarily for cluster, etc.) may be provided from the Service road which has been developed already; however, service road of required length shall have to be constructed by the

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owner/ management of fuel stations/ other properties at their cost in case the same has not been constructed but is required for providing access to such properties; additional land acquisition required for construction of service road beyond available ROW of NH in such cases shall have to be done by the owner/ management of fuel stations/ other properties at their cost.

2.14. Proposals in stretches under BOT/ HAM/ TOT Concessions: -

- (i) In case of access permissions/ approvals on stretches of National Highway, which are under any BOT/ HAM/ OMT/ TOT concession agreement, the concerned proposal Processing Authority (i.e. Proposing Authority) shall invariably consult the concerned Concessionaire before recommending the proposal to the Competent Authority.
- (ii). On receipt of online application from the highway administration, the proposal Processing officer shall forward copies of such application (preferably the soft copies) to the concerned Concessionaire and the IE to submit their comments within 15 days of receipt of such applications.
- 2.15 In case of Expressway and access controlled Highways above guidelines of access permission will not be applicable. In such cases no access permission shall be given and access shall only be given at pre decided location as provided in the design of Expressway and access controlled Highways with proper access/service road.

2.16. Norms as stipulated in Appendix-I shall be applicable for retail outlets and those stipulated in Appendix-II shall be applicable for all other private properties/ establishments.

Norms for Location, Layout and Access to Fuel Stations along National Highways

1.1 The term "Fuel Station" shall include Petroleum Retail Outlets, CNG/ Gas Retail Outlets, Electrical Vehicle (EV) Charging Stations, bio fuel pumps, wayside amenities etc.

1.2 When the cross slope of the country is more than 25%, the terrain shall be classified as hilly or mountainous terrain. Where National Highway passes through a town of population of 20,000 and more (census 2011 will apply), the stretch shall be categorized as urban stretches.

2.1 Norms on Existing Service Road/ Slip road

Irrespective of the terrain, no norm shall be applicable if the retail outlet is proposed on the existing service roads/ slip road. However, permission for retail outlet proposed on the existing service roads/ slip roads needs to be obtained from Highway Administration to regulate other requirements such as drainage facilities, plot size, drinking water, toilet facilities, signs, markings etc.

However, no access permission shall be granted for establishment of a retail outlet on the entry/ exit ramp of service/ slip road.

Sr. No.	Items	Norms applicable	
1.	Acceleration/ Deceleration lane	Need to construct 100m acceleration lane and 70m deceleration lane	
2.	Distance of any Intersection with any category of road and median gap		
3.	Any barrier including that of Toll Plaza and Railway Level Crossing	1000 m	
4.	Distance from the Start of approach road of Road Over Bridge (ROB)	200 m	
5.	Start of approach road of Grade Separator/flyover	300 m	
3.		Undivided carriage way- 300m * Divided Carriageway- 1000m * *including deceleration and acceleration lanes However, this restriction shall not apply in case access/ egress for all such fuel stations are provided through common service road of 7.0m width and not directly to NH. Further, access for fuel stations at closer proximity than above distance may be allowed provided entry/ exit for both the Fuel Stations are provided through service road of 7.0m width having sufficient length; further, additional length of such service road shall be constructed at the cost of the latter fuel station owner/ company	

2.2 Location Norms on Rural stretches of National Highways

Sr. No.	Items	Norms applicable
1.	Acceleration/ Deceleration lane The deceleration and acceleration lanes may be disperted the fuel station located along urban roads and road mountainous terrain.	
2.	Intersection with any category of road and median Gap	
3.	Any barrier including that of Toll Plaza and Railway Level Crossing	1000 m
4.	Start of approach road of Road Over bridge (ROB)	200 m
5.	Start of approach road of Grade Separator/ flyover	300 m
5.		300 m* - For both divided and undivided carriageway *(including deceleration and acceleration lanes). However, this restriction shall not apply in case access/ egress for all such fuel stations are provided through common service road of 7.0m width and not directly to NH. Further, access for fuel stations at closer proximity than 300m may be allowed provided entry/ exit for both the Fuel Stations are provided through service road of 7.0m width having sufficient length; further, additional length of such service road shall be constructed at the cost of the latter fuel station owner/ company seeking grant of permission for access for the facility.
Notes:	 a. All the dimensions are to be measured from the boundary of the Fuel Station b. In case of distance from intersection with any category of road, the roads means paved carriagewa (Bituminous/ concrete/ Interlocking Concrete block) of 3.0m width and having length of Minimum 300m and above irrespective of the category of road. c. The minimum distance between two fuel stations on both sides of the highway is applicable for undivided carriageway. In case of divided carriageway, with no gap in medians, the distance restriction is for same side and is not applicable on the opposite side of the fuel Station. However access for fuel stations at closer proximity may be allowed provided entry/ exit for both the Fuel Stations are provided through service road of sufficient length; further, additional length of such service road shall be constructed at the cost of the latter fuel station owner/ company seeking gran of permission for access for the facility. d. Distance between the Fuel Station and the structural barrier (i.e. toll plaza, railway level crossing check barrier etc.) shall not apply if such barriers are located on service road only and are separated from the main carriageway. e. The gap in the Central Median shall be treated as Intersection. 	

2.3 Location Norms for Urban/ Mountainous stretches of National Highways

3.0 General Conditions of Siting

i. Rest areas should have various amenities for users e.g. fuel stations, places for parking, toilets, restaurants, rest room, kiosks for selling sundry items, bathing facilities, repair facilities, crèche etc. These aspects should be incorporated while planning for improvement

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and up-gradation of highways and/or planning for new fuel stations along the highways. The rest area complex may be planned subject to their commercial viability.

- ii. It should be ensured that the location of the proposed fuel station does not interfere with future improvements of the highway and the nearby intersections/junctions.
- iii. The fuel stations would be located where the highway alignment and profile are favourable, i.e. where the grounds are practically level, there are no sharp curves not less than those specified for minimum design speed or steep grades (more than 5%) and where sight distances would be adequate for safe traffic operations. The location should not interfere with the placement and proper functioning of highways signs, signals, lighting or other devices that may affect traffic operation.
- iv. If two or more fuel stations are to be sited in close proximity for some reasons these would be grouped together to have a common access through a service road of 7.0m width and connected to the highway through acceleration, deceleration lanes. Any objection from the existing fuel station owner against granting of access permission from NH for the proposed new fuel station are to be overruled and access to all fuel stations in case of clustering, shall invariably be from the service road only. Wherever longer service road exists, which may itself act as deceleration/ acceleration lane, no separate deceleration/ acceleration lane is required. New entrant would be responsible for construction and maintenance of the common service road, deceleration & acceleration lanes, drainage and traffic control device. Wherever available ROW is inadequate to accommodate such service roads, deceleration/ acceleration lanes etc., the additional land by the side of ROW to accommodate such service roads shall be acquired by the new entrant Oil Company.

4.0 Plot size for Fuel Station:

- i. The minimum size and shape of the plot for fuel station should primarily be laid down by the Company/ Establishment concerned, for which they would need to consider suitable accommodation of all the facilities e.g. fuel pumps, offices, stories, compressor room, air pump and kiosks etc. The Highway Administration steps in primarily keeping in view that no hindrance is caused to the movement of vehicles of expected maximum dimensions, within the fuel station and in the access area. Sufficient space would need to be available to accommodate the number of fuel pumps to cater to the expected number of vehicles in peak time at this location so that the vehicles do not spill over to the access area. The air pump and kiosks for pollution control measurements be installed at some distance from the fuel pumps so that the vehicles requiring these services do not cause hindrance to the free movement of vehicles entering or exiting the fuel station.
- ii. Keeping the above considerations in view, the minimum size of the plot for a fuel station along National Highways shall be as follows:-

Sr. No.		Frontage (In Metre)	Depth (In Metre)
(i)	On Rural stretches in plain and rolling terrain	35	35
(ii)	On Urban stretches in plain and rolling terrain	30	30
(iii)	In hilly and mountainous terrain	20	20
Note:	The proposed plot of new fuel stations should be such that the minimum frontage is achieved within the minimum total area as stipulated above.		

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iii. For fuel station being part of the rest area complex, the area required for other facilities such as parking, restaurant, rest rooms, toilets, kiosks for selling sundry items, bathing facilities, repair facilities, shops etc. would be extra but there would be a single access/ egress.

5.0 Access for new fuel station along divided/ undivided carriageway sections

- i. The access to fuel station along divided/un-divided carriageway for rural stretch of National Highways shall be through acceleration and deceleration lane. The acceleration and deceleration lane may be dispensed with for urban/ hilly and mountainous roads.
- ii. The deceleration lane would take-off from the edge of the paved shoulder taken up to the edge of the Right of Way (ROW) of National Highway, beyond which, the boundary of fuel station shall start. Its minimum length would be 70 m measured along the travel direction of highway. Its width would be minimum 5.5m. The shoulder of 2.25 m would be provided towards the outer side of the access/ egress (i.e. on the side farthest from the carriageway) for this deceleration lane.
- iii. The acceleration lane would take-off from the edge of the fuel station on exit side having minimum length of 100 m. Its width would be minimum 5.5m. Its starting stretch of 70 m length would be with a curvature of minimum radius of 650m and the remaining 30m length would be tapered so as to facilitate vehicles coming out of fuel station, merging with fast moving through traffic on main carriageway, in a safe and efficient manner. Wherever, available ROW is inadequate to accommodate the service roads and/ or deceleration / acceleration lanes in plain and rolling terrain of non-urban stretches, the additional marginal land by the side of ROW to accommodate the deceleration/ acceleration lanes shall be acquired by the owner of the fuel station. In cases of widening to 4/6 lanes in near future, the matter shall be dealt on case-to-case basis.
- iv. A separator island would be provided in front of the fuel station. The length of this separator island would be determined on the basis of the intersecting points of the edge line of the separator island with the line drawn along the edge of chevron marking, as indicated in Figures 1 and 2 for undivided carriageway and Figure 3 and 4 for divided carriageway, of these norms. Its shape for isolated fuel station would be as shown in Figure 1/ Figure 3 and that for the cluster of fuel stations with common service roads, as shown in Figure 2/ Figure 4. It would have minimum width of 3m. The width of approaches connecting deceleration and acceleration lanes, along the separator island should be 5.5m.
- v. There would be buffer strip from the edge of the ROW and would extend minimum 3m inside the fuel station plot. Its minimum length would be 12 m. In Urban/ hilly or mountainous areas, minimum length of buffer strip may be reduced to 5m keeping minimum width of opening at entry and exit to 7.5 m. No structure or hoarding except the approved standard identification sign on pole, would be permitted inside the buffer strip. The buffer strip as well as the separator island should be provided with kerb of minimum 275 mm height to prevent vehicles from crossing it or using it for parking purposes. The buffer strip in the approach zone should be suitably shaped or cover extra area in the approach zone after provision of acceleration, deceleration lane and connecting approaches and should be properly turfed for aesthetic landscaping.
- vi. The radius for turning curves would be 13 m and that for non-turning curves should be from 1.5 to 3 m, so as to check over speeding while entering or exiting the fuel station. Wherever, available ROW is inadequate, the additional marginal land by the side of ROW shall be acquired by the owner of fuel station to provide prescribed turning radius.

- vii. The pavement of the access roads including deceleration, acceleration lanes and connecting approaches would have sufficient design strength for the expected service lane traffic. It would have minimum pavement composition of 150 mm thick Granular Sub Base (GSB) overlaid by three layers of Water Bound Macadam (WBM) (other than WBM-Grading No. 1), each of 75 mm thickness, topped by 50 mm thick Bituminous Macadam (BM) and 30 mm thick Bituminous Carpet (BC). Interlocking Concrete Blocks as per IRC:SP:63 can also be considered.
- viii. The typical access layout for the new fuel station with relevant details for deceleration/ acceleration lanes connecting approaches, separator Island buffer strip, drainage, signs and marking on carriageway sections of National Highways would be as shown in Figure 1/Figure 3 of these norms.
- ix. The typical access layout for cluster of fuel stations, with details for deceleration lane, service road and acceleration lane etc. would be as shown in Figure 2/ Figure 4 of these Norms.
- x. The typical layout for fuel stations and signs and markings along National Highways in Hilly/Mountainous/Urban stretches is given in Figure 5.

6.0 Drainage

There shall be adequate drainage system on the access to the fuel station and inside its area so as to ensure that surface water does not flow over the highway or any water logging takes place. For this purpose, the fuel station and access area would be at least 300 mm below the level at the edge of the shoulder on the highway. The surface water from fuel station/ facility and access road would need to be collected in a suitable underground drainage system (e.g. slab culvert with iron grating of adequate strength constructed in the approaches or any other method as per satisfaction of Highway Administration so as to ensure that surface water from fuel station/ facility does not flow on the highway) and led away to a natural course/ outfall sewer through culvert or led away to a water-recharging system specifically constructed by the owner/ management of the fuel station/ facility in case lined drains of sufficient length upto a natural course/ outfall sewer are not available. The applicant has to prepare separate detailed drawings indicating the drainage arrangements and to be submitted along with the application for permission.

7.0 Enforcement of Right of Way and Building Line

While planning the layout for various facilities inside the fuel stations/ establishments, it has to be ensured that fuel pumps are located beyond the building lines as prescribed in IRC:73, 'Geometric Design Standard for Rural (Non-Urban) Highways' or (as notified by the State Government concerned) or 10m away from ROW boundary whichever is less. The fuel station office building etc. shall be located at a safe distance as prescribed by the Fire Department or other authorities. The buffer strip would extend minimum 3m inside the fuel station plot, beyond the available ROW. The future widening of the Highway shall also be kept in view while setting up and preparing the layout plan of the proposed fuel station. The owner of the fuel station shall acquire additional land, if required, to accommodate access/ egress roads for fuel station, service roads, acceleration/ deceleration lanes, etc.

8.0 System for Signages and Markings

- i. An adequate system for signs and marking would be provided at the locations of fuel stations for the guidance of the highway users. The pavement markings would be in the form of chevron at entry and exit locations, give way for the exit from the fuel station. Information signs for fuel station would be provided at 1km ahead, 500m ahead and at the entry point within the NH ROW.
- ii. On undivided carriageway, additional signs for the regulation of entry and exit of the vehicular traffic should be provided on the separator island. Also, an informatory sign should be installed showing the distance of the nearest Fuel station located in the direction of travel in order to avoid any need for right turnings for accessing the Fuel Station located on the opposite side. This sign should be installed at a location of about 200 m ahead of the opposite side fuel station within the NH ROW.
- iii. The pavement markings shall conform to IRC:35, 'Code of Practice for Road Markings' and the Road Sign to IRC:67, 'Code of Practice for Road Sign's and IRC:SP:55, 'Guidelines on Safety in Road Construction Zones'.
- iv. These should be as per Section 801 and 803 of Ministry's Specifications for Road and Bridge Works, as updated from time to time.
- v. The system for signs and markings with their type and locations would be as shown in Figure 1,2,3,4 & 5 for the chosen access layout.

9.0 License Deed

- i. A License Deed would be required to be signed between the Oil Company wanting to install the Fuel Station (Licensee) and Government of India through their designated officers (Highway Administration). The specimen copy of the license deed is enclosed at Annexure-III to Appendix-I.
- ii. The license deed would be drawn on a non-judicial stamp paper and all expenses in this regard be borne by the licensee.
- iii. The validity of the license for the use of National Highway land for access to fuel station would be for a period of fifteen years and on the expiry of lease after which the same would be required to be renewed which could be for a similar period. During this validity period, the owner shall maintain in good condition the deceleration / acceleration lanes, service roads (free from any potholes/patches), toilet & drinking water facilities, drainage arrangement (clean conditions to allow full discharge of storm water), signs and markings (existing at identified location with clear required visibility).

10.0 Payment

The payment of fee etc. would be payable by the licensee to the Highway Administration in consideration of this Agreement for the access for which the license is issued. There would be no need to register the license deed. This fee would be paid on-line in favor of the concerned **Pay & Accounts Officer** of the Ministry of Road Transport and Highways and would be credited to the **Major Head 1054 (Revenue Receipt Head)**. The license deed shall be executed only after the online payment has been remitted in the concerned **P&AO** office and successfully realized in the Consolidated Fund of India.

11.0 Responsibilities of Oil Companies/Owners

- i. The Ministry of Petroleum and Natural Gas/ Oil/ Gas companies, while entertaining any application for the installation of a Fuel Station, would supply a copy of these norms to the applicant so that he may assess his position to fulfil the requirements of these Norms. Ministry of Petroleum and Natural Gas/ Oil & Gas Companies would ensure that the plot identified by the applicant conforms to the requirements of these norms in terms of its location, access layout and signs and markings. It shall also be the responsibility of the applicant/ owner of Fuel Station to provide the prescribed layout for access as given in Fig.1/2/3/4/5, as the case may be, while preparing the layout.
- ii. After obtaining provisional **permission for access**, Oil Companies/ Owners shall be responsible for the construction and maintenance of deceleration/acceleration lanes, service roads, channelizers, drainage arrangement, drinking water and toilet facilities, signs and markings in accordance with the approved layout and specifications conforming to these norms, at his own cost. The drinking water and toilet facilities shall be accessible to the public round the clock. In order to inform the public about these, a display board showing availability of such facilities shall be installed before the entry to the fuel station. On completion of the construction in accordance with checklist and conforming to the approvals, a Completion Certificate would be issued by the field unit of NHAI/ PWD/ BRO/ NHIDCL or any other agency (as the case may be) for getting approval of Highway Administration. The final approval i.e License Deed signed by the Highway Administration.
- iii. Inspections for determining the deviations from prescribed Norms shall be done at any time, even after signing of the License Deed, by the Highway Administration. In cases of defaults/ deviations found during inspections by Highway Administration, each deficiency shall be immediately rectified, which in no case should exceed 60 days from the date of inspection and notification of such deficiencies to the owner. The failure to rectify the identified deficiencies within the prescribed time would lead to de-energizing the fuel station by the concerned Oil Company. The re-energizing would be done only on complete rectification and on the authorization by Highway Administration. The action against the oil companies shall also be taken if the rectification of the identified deficiencies has not been done within the prescribed timeline even after reminders to the oil companies.
- iv. Access permission allowed to owner/ management of fuel stations may in some cases lead to substantial vehicular/pedestrian traffic movements on the highway/ access so constructed/allowed. In such cases there may arise a need to construct a cross-over facility such as Underpass/ Overpass/ FOB/ Service lane etc. for ensuring road safety. The cost of such cross-over facility etc. shall be borne by the owner/ management of fuel stations.
- v. The owner/ management of fuel stations is not bound to get the acceleration/ deceleration lanes including other ancillary appurtenances constructed through the highway authority or the contractor/ concessionaire for the project in the particular stretch of National highways. It shall be the prerogative of the owner/management of fuel stations to construct the acceleration/ deceleration lanes including other ancillary appurtenances wither through the concerned concessionaire/ contractor in the project section at the cost of the owner/management of fuel stations or by themselves through any other agency.

- vi. The access roads including acceleration/ deceleration lanes shall be constructed within the available ROW of the National Highways. However, in case of non-availability of adequate ROW for construction of these facilities, the owner/management of fuel stations shall acquire the required additional land at their cost for construction of such facilities.
- vii. The toilet facility is to be provided as per the standard layout at figure 6 demarking separately gents and ladies and duly equipped with lighting, water and requisite cleaning accessories etc. The necessary alterations in the case of existing retail outlets may be done as felt necessary in accordance with the standard layout. A separate access to all road users of the National Highways with traffic signages of the availability of toilet facility along National Highways may be provided and the toilets are kept open round the clock.

PLG/0013/2022/- **ITEM. NO.: 21/2024** कार्यालय निदेशक (योजना) /office of Director (Planning) क्षेत्रीय योजना-3 / योजना क्षेत्र - सी एवं जी Area Planning-III / Zone- C & G चौथी मंजिल, विकास मिनार, आई.पी.एस्टेट, नई दिल्ली-110002 Fourth Floor, Vikas Minar, I.P. Estate, New Delhi-110002 दूरभाष (Tel. No.): 23370239

दिनांक: 04.12.2024

मिसिल संख्या:- PLG/0013/2022/-AD(PLG-ZONE G)AP-III/D- 199

अमृत महोत्सव

763834/2024/AD(PLG-ZONE G)AP-III

Planning Observations

विषय: Request regarding Change of Landuse of 4.63 ha railway land from "Transportation" (Circulation-Rail)" to 'Residential' at Shakurbasti, Zone-G

सन्दर्भ: Letter no. RLDA/2018/Coml./ Plg. /Shakurbasti (Master Planning)/ 1736 (vol-I)/ 228 dated 18.06.2024

- Joint General Manager/ Project-4, RLDA vide letter no RLDA/2018/Coml./REUP/Shakurbasti /1736 (vol- I)/494 1. dated 24.07.2023 has forwarded the Agenda for the Technical Committee meeting w.r.t. the "Proposal Regarding Change of landuse from 'Railway' to 'Residential' in respect of Shakurbasti Railway Land."
 - a) Joint site Inspection was carried out for the site u/r on 24.08.2023 by Director (Plg.)/C & G, AD (Plg.) and Plg. Asstt. of Zone-G along with officials of RLDA.
 - After the Joint Site Inspection, some error in the area of site u/r (i.e., 6.29 ha instead of 4.63 ha) for b) change of landuse has been observed in the agenda.
 - As requested by Planning Department, Joint General Manager/ Project-4, RLDA vide letter dated c) 12.12.2023 has submitted the updated agenda with revised area (4.63 Ha.) incorporating Total Station Survey (TSS) along with satellite image showing the site u/r and other information.
- Planning Department vide letter dated 26.04.2024 requested RLDA to provide information regarding 2 Services/Infrastructure (Sewerage, Solid Waste, Water Supply & Electricity). In response, an updated Technical Committee Agenda was sent by Joint General Manager/ Project-4, RLDA vide dated 18.06.2024 w.r.t. the "Proposal regarding change of Landuse from 'Railway' to 'Residential' (Area 4.63 Ha.) in respect of Shakurbasti Railway Land" along with the sought additional information. (Annexure-1)
- 3. As per Zonal Development Plan of Zone-G (prepared under MPD-2021), the site is located on Rohtak Road (NH-9) and the landuse of the site in reference is "Transportation (Circulation-Rail)". As there is no Layout Plan available for the site u/r, the profile of the site admeasuring 4.63 Ha. as provided in the TSS by RLDA has been superimposed on the MPD-2021 & Zonal Development Plan of Zone-G (prepared under MPD-2021) and placed as Annexure- 2.
- 4. The said proposal is for 4.63 ha of land to be developed into group housing by RLDA with an intention to 'creation of a housing society next to a metro station would connect people to major and prominent work centres and commercial centres of the city by public transport which will serve great public purpose'.

Proposal: 5.

The proposal submitted by RLDA for the change of landuse of land admeasuring 4.63 ha, from "Transportation (Circulation-Rail)" to "Residential" in existing MPD-2021 & Zonal Development Plan (ZDP) of Zone-G (prepared under MPD-2021) is as follows:

Location	Area (Ha.)	Existing Landuse as per MPD-2021/ZDP of Zone-G	Proposed Landuse as per MPD-2021/ZDP of Zone-G	Boundaries
Vacant Land of RLDA at Rohtak Road, Shakurbasti falling in Zone-G	4.63 Ha	'Transportation' (Circulation-Rail)'	'Residential'	North: Shakurbasti Railway Station South: Rohtak Road East: Railway vacant land West: Railway vacant land

Note: Refer Annexure-2

The above proposal is submitted to be considered for forthcoming Technical Committee Meeting. Encl.: As Above

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सह निदेशक(योजना)/जोन- जी

निदेशक(योजना)/जोन-सी एवं जी

PLG/0013/2022/-AD(PLG-ZONE G)AP-III

691158/2024/O/o Dy. Director (PR)





Annexure-1 रेल भूमि विकास प्राधिकरण Rail Land Development Authority

(रेल मंत्रालय, भारत सरकार का सांविधिक प्राधिकरण) (A Statutory Authority under Ministry of Railways, Govt. of India)

No. RLDA/2018/Coml./ Plg. /Shakurbasti (Master Planning)/1736 (Vol - I) Dated: 18.06.2024 -228

The Director Planning, C & G Delhi Development Authority Vikas Minar, I.P Estate, New Delhi- 110002

Receipt Central Dy. No. R&P tion, Vika D Ante opment Authorit

Sub: Commercial Development of Railway Land at Shakurbasti – Regarding Application for Change in Land use.

Ref: DDA letter No. PLG/0013/2022/-AD(PLG-Zone G)AP-III/D-51 dated 26.04.2024.
In connection with above referred letter, the following information is hereby furnished: -

(a) <u>Obtaining of Information from Service Providing Agencies</u>. It is apprised that the letters to obtain concurrence from the service providers were written by RLDA. The reply received from Delhi Jal Board & Tata Power DDL is placed at Annexure I & II respectively. It is further qualified that the conditions stipulated in the concerned letters shall be followed appropriately while executing the project. It is also assured that RLDA will follow all due procedures and obtain all necessary permissions before the actual execution of the project. Additionally, RLDA is committed to paying all statutory charges associated with the project.

(b) <u>Updation on Para 3 of Agenda</u>. The corrections in S. No 12 of subheading (A) as well as updation in S. No 3 of sub-heading (B) of Para 3 of the Agenda as suggested has been incorporated. Accordingly, the revised Agenda is attached as Annexure III.

2. In view of the above, it is once again humbly requested that an early approval be granted which shall immensely assist RLDA in achieving the laid down targets by Niti Ayog and Railway Ministry.

(Amit Sharma) Joint General Manager/Project – 4 18/6 24

Copy to:

- 1. Commissioner Planning _ For kind information and consideration please.
- 2. Vice Chairman, DDA For kind information please.

Annexyze-

226/246



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DELHI JAL BOARD: GOVT. OF NCT OF DELHI OFFICE OF EXECUTIVE ENGINEER M-15 OVER HEAD TANK: ASHOK VIHAR, DELHI-52

Dated:- 67 6 14

No. DJB/EE(M)-15/2024-25

The Joint General Manager/ Project-4 Rail Land Development Authority Unit No. 702-B, 7th Floor, Konnectus Tower-II DMRC Building, Ajmeri Gate, New Delhi-110002

Subject:-Commercial Development of Railway Land at Shakurbasti : Regarding Seeking Approval for Solid Waste Management & Water Supply to Develop Railway Land Parcel at Shakurbasti.

Ref: RLDA/2018/Coml/Plgp/Shakurbasti (master planning)/ 1736(Vol-II) dt.22.05.24 and 03.05.2024

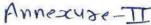
In reference to above mentioned letters regarding residential development planned at Shakurbasti by RLDA, it is to inform you that there is no DJB water and sewerage network available for the said parcel of land. Water is not available for the proposed residential development as there is already acute shortage of water in the vicinity of area. Therefore, No water can be provided for the proposed residential development. RLDA is to make their own arrangement of water supply and sewerage disposal as there is no feasibility of providing water supply and sewerage facility from DJB. All necessary arrangements for treatment and disposal of sewerage with zero liquid discharge as per norms has to be made by RLDA at their own level and plan their project so as to have net zero water requirement from DJB.

However in case water is available in the future, though the same is not certain, the proposal will be examined at that time as per availability of water.

(Chander Parkash)^k Executive Engineer (M)-15

PLG/0013/2022/-AD(PLG-ZONE G)AP-III

227/246





Ref No: TPDDL/NS&S/24-25/06

Dated: 30th May 24

Joint General Manager/Project-4 Unit No. 702-<u>B, 7th Floor, Konnectus</u> Tower- II, DMRC Building, Ajmeri Gate, New Delhi- 110002

Sub: Response to Letter No. RLDA/2018/Coml./Plg./Shakurbasti (Master Planning)/1736 (Vol-II) dated 03rd May 24

Dear Sir,

This is in reference to the subject letter received from your goodself, wherein permission is being sought from the service provider, as per your communication with DDA for change in land use. We hereby submit that, the said area shall be processed for electrification in accordance with DERC Supply code & regulations.

The proposal shall be granted clearance to the Railway Land Development Authority (RLDA) for changing the land use, contingent on the load applied and network availability at the time of application, in compliance with commercial and regulatory formalities.

Kindly treat it as our in-principle approval.

With Regards

Dushyant-Kr. Tyagi Chief (Network Services & Stores) Tata Power-DDL

Annexyse-TTI

228/246

FOR PROPOSAL PLACED BY LOCAL BODIES/ GOVERNMENT AGENCIES:

Under

Section 11(A) of DD Act

Item No.

Dated:

AGENDA FOR THE TEHCNICAL COMMITTEEE MEETING

Subject: Proposal Regarding Change of Land use from 'Railway' to 'Residential' (Area 4.63ha) in respect of Shakurbasti Railway Land.

File No. RLDA/2018/Coml./Plg./Shakurbasti (Master Planning)/1736 (Vol-I)

- 1.0. Background:
 - 1.1. Rail Land Development Authority (RLDA) is authorized for redevelopment of railway rand as provided in section 4(D) (2) (i), (ii) & (iv) of Railway Act, 1989 to exercise powers as provided under Section 4E of the Railway Act, 1989, and Rail Land Development Authority (Constitution) Rules, 2007. The Ministry of Railway has entrusted Shakurbasti having an area of 4.63 ha for development.
 - 1.2. The decision of Union Cabinet dated 03.10.2018 which has been communicated to RLDA (with copy to the Chief Secretaries of all State Govts. /UTs.) vide Railway Board's letter No. 2011/LMB/WCS/22/07/25/Pt.I, dated 17.10.2018, states that:

"Railways/RLDA/IRSDC shall consult urban local bodies/other statutory authorities while approving it's plans in terms of powers conferred to it as per Sec. 11 of Railway Act, 1989 so that development in Railway land is harmonious with the surrounding development, generally following the Notional TOD policy. No change in land use is required PAN India by Railways for developing Railway Land for Commercial use.

It is emphasized here that "Consultation" does not mean 'Consent/Concurrence".

- 1.3. Accordingly, RLDA has been in consultation with DDA regarding the proposed development of the concerned site by applying for change of land use from Railway to Residential (Group Housing) as per applicable norms of Master Plan for Delhi 2021.
- 1.4. DDA advised that in order to propose any project on the land under reference, a change in land use is required.
- 1.5. In order to take the process forward, a meeting was held between Vice Chairman/DDA and Vice Chairman/RLDA on 11.05.2023. In this meeting, after due deliberations, it was decided that for all such lands, the RLDA would apply to DDA for change in Land use.

PLG/0013/2022/-AD(PLG-ZONE G)AP-III

1.6. With this as a backdrop, this proposal is being sent with respect to above referred land.

2.0 Examination:

2.1 Provision in MPD-2021/ZDP/Layout Plan:

The land under reference lies in Zone G (West Delhi I) and sub Zone G 10 (Madipur) under MPD 2021.

As per main Land Use Plan Map of MPD 2021, the site is marked in white colour and accordingly the legend indicated urbanisable area (Annexure IA).

Also the concerned site is marked in white colour in the Zonal Development Plan for Zone G with no dedicated legend to define the land use of the area (Annexure IB).

Further as per Land Use Plan of Zone G, the site is marked as Railway Station and Yards (**Annexure IC**).

In accordance to Draft Land Use Plan for Delhi 2041, the land use of the site is 'T2 Terminal/ Depot/ Yard-Rail/ MRTS/ BUS/ Truck' (**Annexure ID**).

Annexure I A to D Site duly marked on relevant maps as stated above.

2.2 Site Visit Inspection Report: Presently, the land under reference is vacant. The joint site visit by representatives of RLDA & DDA was carried out on 23.08.2023.

Annexure II Site Inspection Report - Survey plan of the site by TSS showing plan showing existing trees, railway line, nearby roads, contours etc) and site duly superimposed on the Google Map are placed at **Annexure II A & II B** respectively.

2.3 Any Other information such as Land Status/ Legal status of Land / Any Court Case against the land under reference. The land belongs to Ministry of Railways and it has been entrusted to RLDA vide letter No/ 2017/LML-II/2/4 (103) dated 02.04.2018. The initial entrustment was revised vide Ministry of Railways letter No/ 2020/LML-II/2/3 (146) dated 13.10.2022.

Annexure III - Copy of the initial entrustment letter and subsequent revision in land entrusted are placed at Annexure III A & III B respectively.

2.4 Status related to Natural Conservation Zone (NCZ), Natural features such as water bodies etc./ If the site is covered under any other statutory provisions like NMA etc. - There is no such feature.



Annexure IV (Relevant Documents/Maps) – Site does not have any such feature and is not covered under statutory provisions of NMA. The NMA MAP of the site is placed as **Annexure IV**.

2.5 Planning Observations: Nil.

Summary of planning observations as per para 2.1 to 2.4 above.

3.0 Information required as per the MoUD, Gol letters dated 07.04.2015/ 04.09.2015*1:

S.No	Information required	Explanatory Background
Α.	As per MoUD Letter Dated 04.	09.2015
1.	Background note indicating current situation/provisions.	Currently, the land under reference is vacant. Area concerned is 4.63ha. The land under reference lies in Zone G (West Delhi I) and sub Zone G 10 (Madipur) under MPD 2021. Land Use of the site in accordance to 'Draft Land Use Plan for Delhi 2041' i.e. 'T2 Terminal/ Depot/ Yard- Rail/ MRTS/ BUS/ Truck'.
2.	Whether similar proposal has earlier been considered by DDA/Ministry and/or disposed of and if yes, when and how?	RLDA is proposing this scheme for the first time in Delhi.
3.	What are the specific recommendations of the Authority with regard to the proposal?	RLDA is proposing to develop the concerned site as Residential as per the provisions of Group Housing norms of MPD 2021 and/or instructions on the subject matter.
	How and why the proposal was initiated?	Previously, the case was processed for the site to be developed in accordance to the TOD node. However, the same was not achieved.
		The matter was discussed in the meeting held between VC/DDA and VC/RLDA on 11.05.2023 and it was decided that RLDA will seek change of land use. The present proposal is for change of land use from Railways to Residential (Group Housing) in accordance to the land use of the areas adjoining the concerned site.

5.	What are the pros and cons of	
	the proposal whether they have been carefully examined and if yes, the outcomes thereof?	
		(b) The area in the vicinity of the site is primarily residential.
		(c) The site has major commercial centers located within 5km radius.
		(d) Hence, the site provides an excellent opportunity for residential. Close proximity of the site to Madipur Metro Station will reduce traffic burden on adjoining roads.
		 (e) Further, the site is presently lying vacant and is highly prone to encroachment/ unauthorized development. Cons: None.
6.	What are the expected short term and long term outcomes If the proposal is approved and implemented?	The proposed development will harness the potential of providing much needed residential accommodation adjacent to the metro station and it will encourage people to travel by metro and will contribute towards reducing traffic burden on surrounding roads.
7.	How the Proposal will benefit in the development and economic growth of the city?	Optimal utilisation of the land parcel would create economic opportunities near major metro network which will boost economic growth of the catchment area.
8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities in India and other countries, and in those provisions differ from the proposal then why are they not considered appropriate for Delhi?	Not Applicable

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9.	What will be the public purpose served by the modification?	Creation of a housing society next to a metro station would connect people to major and prominent work centers and commercial centers of the city by public transport which will serve great public purpose.
10.	What is the number of people/family/households likely to be affected by the proposed policy?	and all relievely another.
11.	Where the proposal is in consonance with the existing plans, laws, by-laws, rules, etc?	provisions of MPD 2021.
12.	Whether the implementation of the proposal will require changes in certain rules, provision of Master Plan, etc. an if yes what action has been taken to bring about such changes?	regard. The Provision is there in DDA Act of 1957 under section 11(A).
13.	Whether the department/ organization/ Ministry related to the proposal has been consulted and if yes what were their views and how they were disposed?	
14.	Whether the Relevant guidelines/orders of DOPT, ministry of finance and other nodal ministries/ department were taken into account while preparing and examining the proposal?	Not applicable.
15.	The name, designation and contact information of an officer of the level of Director or above who will be Nodal Officer to be contacted by the Ministry regarding the proposal.	Col Amit Sharma, Joint. General Manager (Project - 4), RLDA. Mob No. 9990114988. email: <u>rashmit33@yahoo.co.in</u>

В	. As per MoUD letter Dated 07.0	4.2015
1.	Whether the land is government or private, and who is the land- owning agency?	
2.	On whose request the change of land use or modification to MPD-2021 has been initiated?	
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of the site and a copy of the inspection report be provided.	Smt. Alka Arya, Director (Plg.) Zone-C & G, DDA Email id: <u>alka.arya115@dda.gov.in</u>
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	Creation of a housing society next to a metro station would connect people to major and prominent work centers and commercial centers of the city by public transport which will serve great public purpose.
5.	What will be the impact of the proposal on ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposal pertains to the optimum utilization of Govt. Land and is in accordance to the existing provisions of MPD 2021.
6.	What will be the proposal's impact/implications on the general public e.g. Law & order etc?	The proposal shall have a positive impact.
7.	Whether any court cases ongoing on the land mentioned in the proposal? The full details are to be attached.	The concerning land parcel is clear of any litigation.

PLG/0013/2022/-AD(PLG-ZONE G)AP-III

4.0 Proposal:

In view of the above, the proposal to change the Land use of the land under reference from "Railway Station and Rail Circulation" to Residential" under Section 11- A of Delhi Development Act, 1957may be considered. The details of the proposal are as under:-

	Zonal Development Plan of Zone	G (West Delhi I)		
120	Modified based on the approval of Govt. o 11/23/2009-DDIB dated the 8th March, 201 Act, 1957	of India vide letter no. K- 0 under section 11(A) of DD		
S.No	Existing Provision	Proposed Amendments Modifications		
1.	Land use "'T2 Terminal/ Depot/ Yard- Rail/ MRTS/ BUS/ Truck'"	Land use "Residential"		

5.0 Recommendations:

The proposal at para 4.0 above is placed before the Technical Committee for consideration under Section 11A of DD Act for inviting objections/ suggestions from public by issue of Public Notice.

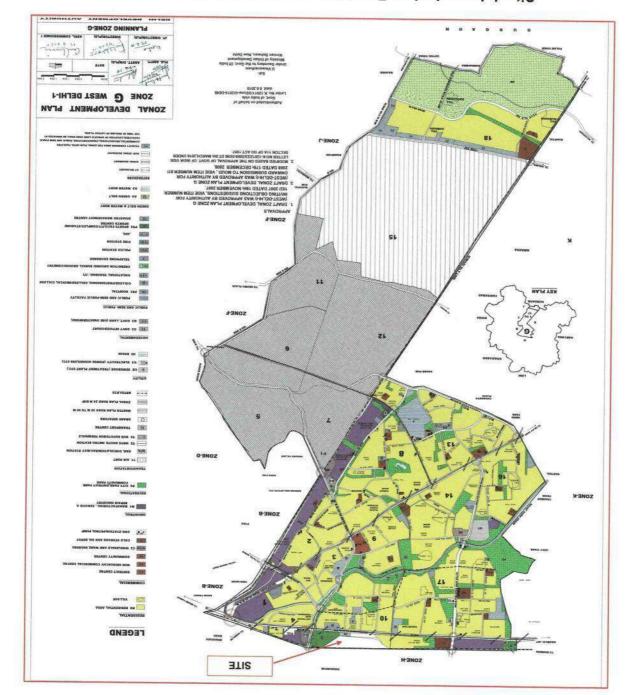
Amit Sharma Joint General Manager/Project - 4 Rail Land Development Authority



Annexure IA

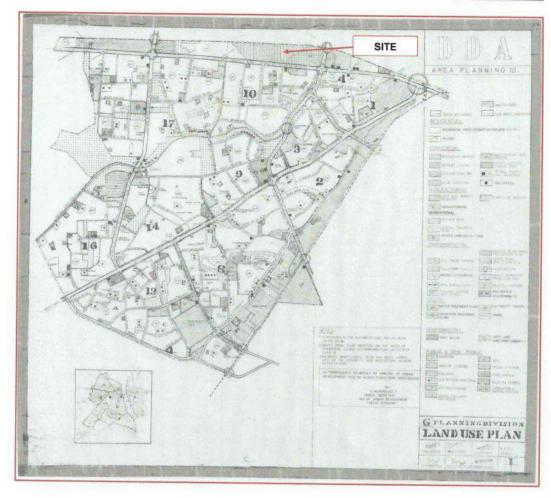
Site duly marked on Land Use Plan as per MPD - 2021

Annexure IB



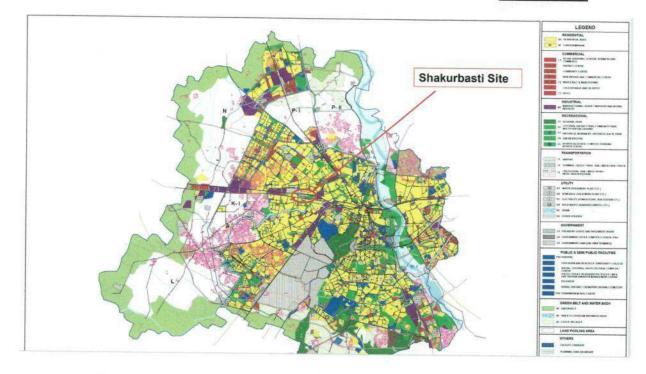
Site duly marked on Zonal Development Plan for Zone G

Annexure IC



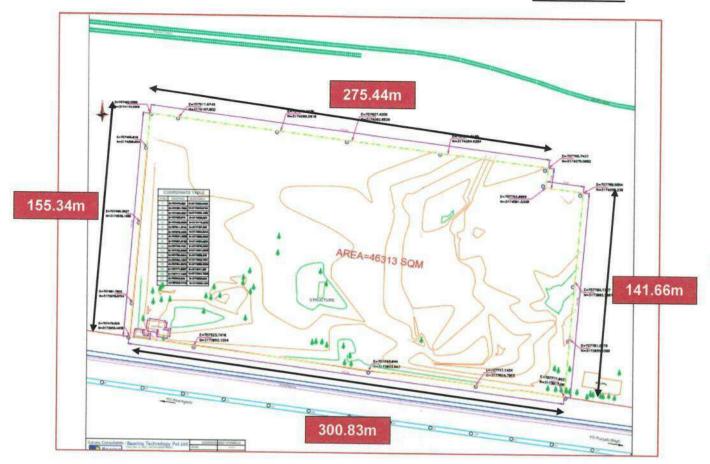
Site duly marked on Land Use Plan for Zone G

Annexure ID



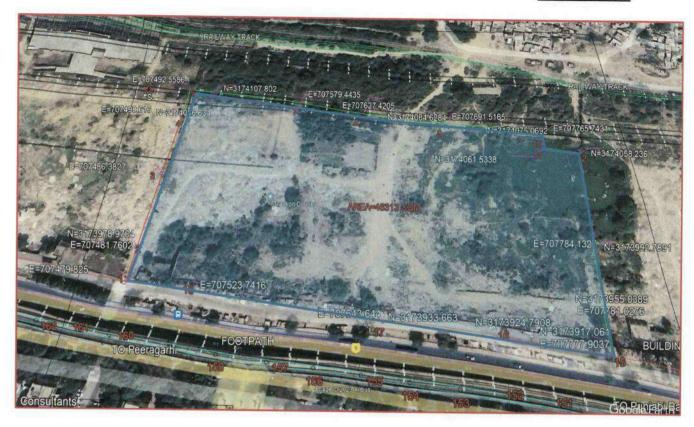
Site duly marked on Land Use Plan as per Draft MPD - 2041

Annexure IIA



Site Survey Plan

Annexure IIB



Site Superimposed on Google Map

Annexure IIIA

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Initial entrustment letter dated 02.04.2018

Annexure IIIB

Government of India Ministry of Railways (Railway Board)

No. 2020/LML-II/2/3(146)

New Delhi, dated: 13.10.2022

The Vice Chairman, Rail Land Development Authority(RLDA) Unit No. 702 B, 7th Floor Konnectus Tower-II, DMRC Building, Bhavbhuti Marg, Ajmeri Gate, New Delhi-110002,

Sub: De-entrustment of earlier demarcated land parcels to RLDA along the Rohtak Road at Shakurbasti yard.

In reference to RLDA's letter no. RLDA/2018/Comm-MFC/BD/New Sites/101 dated 16.03.2018 and Northern Railway's letter no. 196-W/RLDA/SSB/Land dated 15.09.2022 (copy enclosed), The competent authority has decided to de-entrust the following site as per the enclosed plan which was entrusted to RLDA vide Board's letter no. 2017/LML-II/2/4 (103) dated 02.04.2018 for commercial development :-

SN	Description	Area
1.	Entrustment of Railway land to RLDA for commercial development at Shakurbasti (Pocket A,B,C,D,E,&F)	17.90 Ha
2.	De-entrustment of Railway land for proposed Vande Bharat Train-set Maintenance Depot (Pocket C,D,E &F)	11.61 Ha
3.	Balance Railway land area to be available with RLDA for commercial development from the earlier entrusted area	6.29 Ha

Kindly acknowledge receipt of this letter.

DA: As above

AL

(Chander Shekhar) Director/L&A

Railway Board

Copy to: Principal Chief Engineer, Northern Railway/Baroda House, New Delhi

Revised entrustment letter dated 13.10.2022

PLG/0013/2022/-AD(PLG-ZONE G)AP-III

691158/2024/O/o Dy. Director (PR)

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Site duly marked on NMA Map



Annexure IV

Annexure-2



Tentative location of site u/r marked on MPD-2021

Tentative location of the site u/r admeasuring 4.63 Ha. marked on ZDP of Zone-G (prepared under MPD-2021) for change of landuse from 'Transportation (Circulation-Rail) to Residential'



PLG/MP/0005/2024/F-20/-O/o DIRECTITEM. NO.: 22/2024

[Agenda for Technical Committee]

ITEM NO. ____:2024

SUBJECT: Proposal for Change of Land Use of various land parcels to PSP & Commercial in sector G-2 / G-6, G-3 / G-4 & IFC in Narela Sub-City (Zone P-I).

[File No. PLG/MP/0005/2024/F-20/-O/o DIRECTOR (PLG)NARELA PROJECTS-Part(1)]

1.0 BACKGROUND

- 1.1 Three sub-cities i.e., Dwarka, Rohini and Narela were conceived as a part of MPD-2001. In due time, though Dwarka & Rohini Sub-cities have taken off, development in Narela has suffered due to the lack of inter and intra city connectivity. The current scenario has changed considerably with the construction of UER-II which is almost complete by 90% and is slated to be fully functional in another few months. This shall connect the IGI Airport with Narela sub-city making it fully accessible to the airport through a traverse distance of 35 km. Separately, Delhi Metro has already got approvals for extending its metro line in Narela. Due to this enhanced connectivity to the sub-city and considering huge built-up housing stock available, it is felt that the potential of the sub-city should be explored to its maximum. The issue of revitalisation of Narela sub-city, repositioning and strategizing its land parcels has been discussed in various forums and accordingly new development options have been proposed.
- 1.2 The issue of revitalising the Narela sub-city and to develop it as an Education Hub has been discussed in various meetings held under the chairmanship of Hon'ble LG. Delhi. The institutes in Delhi are developed in a scattered manner, lack big campuses, are faced with an issue of easy access to housing or are in a dire need for expansion. Keeping in view the above, it was decided to allot land to various universities to enable them to establish their campus in the Education Hub in Narela Sub-city.
- 1.3 Requests have been received for earmarking the plots for SPA Delhi, Coaching Centres and private universities in the educational hub.
- 1.4 As per MPD-2021/ZDP of Zone P-I (Narela Sub-City), the Land Parcels identified for setting up of above stated campus as well as for proposed new universities /colleges/coaching centres, fall under different Land Uses (Residential, Recreational, PSP). As per MPD-2021/ZDP, University / College / Educational Institutions are permissible in PSP Land Use.

- 1.5 In order to enable setting up of the universities / College / Educational Institutions and making them Land Use compliant, change of land use is being proposed.
- 1.6 It is also proposed to set up a Cricket Stadium having facilities of international level. This proposal also envisages Change of Land Use to enable setting of the same.
- 1.7 Further, CLU have been proposed for converting PSP area to Commercial on the land abutting the UER-II as well as Utility / ESS to Commercial abutting UER-I, so that the full potential of both sites can be realised.
- 1.8 The proposal for CLU of various pockets on approval shall be processed under section 11A of the DD Act, accordingly.

2.0 EXAMINATION

- 2.1 Plot for Cricket Stadium (Sector G-3, G-4): One plot for cricket stadium has been envisaged in Sector G-3, G-4 measuring area 50 acres approx. (20.24 Ha.). Suitable modification in the adjoining Sector Plan to ensure a seamless network of roads shall be done while taking up the design of the Cricket Stadium.
- 2.2 Change of Land Use from PSP to Commercial (36.6 Ha.) for plot near NIT, Delhi abutting UER-II. Part of this (20.0 Ha.) land has reverted to DDA on account of alternate allotment of land to IGDTUW.
- 2.3 The details of the pockets for which proposal for change of Land Use for future use of universities/other PSP & Commercial uses to be proposed as per the MPD are as follows: -

			Tentative	Change of Land Use			
S. No.	Plot No.	Location	Plot area (Ha.)	Area for CLU (Ha.)	From	То	
1.	PSP-1	Sector G-2 / G-6 Narela (Zone P-I)	8.41	8.41	Residential	PSP	
2	PSP-2	Sector G-2 / G-6 Narela (Zone P-I)	18.2	18.2	Commercial	PSP	
3.	PSP-3	Sector G-2 / G-6 Narela (Zone P-I)	28.07	28.07	Residential	PSP	
4.	PSP-4	Sector G-3 / G-4 Narela (Zone P-I)	20.23	20.23	Commercial	PSP (Cricket Stadium)	

Page 2 of 4

5.	C-1	Sector G-2 / G-6 Narela (Zone P-I)	6.82	6.82	Utility/ESS	Commercial
6.	C-2	PSP Plot along UER-II near NIT Narela (Zone P-I)	36.6	36.6	Public Semi Public	Commercial

- 2.4 The Land ownership and litigation status shall be ascertained and marked on the plan which shall be part of the public notice before placing it in the public domain for inviting objection & suggestions.
- 2.5 Wherever modification in the Layout/Sector Plan done for proposed CLU, these modifications will be processed separately.
- 2.6 The information required for processing the CLU as per the Ministry letters dated 07.04.2015, 04.09.2015 & 17.06.2016 area are annexed as **Annexure I**.

3.0 PROPOSAL

3.1 The land use of the following land parcels in Zone P-I is proposed for Change of Land Use as per description listed below:

S. No.	Plot No.	Location	Area (Ha.)	Existing Land Use as per MPD 2021 / ZDP 2021	Proposed Land Use	Boundaries
1.	PSP- 1	Sector G-2 / G-6 Narela (Zone P-I)	8.41	Residential	Public & Semi Public	North: Vacant land South: Vacant land East: Sanoth Village West: 40 M ROW
2.	PSP- 2	Sector G-2 / G-6 Narela (Zone P-I)	18.2	Commercial & Residential	Public & Semi Public	North: 40 M ROW South: Vacant Land East: 40 M RoW West: 60 M ROW
3.	PSP- 3	Sector G-2 / G-6 Narela (Zone P-I)	28.07	Residential	Public & Semi Public	North: 20 M ROW South: 60 M ROW East: 40 M ROW West: 40 M ROW
4.	PSP- 4	Sector G-3 / G-4 Narela (Zone P-I)	20.23	Commercial	Public & Semi Public	North: 20 M ROW South: UER-II / Green Buffer East: Commercial West: Commercial

PLG/MP/0005/2024/F-20/-O/o DIRECTOR (PLG)NARELA PROJECTS-Part(1) 769471/2024/O/o DY. DIRECTOR(PLG-GIS & ZONE D)

5.	C-1	Sector G-2 / G-6 Narela (Zone P-I)	6.82	Utility/ESS	Commercial	North: UER-I / Green Buffer South: Built-up East: 60 M RoW West: Vacant land
6.	C-2	PSP Plot along UER- II near NIT Narela (Zone P-I)	36.6	Public & Semi Public	Commercial	North: Recreational Land South: UER-II / Green Buffer East: Recreational Land West: 60m RoW

The maps showing location of above-mentioned plots are annexed as Annexure – II.

3.2 After approval from Technical Committee of DDA, the proposal for Change of Land Use would require to be placed before Authority as per Section 11-A of the Delhi Development Act, 1957.

4.0 RECOMMENDATION

4.1 The proposal as contained in Para 3.0 above is placed before the Technical Committee for consideration and approval.

Asstt. Dir. (Plg.) (Narela Project)

Dy. Dir. (Plg.) (Narela Project)

Director (Plg.) (Narela Project)

PLG/MP/0005/2024/F-20/-O/o DIRECTOR (PLG)NARELA PROJECTS-Part(1) 769473/2024/O/o DY. DIRECTOR(PLG-GIS & ZONE D)

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Sl. no.	Information required	Status
1	Whether the land is Government or	
	private and who is the land owning	DDA Land
	agency?	
2	On whose request the change of land	1) For CLU from Residential to PSP:
	use case or modification to MPD-	The CLU has been initiated by DDA
	2021 has been initiated?	to develop entire Sector of G-2, G-6
		as Educational Hub for development
		of universities and colleges as per
		requirement.
		2) For CLU from Commercial to PSP
		The request was received from
		DDCA for allotment of 70 acres of
		land for building / commissioning a
		state-of-the-art stadium in Delhi with
		world class cricket facilities. In this
		regard, Joint Site Inspection was held
		connectivity with major roads like
		UER-II, NH-1, etc. and accessibility
		with Airport were examined and accordingly, site was finalized for
		international level cricket stadium.
		3) For CLU from PSP to Commercial
		Since, IDGTUW is being allotted
		land in Sector G-2, G-6, therefore the
		Land Use of the already allotted land
		for which CLU which was earlier
		processed shall be reverted back to
		original Land Use, i.e., Commercia
		Land Use.
		4) For CLU from Utility to Commercial
		The CLU has been initiated by DDA
		to convert Utility (ESS) to
		Commercial for area abutting UER-
		to realise full potential of the site.
3	Whether a responsible officer from	
	DDA (give details) was deputed for	Yes
	inspection of site and a copy of	
	inspection report be provided.	
4	What is the public purpose proposed	To revitalize Narela Sub-City a
	to be served by modification of MPD	Education Hub to provide facilities of
	and/or change of land use?	Laddation flat to provide facilities e

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		Intranational level so that full potential of the land may be realized.
5	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Yes
6	What will be proposal's impact/implications on general public e.g., Law and order etc.?	Social infrastructure (Education, sports, etc.) will be enhanced. Also, it will bring more job opportunities to the area, helping the local economy grow.
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No (as per LM records)

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	nformation w.r.t. MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.2015:		
S.no.	Information required	Status	
1	Back ground note indicating the current situation/provisions;	As a part of development of Narela Sub- City various uses such as residential, commercial, industrial, public and semi- public use, utilities, transportation etc. have been earmarked as per the approved Zonal Development Plan. Over a period of time these uses are not coming forthwith due to which the Narela Sub-City Project is not	
		taking pace with development as envisaged The Authority in its various meetings discussed strategies to revitalize the area Also, requests of various universities and DDCA for allotment of land were received Consequently, it was decided to transform Narela into an educational hub by allocating land to universities and providing international level cricket stadium in the area to stimulate job creation and business opportunities.	
2	Whether similar proposals have earlier	Yes.	
	been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	Change of Land Use for land parcels for various universities was placed before the Authority in its meeting held on 28.11.2024	
3	What were the specific recommendations of the Authority with regard to the proposal;	Approved (MoM awaited) and matte processed for issuing Public Notice fo inviting objections / suggestions as pe Section 11-A of DD Act, 1957.	
4	How and why the proposal was initiated;	Same as s.no. 1.	
5	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal will create more job opportunities and businesses. This will help grow the local economy and will attract more people to the area. Though the proposal requires modification in the Land Use plan of MPD-2021, it has been carefully examined and found correct	
6	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	A large inventory of both residential and commercial properties has remained unsold for a very long time. The proposal is expected to attract potential buyers. These developments will stimulate job creation and business opportunities and	

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PLG/MP/0005/2024/F-20/-O/o DIRECTOR (PLG)NARELA PROJECTS-Part(1) 769473/2024/O/o DY. DIRECTOR(PLG-GIS & ZONE D) ANNEXURE - I

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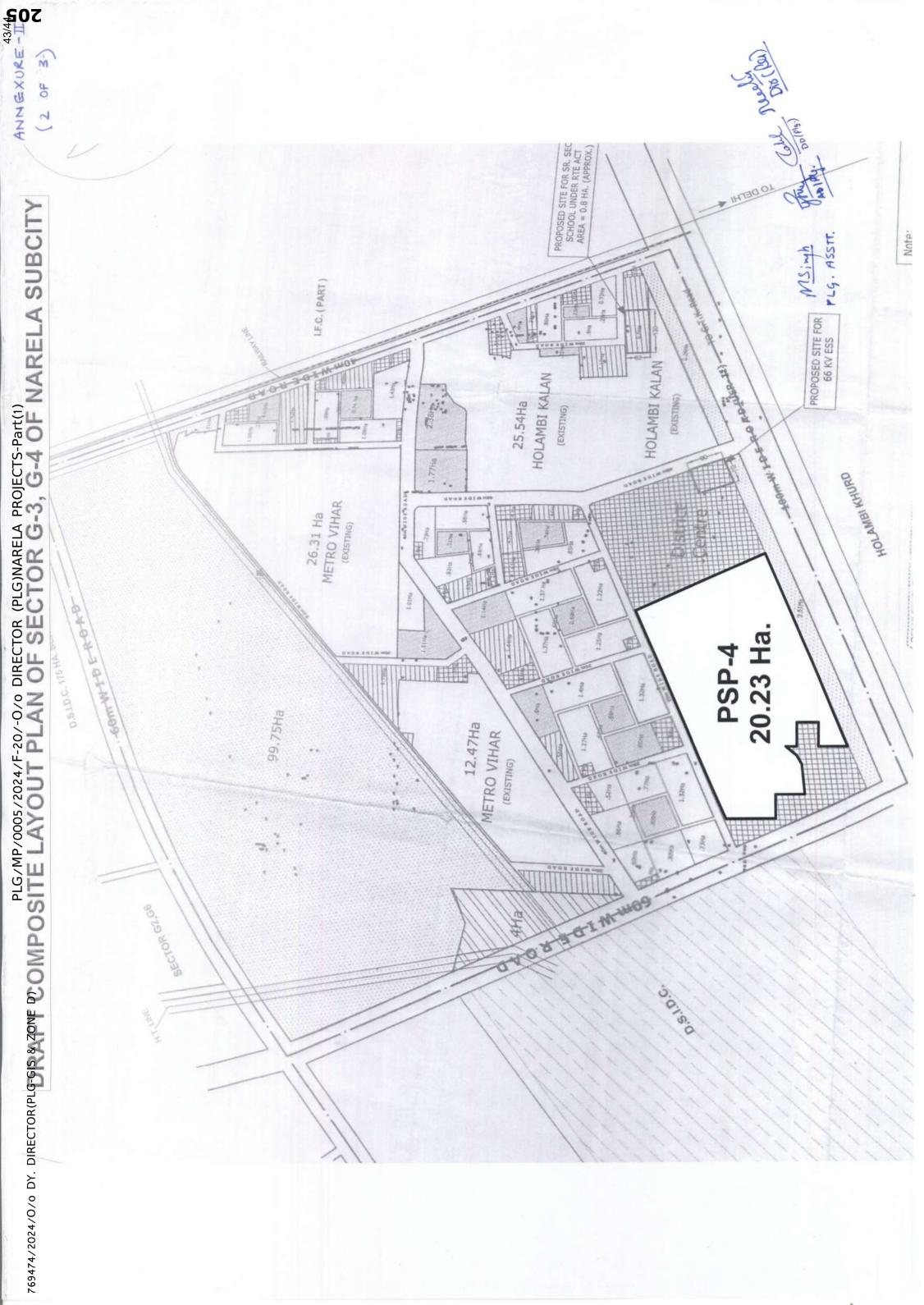
		will help boost the local economy for overall development of Narela Sub-city.
7	How the proposal will benefit in the	The proposal will create more job
	development and economic growth of	
	the city;	help grow the local economy and will
		attract more people to the area.
8	What are the provisions corresponding	
	to the proposed policy / changes in other	
	metropolitan cities in India and other	NA
	countries, and if those provisions differ	
	from the proposal then why are they not	
	considered appropriate for Delhi;	
9	What will be the public purpose served	Public will be benefitted at large in respect
	by the proposed modification;	of social infrastructure and creation of job
10		opportunities.
10	What is the number of people/	
	families/households likely to be affected	No one will be affected as plots are vacant.
11	by the proposed policy;	
11	Whether the proposal is in consonance	37
	with the existing plans, laws, bye-laws,	Yes
12	rules, etc.;	
12	Whether the implementation of the	Madification in Land Llas man of MDD
	proposal will require changes in certain rules, provisions of Master Plan, etc.,	Modification in Land Use plan of MPD 2021 and accordingly corresponding
	and if yes, what action has been taken to	Layout Plans shall be modified / revised.
	bring about such changes;	Layout Flans shan be mounted / revised.
13	Whether the departments/	
15	organizations/Ministries related with the	
	proposal have been consulted and if yes,	It is as DDA Proposal only.
	what were their views and how they	it is as DDA i toposai only.
	were disposed;	
14	Whether the relevant guidelines/orders	
	of DOP&T, Ministry of Finance and	
	other nodal Ministries/Departments	NA
	were taken into account while preparing	
	and examining the proposal and;	
15	The name, designation and contact	
10	information of an officer of the level of	Neetu Randhawa
	Director or above who will be the nodal	Director (Plg.), Narela Project
	officer to be contacted by the Ministry	11 th Floor, Vikas Minar, IP Estate
	regarding the proposal.	Delhi-110002
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PLG/MP/0005/2024/F-20/-O/o DIRECTOR (PLG)NARELA PROJECTS-Part(1) 769473/2024/O/o DY. DIRECTOR(PLG-GIS & ZONE D) ANNEXURE - I

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Inform	Information w.r.t. MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016:		
S.no.	Information required	Status	
1	What is the change proposed in MPD-2021/Change of Land Use case?	Change of Land Use of 6 no. of plots from existing Land Use to proposed Land Use i.e. PSP & Commercial.	
2	Why the change is proposed i.e., the context and justification?	To bring Land Use in the conformity with the proposed use.	
3	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	Students, Faculty, Sports enthusiasts, etc. as well as local public will be benefitted at large w.r.t to education and sports facilities, also creating job opportunities.	
4	How they are going to be benefitted from the proposed amendment/ change?	Same as s.no. 3	
5	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.		





ANNEX UKE 20 (3 OF 3) THE PROPOSAL WAS PRESENTED BY D'R(PLG) NF AS REPLECTED IN THE AGENDA WAS APPROVED AFTER DETAILED DELIBRATION, THE PROPOSAL Dy. Director (Arch.) Co-ordin DELH | DEVELOPMENT AUTHORI CHER SING DIR (PLG.), NAPEL DELHI DEVELOPMENT AUTHORY 2 70 cl. SCREENING COMMITTEE MEETIN THE PROPOSAL WAS CONSIDERED IN WITTLE MEETING DT. 24 10-2:20 P. P. P. P. P. GIDERATION OF SCREENING COMMITTEE, D. Usant ULT PLO PLG. ASSTT. 33/25 DY, DRECTORIARD CH.N BURRTI end. 75 Sq. M. AS & PORT OF Approved to 5740 To Servening Commune Meeting Dr. 17-20.6-2019 Vide hern No. - 6-4.4.2019 HUPW- COORDINATION UNIT APPEOURD N. ZJULL. SCREENSS GREE B COMPLE C & R T 1 F 1 E D CERTIFIED Styn. Sd. 110E 1TEM ND . 166:2008 5 VERIFIED TIDE JTEM NO. 166:2008 L WHOLE KALE AND WAREHOUST PARA 3. CIJOF PROFASAL WAA TION OF AGENDA IS PLACED HELE ON TAINTIDOS -FOR UTILISATION OF -das off Parall INTEGRATED FREIGHT ASSTT. DIR. CPUSICIANARZA (RINKU MIHRSTANU) Layout Plan of Integrated Freight Complex, Narela Subcity Multiple On Vide tiem No 36.6 Ha. C-2 NN OF KHAMPUR A.1.R AN DU T 「古×山 NAREL 日にない日 PLG/MP/0005/2024/F-20/-0/0 DIRECTOR (PLG)NARELA PROJECTS-Part(1) H 123 60 3 RRJOCK 100 CITY PARK IN MON de 4.4.514 # 0 0 A1754 A4544 -940 NO AUTONOMU SPORTOW STRAIN DECK PliASE 4 FOREST AREA (5) A 8.70% or 0408 DSIDC INDUSTRIAL AREA A3.6% 2 N09 MIN 20.00 LOP OF CHEMICAL TRADERS & PIGR &LREADY APPROVED NHCE MAROUET A-448Ha A-11-4 -12 見たと 6040 808 newer . MIN Modified 769474/2024/0/o DY. DIRECTOR(PLG-GIS & ZONE D) 14 3417 SITE TO RE ALLOTTED TO ISPAT NIGAM LINITED G.C. HAL. PAPERY.) 14 PLG. ASSTT MSimh

No. PLG/MP/0056/2021/F-15/-O/0 DY D 764163/2024/O/0 DY DIRECTOR (PLG)MP & EITEM. NO.: 23/2024²

DELHI DEVELOPMENT AUTHORITY

Master Plan Section 6th Floor, Vikas Minar, New Delhi-110002

File no.: PLG/MP/0056/2021/F-15/ -O/o DY DIRECTOR (PLG)MP AND DC/110 Comp. no.: 24656 Date: 04.12.2024

Sub.: Reg. clarifications with regard to issues related to implementation of Regulations for Enabling the Planned Development of Privately owned Lands.

Ref.: Letter no. TP/G/MCD/2024/97 dated 27.06.2024.

MCD has sought clarifications from DDA on the notified regulations for Enabling the Planned Development of Privately Owned Lands, for the cases received in MCD. Now, Chief Town Planner, MCD vide their letter dated 27.06.2024 has forwarded the agenda for Technical Committee meeting regarding "Clarifications with regard to issues related to implementation of Regulations for Enabling the Planned Development of Privately owned Lands."

The proposal as received from MCD is enclosed for placing the same in the Technical Committee meeting.

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Asst. Dir(Plg.)MP

Director(Plg.) MPMR - II

Addl. Commr.(Plg.)-I

Item No.

Dated:

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: - Clarifications with regard to issues related to implementation of Regulations for Enabling the Planned Development of Privately Owned Lands.

File No.

1. Background

- 1.1 The Regulations for Enabling the Planned Development of Privately Owned Lands were notified by the DDA vide S.O. No. 3249(E) dated 04.07.2018.
- 1.2 Standing Operating Procedure (SOP) for Grant of Permission for Planned Development of Privately Owned Lands, comprising of procedure to be followed during 1st Stage and 2nd Stage of processing the applications, were framed and circulated by the DDA on 15.01.2019.
- Fixation of charges for implementing the policy to enable the Development of Privately Owned Lands were notified by the DDA vide S.O. No. 4675(E) dated 23.12.2020.
- 1.4 A number of applications of intent for grant of permission for development of Privately Owned Lands including the land parcels falling in Facility Corridors, were received in the erstwhile South DMC, North DMC, East DMC and cases are being received in Unified MCD also. The proposals are being processed as per the SOP circulated by the DDA on 15.01.2019.
- 1.5 Many cases are pending for disposal as there are a number of ambiguities regarding the notified regulations for Privately Owned Lands which need clarification.

2. Examination

Upon scrutiny of the cases, it has been found that broadly the following five types of proposals have been received from the different applicants.

- 2.1 Proposal for Development of Privately Owned Land where no previous sanction was granted under the MPD Provisions and the land is vacant at site.
- 2.2 Proposal for Development of Privately Owned Land where earlier sanction was granted for certain use premise like Farm House, Motel, etc. under the MPD Provisions but no construction was raised by the applicant pursuant to the sanction and the land is vacant at site.
- 2.3 Proposal for Development of Privately Owned Land where earlier sanction was granted for certain use premise like Farm House, Motel, etc. under the MPD Provisions and construction was raised by the applicant as per the sanction and there is an existing structure at site.
- 2.4 Proposal for Development of Privately Owned Land where there is an existing structure at site in respect of which there is no valid sanction.

2.5 Proposal for Development of Privately Owned Land which exists in the areas where there are no approved layout plans.

3. Proposal

- 3.1 There are no issues in respect of proposals mentioned at para 2.1 and the same are being processed for grant of approval for the designated land use as per the Zonal Development Plan by the MCD as per SOP.
- 3.2 There are no issues in respect of proposals mentioned at para 2.2as though the applicant got a building plan sanctioned as per the then prevailing norms under MPD but did not start any construction at site pursuant to the sanctioned building plan. As the site is lying vacant, the same may be taken as undeveloped without any designated use premise. In similar cases, the DDA has approved the proposals / layout plans in respect of Plot No. 3 and Plot No. 4 falling in the Facility Corridor under Zonal Development Plan of Zone-'J' for Commercial use whereas the applicant has previously got sanctioned building plans for Motels at these plots.
- 3.3 It is proposed that the proposals mentioned at para 2.3 may be allowed to be processed if the applicant is ready to demolish the entire existing structure and applies for grant of approval for the designated land use as per the current Zonal Development Plan.
- 3.3.1 In respect of para3.3 above, it is pertinent to mention that this issue was earlier deliberated in the 6th Technical Committee meeting of DDA for the year 2022 and it was decided as under: -

"As per Clause 3.1.2 of the regulations, land parcels having already approved building plan / sanction of any of the use premise are not eligible for consideration under policy Such application(s) shall be processed as per policy of redevelopment or addition / alteration or reconstruction of concerned ULBS / DDA. If any, within the same use premise."

3.3.2 However, the above said decision does not seem to be inconsonance with the provisions given under DDA Notification dated 23.12.2020 for fixation of charges for implementing the policy to enable the development of Privately Owned Lands notified vide S.O. No. 3249(E) dated 04.07.2018 wherein while notifying the principles that shall be followed while computing the Conversion Charges as per Notification dated 23.12.2020, it is provided as under: -

"The above charges have been derived taking the base use as agriculture. If an applicant has already availed the use conversion under provision of Master Plans as Notified from time to time and now approaches the concerned civic authority for change of land use under the present policy, then in such cases the conversion charges as per the above table would be reduced to the extent of conversion charges

already paid provided documentary evidence to this effect is submitted."

- 3.3.3 The above stipulation permits change of Use Premise under these regulations and the applicant may be granted permission for development under the designated land use as per the prevailing Zonal Development Plan.
- 3.3.4 It is worthwhile to mention here that earlier sanction granted for Farm House etc. on Agriculture Land in the erstwhile Rural use Zone without any layout plans cannot placed at par with the "Planned Development" envisaged and carried out in Urban Extensions / Urban Areas under a designated land use as per Zonal Plan/Master Plan and hence cannot be barred from consideration under Private land Policy.
- 3.4 Regarding the proposals mentioned at para 2.4, it is proposed that such cases may be allowed to be processed for grant of approval for the designated land use as per the Zonal Development Plan only if the applicant demolishes the existing structures (without sanction) at site since Para 3.3 of the Regulations dated 04.07.2018 stipulates that "These regulations shall not entitle any owner for regularization of any already existing unauthorized / illegal development on its property."
- 3.5 The issues related to the proposals mentioned at para 2.5were discussed in the TC Meeting vide Item No. 14/19 and it was decided as under: -

"In case, of the land parcels, where no layout plans are available (for instance in the special area zones – Karol Bagh zones etc. developed by DIT), for such areas, layout plan shall be prepared by conducting a TSS/Drone surveys of the area upto the main approach roads 18 m / 24 m ROW and other existing features. The Layout Plans so prepared shall be verified by the concerned ULBs / Agencies and Planning Department, DDA"

3.5.1 Upon perusal of para 4.1 of the Regulations dated 04.07.2018 alongwith SOP dated 15.01.2019 and DDA Notification dated 23.12.2020, it can be clearly implied that the DDA/MCD can prepare the Structure Plan / layout Plan of the area and take up Master Planning for external development of the plots in respect of such proposals. The applicant shall pay all applicable charges including the External Development Charges (EDC).

4.0 Recommendations

The proposal as given in para 3.0 above is placed before Technical Committee for consideration.

Senior Town Planner- II

Chief Town Planner

File No. PLG/MPLOOSAP2005/6F-25210F-95DYODDRECTOREPHORMPACIANDCARCOMDOUTER No. 24656) 791063/2024/040 DY DIRECTOR (PLG)MP & DC Director (Plg.) MPMR-11 Diary No....

Dy. No Date

MUNICIPAL CORPORATION OF DELHI TOWN PLANNING DEPARTMENT

E-Block, 13th Floor Civic Centre Minto Road Jawaharlal Neru Marg Delhi-02

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TO THE O

No: TP/10/MCD/2024/97

आयुक्ब (योजना) कार्यालय डायरी सं <u>J-9167</u> दिनांक <u>98/06/2024</u>

To,

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

Clarifications with regard to issues related to implementation of Subject: -**Regulations for Enabling the Planned Development of Privately Owned** Lands.

Madam,

This is with reference to the implementation of the privately owned land policy. Certain clarifications are required to be sought by the DDA, accordingly, agenda for Technical Committee has been prepared and placed opposite for the consideration, pls

Encl: As above

Yours faithfully

Dated 27/6/2024

Chief Town Planner

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