



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

E-File No.- PLG/MP/0032/2022/F-1/30

Date : 25.02.2022

**Sub: Minutes of the 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2022 held on 24.02.2022.**

The 3<sup>rd</sup> Technical Committee Meeting of DDA for the year 2022 will be held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **24.02.2022 (Thursday) at 11:00 a.m.** The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

*Manju Paul*  
(Manju Paul) 25/02/2022  
Addl. Commissioner (Plg) - I

**To:**

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

**Special Invitees:**

1. Special Secretary, Environment Department, GNCTD
2. Additional Chief Architect, V.C. Office, DDA
3. Representative of NDRF

**Item No. 08/2022**

**Confirmation of the Minutes of 2nd Technical Committee meeting held on 03.02.2022**

**PLG/MP/0014/2022/F-1/**

Since no observations/comments were received, the minutes of the 2nd Technical Committee held on 03.02.2022 were confirmed as circulated.

**Item No. 09/2022**

**Proposal for Change of Land Use for allotted land (0.6769 Ha) at Vasant Vihar, New Delhi for Establishment of Headquarters National Disaster Response Force (NDRF) from "Residential" to "Government".**

**PLG/MP/0055/2021/F-3/-AD(PLG-ZONE F(PT.))AP-I**

The modified Agenda, as laid on table, for change of Land Use of 0.6769 Ha of land for NDRF was presented by Dir. (Plg.) Zone F. After detailed deliberation, the Agenda Item for change of landuse from 'Residential' to 'Government (G2)' was approved for further processing as per Section 11 A of DD Act 1957.

**Item No. 10/2022**

**Proposed change of Land Use for construction of Government office Building at Minto Road New Delhi falling in Planning Zone - D.**

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

It was informed that there is lack of clarity in the ownership of the site under reference as conveyed by L&DO. The Agenda item was withdrawn by North DMC.

**Item No. 11/2022**

**Change of Land Use for Land measuring 8.50 Ha. (21 acres) from Residential-RD to Utility-U4 for setting up of E-Waste Management (Ecopark) by GNCTD in Delhi.**

**PLG/MP/0067/2021/F-20/-O/o ADDL COMMISSIONER(PLG)-II**

The agenda was presented by Addl. Comm. (Plg.)- II. After detailed deliberations, the agenda item was approved for processing the same under Section 11A of DD Act, 1957.

**Item No. 12/2022**

**Redevelopment plan of 79.73 Ha., comprising of 5 land parcels already under possession of All India Institute of Medical Sciences (AIIMS) for development of World Class Medical University and Change of Land use of 1.69 Ha of land from 'Recreational' (City park/District Park/Community park) to 'PS1' (Education and Research University) for AIIMS falling in Planning Zone- 'F'.**

**PLG/MP/0039/2020/F-3**

The agenda item was presented by Additional Commissioner (Plg) - I. After detailed deliberations, the following was decided:

- i. The use premise as proposed in Para 3.1 as 'World Class Medical University' to be read as PS1 (Education and Research University) which is an existing Use Premise in the MPD-2021.
- ii. It was deliberated that whether the Change of land Use proposal require mandatory

*Manjiv*

reservation / change of use of an alternative equivalent area for Recreational (Green). It was clarified that the land parcel has been under Hospital use prior to the 1962 Master Plan and is a fait accompli case. It was recommended that the change of landuse shall rectify the anomaly in the landuse in MPD-2021 and the Zonal Development of Zone-F made under the aegis of MPD-2021.

- iii. The Development Control Norms for the Education and Research University were approved with the condition that the Metro/MLCP deduction shall not be applicable on the norms of 1.0 ECS per 100 sqm of FAR Area. It was also clarified that the incentivized FAR as per redevelopment norms shall be permitted .
- iv. Public Notice for the proposal in Para 3.3, to be issued for 45 days instead of 30 days.

With the above observations, the agenda was approved for further processing under Section 11A of DD Act, 1957.

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

*M. S. Gupta*

## **ANNEXURE-I**

**List of participants of 3<sup>rd</sup> Technical Committee meeting for the year 2022 – 24.02.2022**

### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Member (Admin & LM)
3. Engineer Member, DDA
4. Commissioner (Plg.)-I, DDA
5. Commissioner (Plg.)-II, DDA
6. Chief Architect, HUPW, DDA
7. Addl. Commissioner (Plg.) -I
8. Addl. Commissioner (Plg.)-II
9. Addl. Commissioner (Plg.)-IV
10. Addl. Chief Architect, VC Office
11. Addl. Commr. (Landscape), DDA
12. Director (Plg), Zone – D
13. Director(Plg), Zone – F
14. Dy. Director (Plg), MP & DC

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

1. TCPO
2. DUAC
3. DMRC
4. North Delhi Municipal Corporation
5. South Delhi Municipal Corporation
6. East Delhi Municipal Corporation
7. Environment Department, GNCTD
8. CPWD
9. Delhi Fire Service
10. Traffic Police
11. DPCC
12. AECOM (on behalf of AIIMS)
13. NDRF

## INDEX

### 3<sup>rd</sup> Technical Committee Meeting to be held on 24.02.2022

| Sl. No.                         | Item No. | Subject  | Page No. |
|---------------------------------|----------|--|----------|
| 1.                              | 08/2022  | Confirmation of the Minutes of 2 <sup>nd</sup> Technical Committee meeting held on 03.02.2022<br><br><b>PLG/MP/0014/2022/F-1</b>   | 1-3      |
| 2.                              | 09/2022  | Change of Land Use for Allotted Land (1.673 acres) at Vasant Vihar, New Delhi for Establishment of Headquarters National Disaster Response Force (NDRF).<br><br><b>PLG/MP/0055/2021/F-3/-AD(PLG-ZONE F(PT.))AP-I</b>   | 4-29     |
| 3.                              | 10/2022  | Proposed change of Land Use for construction of Government office Building at Minto Road New Delhi falling in Planning Zone – D.<br><br><b>PLG/MP/0021/2020/F-20/-O/o DY DIRECTOR (PLG)MP AND DC</b>   | 30-91    |
| <b><u>ADDITIONAL AGENDA</u></b> |          |  |          |
| 4.                              | 11/2022  | Change of Land Use for Land measuring 8.50 Ha. (21 acres) from Residential-RD to Utility-U4 (Solid Waste, Sanitary Landfill, etc.) for setting up of E-Waste Management (Ecopark) by GNCTD in Delhi.<br><br><b>PLG/MP/0067/2021/F-20/-O/o ADDL COMMISSIONER(PLG)-II</b>  | 92-96    |
| 5.                              | 12/2022  | Redevelopment plan of 79.73 Ha., comprising of 5 land parcels already under possession of All India Institute of Medical Sciences (AIIMS) for development of World Class Medical University and Change of Land use of 1.69 Ha of land from 'Recreational' (City park/District Park/Community park) to 'World Class Medical University' for AIIMS falling in Planning Zone- 'F'.<br><br><b>PLG/MP/0039/2020/F-3</b> | 97-112   |



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

**E-File No.- PLG/MP/0014/2022/F-1/15**

**Date : 08.02.2022**

**Sub: Minutes of the 2nd Technical Committee meeting of DDA for the year 2022 held on 03.02.2022.**

The 2nd Technical Committee Meeting of DDA for the year 2022 held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **03.02.2022 (Thursday) at 04:00 p.m.** The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

*Manju Paul*  
**(Manju Paul)**  
**Addl. Commissioner (Plg) - I**

*08/02/2022*

**To:**

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

**Special Invitees:**

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

**Item No. 05/2022**

**Confirmation of the Minutes of 1<sup>st</sup> Technical Committee meeting held on 05.01.2022.  
PLG/MP/0048/2021/F-1/**

Since no observations/comments were received, the minutes of the 1<sup>st</sup> Technical Committee held on 05.01.2022 were confirmed as circulated.

**Item No. 06/2022**

**Proposal for permitting "Dispensary for pet and animals" under Sub/Clause 8(2) of MPD-2021 on the site measuring 420 sq. m. located at Shankar Camp, Moti Bagh, near Bidhan Chandra Vidyalaya, Sector -13, R.K Puram, New Delhi.  
PLG/MP/0010/2020/F-1/-O/o DY DIRECTOR (PLG)MP AND DC**

It was discussed that as per Sr. No. iv Para 4.4.2 B of Chapter 4.0 Shelter of MPD-2021 "Dispensary for pet animals & birds" is a permitted Use Premises for Residential Use Zone at Community level and above. In view of the said provisions of the Master Plan, the plot can be earmarked for "Dispensary for pet animas & birds" in the Layout plan itself. As such, there is no need for seeking special dispensation under Clause 8(2) of Chapter 17.0 Development Code of MPD-2021.

In view of the above, the agenda item is withdrawn.

**Item No. 07/2022**

**Planning permission for CNG Station on Private Land Khasra No. 27//3/1 & 4/1, Village Dhansa, Delhi.  
PLG/LP/0014/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)**

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

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

*Majra*

**ANNEXURE-I**

**List of participants of 2<sup>nd</sup> Technical Committee meeting for the year 2022 – 03.02.2022**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Member (Admin & LM)
3. Engineer Member, DDA
4. Commissioner (Plg.), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commissioner (Plg.) -I
7. Addl. Commissioner (Plg.)-II
8. Addl. Chief Architect, VC Office
9. Addl. Commr. (Landscape), DDA
10. Director (Plg), Zone - D

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

1. TCPO
2. DUAC
3. DMRC
4. North Delhi Municipal Corporation
5. East Delhi Municipal Corporation
6. CPWD
7. Delhi Fire Service
8. Traffic Police
9. DPCC
10. IGL





सिसिल संख्या: PLG/MP/0055/2021/F-3/-AD (PLG-ZONE F (PT.)) AP-I/D-34

दिनांक: 22.02.2022

**विषय- Change of Land Use for Allotted Land (1.673 acres) at Vasant Vihar, New Delhi for Establishment of Headquarters National Disaster Response Force (NDRF) from “Residential” to “Government”.**

**सन्दर्भ:** 1. Letter No. I/17018/Works/83 Vol.-I/DG NDRF/2020-11042 dated 25.11.21 (Ann.1A)  
2. Letter No. I/17018/Works/83 Vol.-I/DG NDRF/2020-10373 dated 02.11.21 (Ann1B)  
3. Letter No. I/17018/Works/83 Vol.-I/DG NDRF/2020-10373 dated 02.11.21 (Ann1C)

This office is in receipt of above referred letters dated 02.11.2021 and 25.11.2021 wherein NDRF has requested DDA to undertake the change of land use for allotted Land (1.673 acres) at Vasant Vihar, New Delhi for Establishment of Headquarters National Disaster Response Force (NDRF) from “Residential” to “Government”. Along with the said letter, NDRF has attached Agenda for Technical Committee, (Ref Annexure 2) including **1.0** Background, **2.0** Examination, **3.0** Information required as per the MoUD, GOI letter no. K-13011/3/2012-DD-IB dated 07.04.2015, **4.0** Information required as per the MoUD, GOI letter no. K-13011/3/2012-DD-I dated 04.09.2015, **5.0** Information required as per the MoUD, GOI letters no. K-13011/3/2012-DD-I dated 04.09.2015, **6.0** Proposal and **7.0** Recommendation.

Further, as per the Allotment Letter dated 06.01.2020, Land & Development Office, MoHUA have allotted 1.673 acres (6769.60 sqm) of land to Ministry of Home Affairs (MHA) for establishment of National Disaster Response Force Headquarters at Vasant Vihar, New Delhi, subject to payment of requisite land premium and other terms & conditions.

As per MPD 2021, the site under reference falls in sub-zone F-13 of ZDP Zone F with land use as ‘Residential’. No Layout Plan of the given area is available in the planning records of Zone F. NDRF has shared the survey plan and allotment plan from the layout plan prepared by Land & Development Office along with the Technical committee Agenda.

As per **chapter 8.0 Government offices - table 8.2 -** Planning Standard and Development for Government landuse Category

| Sl. No. | Category  | Pop./Unit(approx)  | Plot Area   | Ground Coverage(%) | FAR** | Parking(ECS/100 Sq.m Floor Area) |
|---------|---|--------------------|-------------|--------------------|-------|----------------------------------|
| 1.      | District Court, Integrated Office Complex, <b>Government Offices</b> (Central/State Government/ Local Bodies) | As per requirement | Upto 1 Ha.* | 50                 | 300   | 2                                |

*Other Controls*

\* For all new allotments only. Land already allotted not covered under this provision.

\*\* The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C and Zone D, will be 200, along with other provisions given in Zonal Development Plans.

i. Residential Use – Maximum up to 5% of permissible FAR can be utilized for residential activities.

During the examination of the proposal, it was observed that the site under reference has built up structures & squatter like development for which Para 2(ii) of the Allotment letter dated 06.01.2020 mentions as below:

*"The removal of structures/squatters in the allotted area, if any, will be the responsibility of the allottee."*

DDA vide its letter dated 09.02.2022, sought clarification w.r.t. encumbrances such as JJ cluster and ESS building on the land under reference. In response NDRF vide its letter No. I/17018/Works/83 Vol.-I/DG NDRF/2020-10373 dated 14.02.2022 submitted the following: (Annexure-3)

*"It is brought to your kind notice that at the Priyanka camp (JJ cluster), few labores are residing illegally and they are unauthorized occupants and have no right to stay on the said allotted Govt. land to NDRF. However, steps are being taken to vacate the said land and the illegal encroachment will be removed soon after coordination with concerned agencies of Govt."*

*Regarding shifting of abundant ESS (Electric Sub Station), it is intimated that this HQ has already taken up a case with MoH&UA for allotting alternate land to BSES. The site has been identified in close vicinity and will be allotted to BSES soon for shifting this sub station."*

The Agenda for Technical Committee as provided by NDRF vide letter no. is enclosed as Annexure 2.0.

If agreed, the same may be forwarded to Master Plan Section for considering the matter in the forthcoming Technical Committee Meeting.

Encl.: As above

*Tulika Gopal*  
*28/02/2022*

(योजना सहायक)  
दिल्ली विकास प्राधिकरण

*अलका आय*

निदेशक योजना (जोन एफ तथा एन. सी. आर. पी. बी.)

अपर आयुक्त ( योजना-III)

283260/2022/ND (PLG) Zone F (NDRF) Works/83 Vol-I/DG NDRF/2020 -11042



Ministry of Home Affairs (Govt. of India)  
Directorate General  
National Disaster Response Force  
Tele / Fax No.- 011-23438091, 011-23438136  
Email ID: [hq.ndrf@nic.in](mailto:hq.ndrf@nic.in), [workshq-ndrf@gov.in](mailto:workshq-ndrf@gov.in)



6<sup>th</sup> Floor, NDCC-II Building,  
Jai Singh Road, New Delhi-110001  
Dated, the 25 Nov' 2021

Office of AC (PLG) 3  
Dy. No. 11.52  
Date 30.11.2021

To,

The Commissioner Planning  
DDA, 5<sup>th</sup> Floor, Vikas Minar,  
ITO, New Delhi-110002

आयुक्त (योजना) कार्यालय  
उपरोक्त I-1462-A  
दिनांक 26-11-2021

Subject : **CHANGE OF LAND USE FOR ALLOTTED LAND (1.673 ACRES) AT VASANT VIHAR, NEW DELHI FOR ESTABLISHMENT OF HEADQUARTERS NATIONAL DISASTER RESPONSE FORCE (NDRF)**

412/Dir/FACNDRF  
11/11/21

Kindly refer to HQ DG NDRF letter no. I-17018/Works/83/DG NDRF/2020 -7901 dated 13.08.2021 and even no letter dated 02.11.2021 (Copy enclosed) on the subject cited above.

It is submitted that MoH&UA vide Land & Development officer letter no. L&DO/L-II-A/11(1127)/04 dated 06.01.2020 (copy enclosed) has allotted 1.673 acres of land to MHA for establishment of HQ DG NDRF at Vasant Vihar, New Delhi.

Accordingly, a case has been taken up with DDA for change of land use from "Residential" to "Govt. office" for the allotted land (1.673 acres) at Vasant Vihar, New Delhi vide above mentioned communications.

The allotment of above land by Ministry of Housing & Urban Development to MHA is for permanent establishment of NDRF HQ at New Delhi and further, suggested to carry out the change in land use from "Residential" to "Institutional".

In view of above, it is requested to process the case for change of land use of above allotted land to MHA from "Residential" to "Govt. office" or as found appropriate at your end please.

UNgovt. H. examine and put up. H+M 20/11/2021  
Dir. (PLG) F4 NDRF  
Encl: - 20 Pages.  
30/11/2021  
AC (PLG) III

(K.K. Singh)  
Dy. Inspector General/Works  
HQ DG NDRF

Copy to:-  
1. The Joint Secretary, DM Division, MHA, 3<sup>rd</sup> Floor, NDCC-II building, New Delhi-110001 - For kind information please

pls examine.  
ADCP (F4) NDRF  
3 Jan. 2021  
02/12/21

203260/2022/ND (DIG. ZONE) (NDRF) &amp; Zone F

No I-17018/ Works/83 Vol-I /DG NDRF/2020-10373



Ministry of Home Affairs (Govt. of India)

Directorate General

National Disaster Response Force

Tele / Fax No.- 011-23438091, 011-23438136

Email ID: [hq.ndrf@nic.in](mailto:hq.ndrf@nic.in), [workshq-ndrf@gov.in](mailto:workshq-ndrf@gov.in)6<sup>th</sup> Floor, NDCC-II Building,  
Jai Singh Road, New Delhi-110001

Dated, the 02-Nov' 2021

To,

The Vice Chairman  
DDA, IP Estate,  
Vikas Sadan, INA,  
New Delhi-110023Subject : **CHANGE OF LAND USE FOR ALLOTTED LAND (1.673 ACRES)  
AT VASANT VIHAR, NEW DELHI FOR ESTABLISHMENT OF  
HEADQUARTERS NATIONAL DISASTER RESPONSE FORCE  
(NDRF)**

May kindly peruse NDRF letter no. I-17018/ Works/83/DG NDRF/2020-7901 dated 13.08.2021 on the subject cited above (copy enclosed)

It is submitted that this HQ vide ibid letter has submitted a proposal for change of land use from "Residential" to "Govt. office" for the Govt. land allotted to NDRF for establishment of its HQ permanently at New Delhi.

Sufficient time has already been lapsed but no action is intimated by DDA to this HQ so far. Permanent establishment of HQ NDRF at New Delhi, is an essential requirement of present time as well Ministry of Home Affairs.

As you are aware that NDRF is a distinguished, unique Force across the country functioning under the Ministry of Home Affairs, its HQ is presently functioning from 6<sup>th</sup> floor of NDCC-II building, Jai Singh road, New Delhi (a leased office space). Ever since creation of NDRF, it has become an institute to reckon with, in times of disaster and save precious human life across the country.

In view of above, it is again requested that suitable direction for change of land use may kindly be issued to concerned officers of DDA.

(K.K. Singh)

Dy. Inspector General/Works  
HQ DG NDRF

Copy to:-

The Joint Secretary, DM Division, MHA, 3<sup>rd</sup> Floor, NDCC-II building, New Delhi-  
For kind information please.

203260/2022/ND (Disaster Management) (NDRF) Zone F / Works/83/DG NDRF/2020 - 7901



Ministry of Home Affairs (Govt. of India)

Directorate General

National Disaster Response Force

Tele / Fax No.- 011-23438091, 011-23438136

Email ID: [hq.ndrf@nic.in](mailto:hq.ndrf@nic.in), [workshq-ndrf@gov.in](mailto:workshq-ndrf@gov.in)



6<sup>th</sup> Floor, NDCC-II Building,  
Jai Singh Road, New Delhi-110001

Dated, the 13 Aug' 2021

To,

The Vice Chairman  
DDA, IP Estate,  
Vikas Sadan, INA,  
New Delhi-110023

**Subject : CHANGE OF LAND USE FOR ALLOTTED LAND (1.673 ACRES)  
AT VASANT VIHAR, NEW DELHI FOR ESTABLISHMENT OF  
HEADQUARTERS NATIONAL DISASTER RESPONSE FORCE  
(NDRF)**

The Disaster Management Act has statutory provisions for constitution of National Disaster Response Force (NDRF) for the purpose of specialized response to natural and man-made disasters. Accordingly, in 2006 Govt. of India had constituted NDRF with 8 Battalions. At present, NDRF has 16 Battalions with each Battalion of strength 1149 personnel, Presently, force have 18300 no. of trained manpower to attend any disaster eventuality.

NDRF is a distinguished, unique Force across the country functioning under the Ministry of Home Affairs, Government of India and presently functioning from 6<sup>th</sup> floor of NDCC-II building, Jai Singh road, New Delhi. As you are aware, ever since its creation, it has become an institute to reckon with, in times of disaster

To establish HQ NDRF permanently at New Delhi, a case has been taken up with Ministry of Housing & Urban Affairs (Mo H&UA) through Ministry of Home Affairs as NDRF is not having its permanent office space.

In order to establish a seamless interface with its 16 battalion, 28 regional response centers (RRCs) across India including NDRF Academy and other agencies. Apart from this, a National Emergency Communication Plan (NECP), a state of art control room has to be set up to attend the disaster related issues at NDRF HQ.

MoH&UA vide Land & Development officer letter no. L&DO/L-II-A/11(1127)/04 dated 06.01.2020 (copy enclosed) has allotted 1.673 acres of land to MHA for establishment of HQ DG NDRF at Vasant Vihar, New Delhi and further suggested for change of land use from "Residential" to "Institutional" or Govt. office as the case found appropriate after examination at your end please.

-2-

Keeping in view of the vulnerable profile of country and its importance from operational point of view during disaster time to reduce response time and also to interact with other agencies of Govt. of India, NDMA, MHA, IMD etc. establishment of HQ DG NDRF at New Delhi is essential.

Hence it is requested to carry out change of land use of above allotted land to NDRF from "Residential" to "Govt. office" or as the case found appropriate.



(K.K. Singh)

Dy. Inspector General/Works

HQ DG NDRF

o/c A 13108 Rge

Enclosure:- Details of proposal along with survey map, DDA plan and other connected documents as above.

Copy to:-

The Joint Secretary, DM Division, MHA, 3<sup>rd</sup> Floor, NDCC-II building, New Delhi-110001 - For kind information please

PROPOSAL FOR CHANGE OF LAND USE FOR PERMANENT  
ESTABLISHMENT OF NATIONAL DISASTER RESPONSE FORCE  
HEADQUARTERS AT VASANT VIHAR, NEW DELHI.

AGENDA FOR TECHNICAL COMMITTEE

**SUBJECT :** Proposal for change of land use from 'Residential' to 'Government office' for the allotted area measuring 1.673 acre (Govt. Land) at Vasant Vihar, New Delhi for establishment of National Disaster Response Force (NDRF) Headquarters at New Delhi which is falling in DDA Planning Zone 'F'.

**1.0 BACKGROUND:**

1.2 Considering the vulnerability profile of the country and from operational point of view during disaster time to reduce response time and also to interact with other agencies of Govt. of India, NDMA, MHA, IMD etc. including taking fast decisions for safeguarding precious human life, establishment of HQ DG NDRF at New Delhi is essential need of the hour as well of Govt. on India. Apart from this, establishment of NDRF HQ at National capital Delhi is also essential, to overcome any disaster across the country and for proper installation of National Emergency Communication Plan (NECP), a state of art control room and other important set up of NDRF for carrying out disaster operations efficiently including other challenges across pan India.

1.3 The proposal is for change of land use from 'Residential' to 'Government Office' of an area measuring 1.673 acre for establishment of Headquarters of National Disaster Response Force (NDRF) falling in Planning Zone 'F'.

**2.0 EXAMINATION:**

Provisions in MPD-2021/ ZDP/Layout plan

Annexure -I (Copy of zonal development plan- F is attached)

Site Visit / Inspection Report:

Annexure-II (Site Inspection attached)

Planning Observations:

Annexure-III (Summary of planning observation, if any attached)

3.0 Information Required as per the MoUD, GOI letters No. K-13011/3/2012-DD-IB dated 07.04.2015 is as below: -

| Sr. No | Information sought by MoUD  | Point-wise information  |
|--------|---|---|
| i      | Whether the land is government or private and who is the land owning agency?  | The allotted land is Govt. land. Ministry of Housing & Urban Affairs, Govt. of India is land owning agency.   |
| ii     | On whose request the change of land use case or modification to MPD-2021 has been initiated?  | Ministry of Home Affairs, Govt. of India, through National Disaster Response Force, has requested for change of land use for establishing of HQ NDRF.   |
| iii    | Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided. | Site Inspection report is attached at <b>Annexure-II</b>  |
| iv     | What is the public purpose proposed to be served by modification of MPD and /or change of land use?                                   | Change of land use will facilitate for establishment of National Disaster Response Force (NDRF) Headquarters at National capital Delhi. NDRF is specialized force constituted "for the purpose of special response in disastrous situation" across India. NDRF has saved 1,35,665 human lives, evacuated 7,03,844 and retrieved 5051 dead bodies and 14258 live stock during disaster response operations in the country till date. |
| v      | What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?        | Since the said proposal is for change of land use for the land measuring 1.673 acre from 'Residential use' to 'Government office'. There will be no adverse impact on ZDP of the same.  |
| vi     | What will be proposal's impact/implications on general public e.g. Law & order etc.?  | No Law & Order issue is anticipated. However, The provisions contained in this proposal is for establishment of NDRF HQ at Vasant Vihar, New Delhi in public interest by Govt. of India.  |
| vii    | Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.                                      | No court case.  |



The information required as per the MoUD, GOI letters No. K-13011/3/2012-DD-I dated 04.09.2015 is as below: -

| Sr. No | Information sought by MoUD   | Point-wise information  |
|--------|--|---|
| 1.     | Background note indicating the current situation/provisions.   | Considering the vulnerability profile of the country and from operational point of view during disaster time to reduce response time and also to interact with other agencies of Govt. of India, NDMA, MHA, IMD etc. including taking fast decisions for safeguarding precious human life, establishment of HQ DG NDRF at New Delhi is essential need of the hour.  |
| 2.     | Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.      | List of cases attached for kind reference please.   |
| 3.     | What were the specific recommendations of the Authority with regard to the proposal                                    | Establishment of HQ DG NDRF at National capital Delhi is important from operational point of view to reduce response time & to coordinate with other Govt. Department and other stake holders.  |
| 4.     | How and why the proposal was initiated   | NDRF is a creation of Disaster Management Act-2005, As of now this force has no permanent office space for establishment of its Headquarters.<br>Since its raising NDRF is facing great difficulty to interface with its 16 Battalions and 28 regional response Centers (RRCs) across India.<br>Due to non-availability of proper office space it is very difficult to install National Emergency Communication Plan (NECP) at HQ NDRF.<br>Hence to overcome this issue establishment of HQ DG NDRF at New Delhi is essential need of time. |
| 5.     | What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof | There is no negative impact of the proposal However, the proposal will be beneficial for entire nation as the establishment of HQ NDRF at National capital New Delhi will facilitate to attend disaster threats without losing the golden time of response Because every single second is precious in saving human lives.   |
| 6.     | What are the expected short-term and long-term outcomes if the proposal is approved and implemented?                   | <b>Short-term outcome:-</b> For establishment of HQ NDRF there will be requirement of huge skilled and unskilled manpower to create infrastructure for NDRF office, which will provide employment opportunity to local as   |

|     |  |   |
|-----|--|---|
|     |  | <p>well to many persons.</p> <p>The surroundings, road facilities will be improved due to stationing of HQ NDRF. The NDRF HQ will attend any kind of disasters challenges in very short time once it is permanently established.</p> <p><b>Long term outcome:-</b> Establishment of HQ NDRF will enhance towards capacity building, to attend Nuclear Biological and Chemical (NBC) threats to all Govt. buildings and premier institutes of Govt. of India. The other challenges at International airport, Delhi, and to make awareness among local population and NGOs by conducting mock drills and disaster familiarization exercises on disaster issues and training of volunteers and NGOs.</p> |
| 7.  | How the proposal will benefit in the development and economic growth of the city.  | The establishment of NDRF HQ including various utility works will creates Govt. building assets and provide infrastructure for Govt. to gain its goal for achieving economic growth of country. The opportunities of employment for public has ensured to get the target for overall growth. When damage is controlled in time, budget expenses will be minimal.  |
| 8.  | What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate of Delhi | <p>The Provisions of change of land use is for establishment of HQ NDRF, at Vasant Vihar, New Delhi.</p> <p>The allotment of land is made by MoH&amp;UA for the said purpose to carry out disaster operations efficiently in prompt manner with aim to reduce response time.</p>  |
| 9.  | What will be the public purpose served by the proposed modification.   | <p>As the proposal is initiated in public interest by Govt. of India to safeguard precious human lives during disaster or disaster like situation.</p> <p>The establishment of NDRF HQ at Delhi will save time to carry out any disaster operation. The aim of NDRF is आपदा सेवा सदैव सर्वत्र is it self-explanatory to serve our nation by adopting proactive approach to save human lives during disaster time.</p>   |
| 10. | What is the number of people/families/households likely to be affected by the proposed policy?   | Approx. 133 crore population of nation will be benefitted by this proposal.   |

203280/2022/01 (DUG) (Zone-F) (NDRF) &amp; Zone-F

|     |  |  |
|-----|--|--|
|     | whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.   | As the proposed land falls under residential zone, hence change in change in land use is required.<br>The proposal shall be processed as per the procedure laid down under section 11(A) of DD Act, 1957.        |
| 12. | Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes. | Yes, the change of land use from 'Residential' to 'Government office' is required to be done under section 11(A) of DD Act, 1957.  |
| 13. | Whether the departments /organizations /Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.                         | The proposal has been received from HQ DG NDRF through DIG (Works) HQ NDRF, vide their letter no. 7901 dated 13 August 2021.   |
| 14. | Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.         | Sanction of Govt. of India (MHA) under the scheme "Infrastructure development for disaster management" is being taken for creating infrastructure for HQ DG NDRF at Vasant Vihar New Delhi.                      |
| 15. | The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.        | On behalf of NDRF, Sh. KK Singh, DIG (Works) shall be the nodal officer (Tel. No. 011-23438091, mob no. 7606002252).<br><br>On behalf of DDA, Sh.<br>Zone-F, DDA, Vikas Minar, ITO, New Delhi-110002 (Tel. No. ) |

3.0 Information required as per the MoUD, GOI letters No. K-13011/3/2012-DD-I dated 04.09.2015 is as below: -

| Sr. No | Information sought by MoUD   | Point-wise information  |
|--------|--|---|
| (i)    | What is the change proposed in MPD-2021/ change of land use cases?   | The change proposed is for land use from 'Residential' to 'Government office' in the Zonal plan of Zone-F.  |
| (ii)   | Why the change is proposed i.e. the context and justification?   | Ministry of Housing & Urban Affairs has allotted land to MHA for establishment of HQ DG NDRF at New Delhi which is residential zone under DDA zonal plan- F. Change of land use is requested in public interest.  |
| (iii)  | With the proposed changes / amendments who are going to be benefitted? A tentative statistics of details who will be benefitted should be given.                                   | To command various Battalions of NDRF across India, establishment of HQ NDRF at New Delhi with its control room having interacting facilities from field formations will benefit every citizen of country. Approx. 135 crore population of country will be benefitted from the proposed change of land use.   |
| (iv)   | How they are going to be benefitted from the proposed amendment change?  | Establishment of NDRF HQ at national capital Delhi will facilitate to reduce response time and to handle disaster operations efficiently to save millions of life.  |
| (v)    | 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. | National Disaster Response Force made the headlines by capitalizing the golden hours' rule of disaster management by being the first on the ground and save millions of life by rescuing in various operations.<br>In just over 15 Years of its inception, NDRF has rescued over 1.15 lakh precious human lives and also evacuated over 7.03 lakh stranded persons during various operations within the country and abroad. The swift and effective response of NDRF during Japan Triple Disaster-2011 and Nepal Earthquake 2015 was acclaimed globally. NDRF will continue to strive towards making India a disaster- resilient nation through its community capacity building process. Under its self-specified dictum of ACT or TRAIN, when not handling disasters the RESCUERS are committed to train themselves or to be amidst the citizens training and empowering for disaster resilience. NDRF has initiated various outreach programs to sensitize our citizens and train them as first responders. Over the years more than 53 lakh persons have been sensitized by NDRF and save precious lives of our country men with the motto of the force "आपदा सेवा सदैव सर्वत्र" |

**6.0 Proposal:**

As per chapter 17.0 Development code, clause 8(2) this use premises is permissible in zone F. Accordingly, the proposal for modification for the Layout plan of the plot measuring 1.673 acres as " Residential" is proposed to be modified as " Govt. office " (Refer layout plan at Annexure-A)

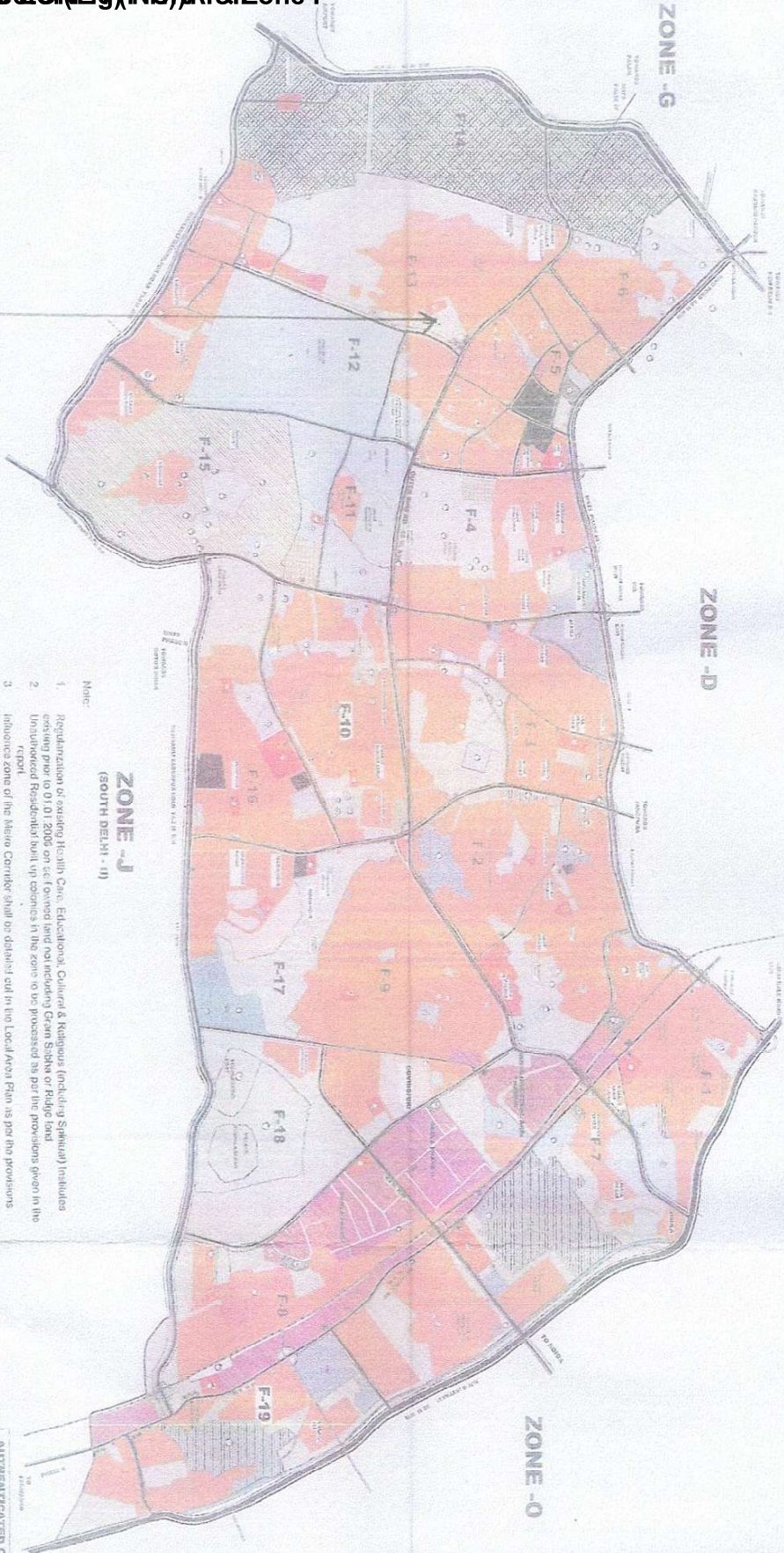
The boundary descriptions of the same are as follows:  
(Refer location map at Annexure )

| Location     | Area (Acres) | Land use as per MPD-2021/ ZDP | Land use Changed to | Boundaries  |
|--------------|--------------|-------------------------------|---------------------|---|
| 1            | 2            | 3                             | 4                   | 5   |
| Vasant Vihar | 1.673        | Residential                   | Govt. office        | North : Vacant land<br>South : Approach road<br>East : CBI colony<br>West : 12 meter road |

**7.0 Recommendations:-**

The proposal at Para 6.0 above is placed before the Technical Committee for consideration under Clause 8(2) of chapter 17 development code of MPD-2021 and DD Act 1957.

Proposed  
Safe for  
CLW



- NOTE:**
1. Reproduction of existing Health Care, Educational, Cultural & Religious (including Sikkim) Institutes existing prior to 01.01.2006 on self owned land not including Green Sikkim or Ridge Land.
  2. Unauthorized Residential built up spaces in the zone to be processed as per the provisions given in the report.
  3. Influence zone of the Metro Corridor shall be detailed out in the Local Area Plan as per the provisions given in the report.
  4. Local Shopping Centre, Neighbourhood park, Sr. Sec. School detailed from the land use plan as these are not the facility of zonal plan level as per table 5.3 of LAPD-2011.
  5. Demarcation of Reserved Forest Area boundary shall be in consultation with Conservator of Forest.
  6. CHANGING sewage stations and Paved Pumps sites will be updated in consultation with OI Companies/ Authorities from time to time.
  7. Zonal Development Plan was approved in Authority meeting vide item No. 06 / 2008 held on 17.12.2008.
  8. Cases of Change of Land Use as a whole not provided in Draft Zonal Development Plan shall now be taken up as per OD No. 1357, as per letter of MOUD Dated 06.03.2010.

**ZONE -J**  
(SOUTH DELHI - II)

**ZONE -0**

**ZONAL DEVELOPMENT PLAN OF ZONE (DIVISION) 'P' (SOUTH DELHI) - (I)**

|                    |      |                    |      |
|--------------------|------|--------------------|------|
| APPROVED BY        | DATE | APPROVED BY        | DATE |
| <i>[Signature]</i> |      | <i>[Signature]</i> |      |
| APPROVED BY        | DATE | APPROVED BY        | DATE |
| <i>[Signature]</i> |      | <i>[Signature]</i> |      |

**DELHI DEVELOPMENT AUTHORITY**

**AUTHENTICATED ON BEHALF OF GOVERNMENT OF INDIA**  
 VIDE LETTER NO. 1472011/1/ZONE -F (SOUTH DELHI - I) DATED 05/09/2010 DATED 08/09/2010.

- LAND USE PLAN (PLAN NO. - 2)**
- QUALITY RATING (ENVIRONMENT)**
- 1. Excellent
  - 2. Good
  - 3. Fair
  - 4. Poor
  - 5. Very Poor
- GOVERNMENT**
- 1. Government
  - 2. Private
  - 3. Joint
- PUBLIC AND SEMI-PUBLIC**
- 1. Public
  - 2. Semi-public
- QUALITY OF ENVIRONMENTAL QUALITY INDEX (EQI)**
- 1. Excellent
  - 2. Good
  - 3. Fair
  - 4. Poor
  - 5. Very Poor
- QUALITY OF ENVIRONMENTAL QUALITY INDEX (EQI)**
- 1. Excellent
  - 2. Good
  - 3. Fair
  - 4. Poor
  - 5. Very Poor

**LEGEND**

**RESIDENTIAL**

- 1. Residential - High Density
- 2. Residential - Medium Density
- 3. Residential - Low Density
- 4. Residential - Very Low Density
- 5. Residential - Special Use

**COMMERCIAL**

- 1. Commercial - High Density
- 2. Commercial - Medium Density
- 3. Commercial - Low Density
- 4. Commercial - Very Low Density
- 5. Commercial - Special Use

**INDUSTRIAL**

- 1. Industrial - High Density
- 2. Industrial - Medium Density
- 3. Industrial - Low Density
- 4. Industrial - Very Low Density
- 5. Industrial - Special Use

**RECREATIONAL**

- 1. Recreational - High Density
- 2. Recreational - Medium Density
- 3. Recreational - Low Density
- 4. Recreational - Very Low Density
- 5. Recreational - Special Use

**UNDEVELOPED**

- 1. Undeveloped - High Density
- 2. Undeveloped - Medium Density
- 3. Undeveloped - Low Density
- 4. Undeveloped - Very Low Density
- 5. Undeveloped - Special Use

**WATER**

- 1. Water - High Density
- 2. Water - Medium Density
- 3. Water - Low Density
- 4. Water - Very Low Density
- 5. Water - Special Use

**ROADS**

- 1. Road - High Density
- 2. Road - Medium Density
- 3. Road - Low Density
- 4. Road - Very Low Density
- 5. Road - Special Use

**RAILWAYS**

- 1. Railway - High Density
- 2. Railway - Medium Density
- 3. Railway - Low Density
- 4. Railway - Very Low Density
- 5. Railway - Special Use

**POWER**

- 1. Power - High Density
- 2. Power - Medium Density
- 3. Power - Low Density
- 4. Power - Very Low Density
- 5. Power - Special Use

**TELECOMMUNICATIONS**

- 1. Telecommunication - High Density
- 2. Telecommunication - Medium Density
- 3. Telecommunication - Low Density
- 4. Telecommunication - Very Low Density
- 5. Telecommunication - Special Use

**OTHER**

- 1. Other - High Density
- 2. Other - Medium Density
- 3. Other - Low Density
- 4. Other - Very Low Density
- 5. Other - Special Use

DS  
Annex-I

PROPOSAL FOR CHANGE OF LAND USE FOR PERMANENT  
ESTABLISHMENT OF NATIONAL DISASTER RESPONSE FORCE  
HEADQUARTERS AT VASANT VIHAR, NEW DELHI.

SITE VISIT REPORT :-

Annexure-III

PROPOSAL FOR CHANGE OF LAND USE FOR PERMANENT  
ESTABLISHMENT OF NATIONAL DISASTER RESPONSE FORCE  
HEADQUARTERS AT VASANT VIHAR, NEW DELHI.

OBSERVATIONS OF SITE VISIT :-



SURVEY PLAN OF PROPOSED LAND FOR NDRF AT VASANT VIHAR

Survey Plan

(18)



AREA CALCULATION CHART

| SR.NO.            | DESCRIPTION | AREA(SQ.M.)        |
|-------------------|-------------|--------------------|
| 01                | A           | 217.49             |
| 02                | B           | 1436.42            |
| 03                | C           | 5333.35            |
| 04                | D           | 1653.81            |
| 05                | E           | 749.87             |
| 06                | F           | 2636.85            |
| <b>TOTAL AREA</b> |             | <b>8799.89 SQM</b> |

SCALE 1:1000

1. A DOUBLE LINE INDICATES A WALL

2. A DOTTED LINE INDICATES A FENCE

3. A SHADY AREA INDICATES A MOUND OR DEPRESSION

4. A SHADY AREA WITH A DOTTED LINE INDICATES A TRENCH OR DRAINAGE

Dr. C.S. VIKHAR (Vice-Chief)  
 महानिरीक्षक (विशेष)  
 Director General, NDRF  
 17/1, Naraina Avenue, Govt. of India  
 New Delhi

Additional Space for NDRF (NDRF)

REMARKS

- 1. The area of the land is 8799.89 sqm.
- 2. The area of the land is 8799.89 sqm.
- 3. The area of the land is 8799.89 sqm.

|                      |               |
|----------------------|---------------|
| DATE OF SURVEY       | 15/07/2022    |
| DATE OF DRAWING      | 15/07/2022    |
| SCALE                | 1:1000        |
| PROJ. CURVE          | UNIFORM CURVE |
| SPHERICAL CORRECTION | NONE          |
| ADJUSTED             | YES           |
| ADJUSTMENT           | WALSWORTHY    |
| ADJUSTED             | YES           |

283280/2022/AD (PLC ZONE) (F) (NCR) (R) & Zone F



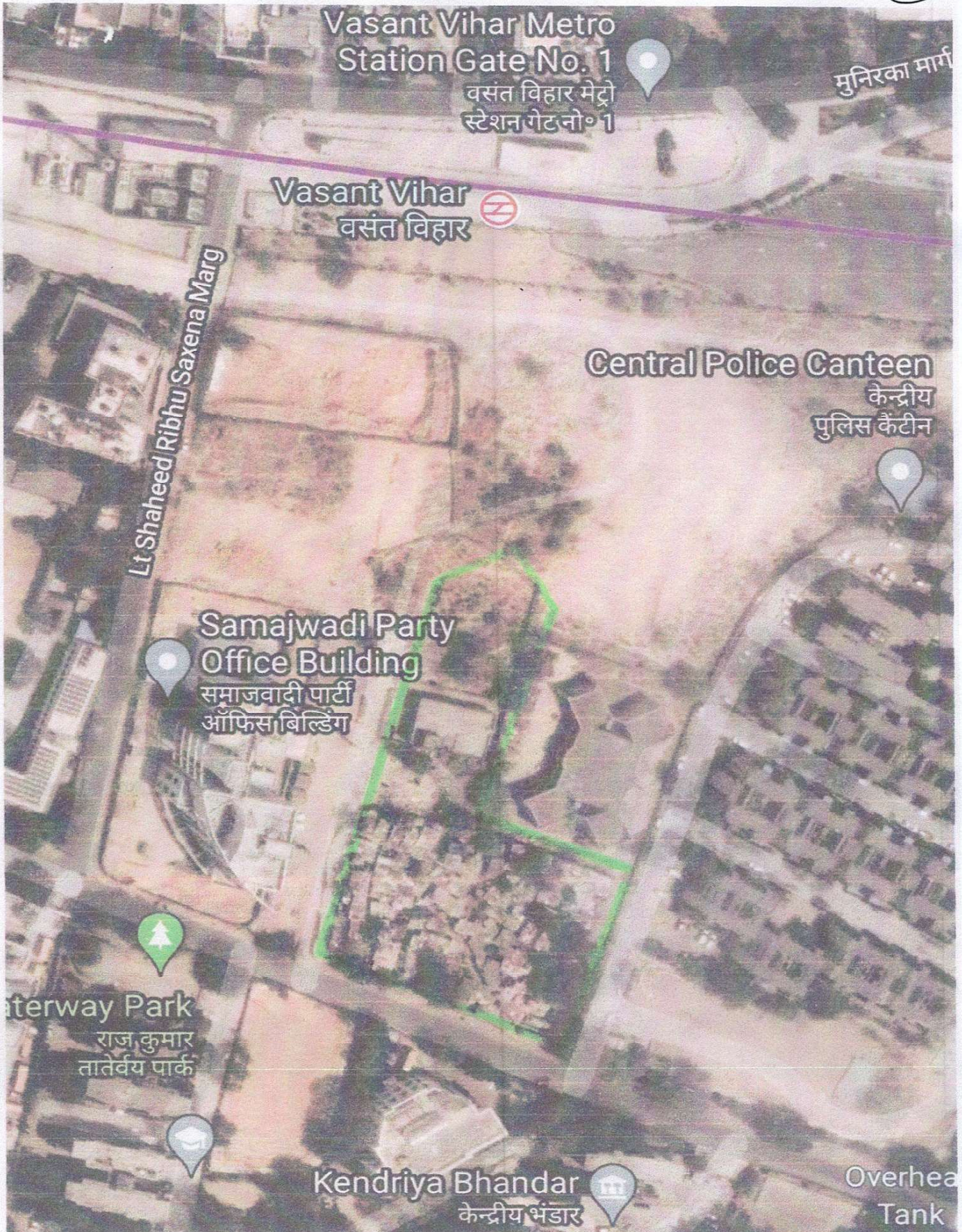
Area of work - Acquisition of land for 118 113 rd Ward Wines Newswell

05/11/22  
 M. J. [Signature]  
 Manager/Assistant Engineer

119  
 [Handwritten marks]

google map

(20)



— Allotted Land for  
H&D G NDR? at  
Vasant Vihar

10 Jan 2020

SPEED POST



Government Of India

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

No.L&amp;DO/L-II-A/11(1127)/04

Dated : 06-Jan-2020.

To

The Home Secretary,  
Ministry of Home Affairs (MHA),  
North Block, New Delhi.

Sub: Allotment of 1.673 acres (6769.60 sq.mts.) of land to Ministry of Home Affairs (MHA) for establishment of National Disaster Response Force (NDRF) headquarters at Vasant Vihar, New Delhi.

Sir,

I am directed to say that the President of India is pleased to sanction allotment of 1.673 acres (6769.60 sq.mts.) of land (as shown in L&DO's drawing No.3654) to Ministry of Home Affairs (MHA) at Vasant Vihar, New Delhi on "as is where is basis" for establishment of National Disaster Response Force (NDRF) headquarters subject to change of land use from "Residential" to "Institutional".

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

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

Contd....P/2

ON FILE

B  
P/1

HQ, NDRF

Dak Diary No. 159

Date 07/01

:: 2 ::

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

3. If the above terms and conditions are acceptable, you are requested to make the payment of Rs.9,58,99,706/- (Rupees nine crore fifty eight lakh ninety nine thousand seven hundred and six only) towards land premium within 45 days from the date of issue of this letter, failing which this offer will be deemed to have been withdrawn and cancelled.

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

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

Yours faithfully,

(Satish Kumar Singh)  
Deputy Land & Development Officer-IV  
Tel No.011-23061448

Copy to:-

1. The DG (Works), Nirman Bhawan, New Delhi together with the copy of plan.
2. The Chief Architect, CPWD, Nirman Bhawan, New Delhi together with two copies of plan.
3. The Vice Chairman, DDA, Vikas Sadan, INA, New Delhi together with the copy of the plan.
4. ✓ The Director General, National Disaster Response Force, Ministry of Home Affairs, 6<sup>th</sup> Floor, NDCC-II Building, Jai Singh Road, New Delhi-110001.

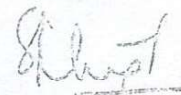
Contd.....P/3

:: 3 ::

5. The JS&FA, Finance Division (IFD), Ministry of Housing and Urban Affairs  
Nirman Bhawan, New Delhi.
6. Engineer Officer, L&DO.
7. Drawing Section, L&DO.
8. Accounts Section, L&DO.

Copy for information to:-

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



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

No. L&amp;DO/L-II-A/11(1127)/292

Government of India

Ministry of Housing and Urban Affairs

Land &amp; Development Office

Nirman Bhawan , New Delhi

Dated : 01/07/2020

HANDING OVER / TAKING OVER

With reference to the letter No. L&DO/L-II-A/11(1127)/292 Dt.24-06-2020 the possession of land measuring 1.673 Acres at Vasant Vihar ,New Delhi has been handed over to Ministry of Home Affairs(MHA) for establishment of National Disaster Response Force(NDRF) headquarters on "As is where is basis". The terms and condition will remain same as per allotment letter No. L&DO/L-II-A/11(1127)/04 Dt 06-JAN-2020. The boundary of the site has been shown to allottee. The site has been marked in red in the attached copy of part layout plan No L&DO 3654. The trees at site are Govt. property.

Encl- 1. As above.

Handed Over

Sumit Kumar

Junior Engineer L&amp;DO

New DelhiTaken Over

MUNEESH KUMAR

द्वितीय कमान (कार्य)  
Second-in-Command (Works)  
महानिदेशालय रा०आ०मो०बल  
Directorate General, NDRF  
गृह मंत्रालय, भारत सरकार.  
Ministry of Home Affairs, Govt. of India

N Kumar  
01.07.2020

7

SPEED POST



Government of India

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

No.L&DO/L-II-A-11(1127)/292

Dated : 24<sup>th</sup> June, 2020.

To

The Dy. Commandant (Engr)  
Ministry of Home Affairs  
Directorate General  
National Disaster Response Force  
6<sup>th</sup> Floor, NDCC-II Building  
Jai Singh Road, New Delhi-110001.

Sub: Handing over/taking over of possession of land measuring 1.673 acres (6769.60 sq.mts.) to Ministry of Home Affairs (MHA) for establishment of National Disaster Response Force (NDRF) headquarters at Vasant Vihar, New Delhi.

Sir,

I am directed to refer to this office allotment letter of even number dated 06.01.2020 on the above mentioned subject and to say that handing over of possession of the aforesaid allotted land to Ministry of Home Affairs has been scheduled for 01.07.2020 at 11.00 AM.

2. Shri Sumit Kumar, Junior Engineer of this office is deputed to complete the handing over process of the aforesaid land on 01.07.2020 with your representative. The meeting point will be at Nirman Bhawan, New Delhi.

3. You are, therefore, requested to kindly depute a competent and well conversant officer for taking over the possession of the aforesaid land from Shri Sumit Kumar, Junior Engineer on the above mentioned date & time.

Yours faithfully,

(Satish Kumar Singh)

Deputy Land & Development Officer-IV

Tel:011-23061448

*Handwritten notes:*  
Sir, for kind favour & assistance of NDRF HQ  
35/6/20

Copy to :-

- (1) Engineer Officer, L&DO for further necessary action in respect of handing over of aforesaid land.
- (2) Shri Sumit Kumar, Junior Engineer, L&DO.

Copy for information to:-

- (1) The Home Secretary, Ministry of Home Affairs, North Block, New Delhi.

*Handwritten notes:*  
For kind nomination of 2 Yrs  
30/6/20



No I-17018/ Works/83 Vol-I/DG NDRF/2020 - 1537  
 Ministry of Home Affairs (Govt. of India)  
 Directorate General  
 National Disaster Response Force  
 Tele / Fax No.- 011-23438091, 011-23438136  
 Email ID: hq.ndrf@nic.in, workshq-ndrf@gov.in

6<sup>th</sup> Floor, NDCC-II Building,  
 Jai Singh Road, New Delhi-110001  
 Dated, the 14 Feb' 2022

To,

✓ The Commissioner Planning - II  
 DDA, 5<sup>th</sup> Floor, Vikas Minar,  
 ITO, New Delhi-110002

Receipt Central Dy. No. 609  
 Dated... 16/02/2022  
 R&D Section, Vikas Minar  
 Delhi Development Authority  
 Dealing Asstt.

**Subject : CHANGE OF LAND USE FOR ALLOTTED LAND  
 (1.673 ACRES) AT VASANT VIHAR, NEW DELHI FOR  
 ESTABLISHMENT OF HEADQUARTERS NATIONAL  
 DISASTER RESPONSE FORCE (NDRF)**

Kindly refer to DDA letter no. F.3  
 (36)2003/MP/D-25I-17018/Works/83/DG NDRF/2020 -7901 dated 09.02.2022 on  
 the subject cited above.

It is submitted that the allotted land at Vasant Vihar is a Govt. land and allotted by Ministry of Housing and Urban Affairs to MHA for establishment of NDRF HQ subject to change of land use. Accordingly, the proposal for change of land use from "Residential to Govt. office", was submitted to DDA.

DDA has observed that on site under reference, a built up structure known as Priyanka camp (JJ cluster) and a abundant ESS building are existing and further informed that change of land use can be initiated for the sites which are free from encroachment and litigation.

In view of above, it is brought to your kind notice that at the Priyanka camp (JJ cluster) , few labores are residing illegally and they are unauthorized occupants and have no right to stay on the said allotted Govt. land to NDRF. However, steps are being taken to vacate the said land and the illegal encroachment will be removed soon after coordination with concerned agencies of Govt.

263289/2022/AD(PROBATION))AP-I

Regarding, shifting of abundant ESS (Electric Sub Station), it is intimated that this HQ has already taken up a case with MoH&UA for allotting alternate land to BSES. The site has been identified in close vicinity and will be allotted to BSES soon for shifting this sub station.

In view of above, it is requested to process the case for change of land use of above allotted land site from "Residential" to "Govt. office" please.



(K.K. Singh)

Dy. Inspector General/Works  
HQ DG NDRF

Signed by Keshave Kishore  
Singh  
Date: 14-02-2022 12:44:11  
Reason: Approved

268034/2022/AD(PLG-ZONE D)



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

ZONE D  
 डायरी सं. 45  
 दिनांक 21/02/22  
  
 Azadi Ka  
 Amrit Mahotsav

No: TP/G/164/2022

Dated: 18/2/2022

To,

✓ The Commissioner (Plg.)-2  
 5<sup>th</sup> Floor, Vikas Minar, I.P. Estate,  
 Delhi Development Authority,  
 New Delhi-110003.

आयुक्त योजना-II कार्यालय  
 डायरी सं. 44  
 दिनांक 18/2/2022

**Subject: - Regarding proposal of North DMC for change of land use of Municipal Staff Quarters at Minto Road, New Delhi**

Reference: - letter No. TP/G/2022/95 dated 31/01/2022

Madam,

This is in continuation of the reference letter as mentioned above regarding proposal of North DMC for change of land use of Municipal Staff Quarters at Minto Road.

As desired, a revised agenda has been prepared mentioning that the North DMC is processing the change in use premise from Residential use to Housing Area park at Municipal site of Barf Khana Chowk in Zone C and to Neighborhood Park of Municipal site at Yamuna Bazar area in Zone- A for compensating green area of equivalent quantum of land.

In view of the above, the proposal may please be placed before the Technical Committee/ Authority for its consideration.

सहायक डि. (योजना)  
 दिनांक 18/02/2022  
 डायरी सं. D-37  
 दिनांक 21/02/2022

Yours Sincerely

Chief Town Planner

Copy to:-

1. CE- I, North DMC, 8<sup>th</sup> floor, Civic Centre.

1) Ac (Plg.)-III  
 2) Director (Plg.) Zone-D  
 18/02/2022

21/02/22  
 AD (Plg.) Zone D

## AGENDA FOR THE TECHNICAL COMMITTEE MEETING.

**Sub: Proposed change of Land Use for construction of Government office Building at Minto Road New Delhi falling in Planning Zone-D.****1.0 Background:**

- 1.1 Several land pockets along with the open space, parks and other facility, located at Minto Road, were transferred from New Delhi Municipal Council to the erstwhile Municipal Corporation of Delhi in April, 1958. There are 41 single storied staff quarters (in blocks of 20+9+12 quarters) and 02 parks in between the staff quarters. Total area of the complex is 13500 sqm or 1.35 Ha (approx.).
- 1.2 The said staff quarters complex is enclosed by public roads on all four sides i.e. Lane (ROW:12mtr) in North, Minto Road (Existing Width: 30.48mtr) in East, Jahangir Road (Existing Width:20 mtr) in South and Bhavbhuti Marg (earlier known as Thomson Road, ROW: 30.48mtr.). The major roads i.e. Minto Road and Bhavbhuti Marg are with PWD whereas the rest two roads i.e. Lane and Jahangir Road are with North Delhi Municipal Corporation.
- 1.3 The land is at a convenient location, adjoining to commercial hubs (Rajeev Chowk, Paharganj, Ajmeri Gate etc.), administrative setup (Deen Dayal Updhyaya Marg, North DMC's & South DMC's Head Quarter, Income Tax Department etc.) and well connected with Metro Stations, New Delhi Railway Stations and ample bus service on its surroundings roads.
- 1.4 Considering the unsatisfactory condition of staff quarters and requirement of office accommodations, it has been decided to utilize the said piece of land for construction of office complex. The occupants of Municipal Staff Quarters shall be allotted suitable alternate accommodation at available accommodation at Gulabi Bagh, Kamla Nagar, Rajpur Road, RB TB Hospital and Shalimar Bagh etc.
- 1.5 North Delhi Municipal Corporation vide its Resolution no. 201 dated 28.09.2015 has resolved that site at Minto Road Municipal Staff Quarters be utilized for Integrated Office Complex, Government Offices (Central/State Government/Local Bodies).
- 1.6 Presently, the site is occupied by Municipal Staff Quarters whereas the land use is "Recreational (District Park)" as per approved Zonal Development Plan of Zone-D. Therefore, North DMC vide its letter no. TP/G/2401 dated 13.11.2013 submitted a request for requisite change of land use, followed up by, draft technical agenda bearing no. TP/G/684 dated 09.04.2015, additional details vide no. TP/G/1312 dated 30.06.2015, modified draft technical agenda bearing no. TP/G/3380/2010 dated 26.04.2016, revised technical agenda vide no. TP/G/4120 dated 27.06.2016.
- 1.7 Since, these land pockets, having Govt. accommodation, exists for long period well before 1962, land use of the same defined as "Recreational (District Park) in MPD, is not correct.
- 1.8 The proposal was considered in the meeting of Technical Committee, DDA held on 04.07.2016 vide item no. 38. *During the discussions, it was informed that the site under reference falls in influence Zone of TOD corridor and Commissioner North DMC, requested that for the optimum utilization of land, the land use may be considered as "Commercial". Technical Committee agreed to the proposal of change of land use from Recreational (District Park) to Commercial (C-1) subject to approval of proposal from the House of North DMC and the condition that North DMC shall first upgrade infrastructure around this plot, particularly in-gress and egress to cope up with the increased foot fall on this plot as result of this CLU.*
- 1.9 In accordance with the discussions dated 04.07.2016, North Delhi Municipal Corporation vide its resolution no. 141 dated 08.08.2016 and 286 dated 07.11.2016 approved the proposal regarding change of land use, of the subject piece of land, from Recreational (District Park) to "Commercial" (C-1).
- 1.10 The aforesaid approval of Corporation along with justification and additional information based on discussions held during the technical committee meeting dated 04.07.2016 were forwarded to DDA vide letter no. TP/G/5229 dated 02.12.2016 followed by letter no. TP/G/5458 dated 12.01.2017 followed by reminder no. TP/G/5796 dated 22.03.2017, letter no. TP/G/6289 dated 30.05.2017, letter no. DA(Misc.)/L&E(N)/2018/D-2535 dated 28.03.2018, letter no. D/EE(Pr)CZ/2017-18/52 dated 24.11.2017, letter no. D/EE(Spl.Pr.)CZ/2018-19/34 dated 01.06.2018, letter no. TP/G/2515 dated 10.06.2019.
- 1.11 For taking up the construction of Government office complex, North DMC now requires change of land use from "Recreational (District Park)" to "Government" instead of from "Recreational (District Park)" to "Commercial" (C-1).

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- As per the record, in addition of infrastructure around the plot, the site in question falls in developed area occupied by various Government agencies. Up gradation of road infrastructure pertaining to North DMC i.e. Tagore Road and Jahangir Road shall be taken up by North DMC along with the execution of project. The roads with PWD i.e. Minto Road and Bhavbhuti Marg (Thomson Road) are already developed.
- 1.13 Presently, the North DMC's residential complex has entry and exit on Minto Road (ROW: 30.48mtr) as well as on Jahangir Road. However, the site/complex is surrounding by sufficiently wide roads on its all four sides therefore, ample scope of suitable ingress and egress is available.
  - 1.14 A meeting was held on 10.08.2020 under the Chairmanship of VC/DDA along with Commissioner, North DMC. The agenda submitted by letter no. TP/G/2020/244 dated 24.02.2020 was discussed during the meeting. In this regard, DDA has intimated to Commissioner/North DMC that proposal for land use change at Minto Road from "Recreational" to "Government" is in the pipeline with DDA for which agenda by North DMC has to be submitted afresh for the Technical Committee.
  - 1.15 Accordingly, the proposal has been approved by the Corporation vide Resolution no. 266 dated 27/01/2021.(Annexure-'A')

## 2.0 Examination:

- 2.1 The site is located on Minto Road near New Delhi Railway Station area and it is accessible from Minto Road (30.48 m RoW) and Bhavbhuti Marg (30.48 m RoW). The site falls outside the Lutyen's Bungalow Zone (LBZ).
- 2.2 The land use of the said site is "Recreational (District Park)" as per the MPD-2021 and approved Zonal Development Plan of Zone-D, prepared under MPD-2001. (Annexure-'B')
- 2.3 The site has been visited and it is found that the entire area measuring about 1.35 Ha tallies as per the site plans of staff quarters Minto Road provided by the Zonal office (City Zone). The staff quarters are single storied.
- 2.4 The Land & Estate Deptt., North DMC has confirmed that as per record, no court case is going on relating to land under reference at Minto Road.
- 2.5 The site is not situated in National Conservation Zone / water bodies etc.
- 2.6 The site is adjoining to commercial hubs (Rajeev Chowk, Paharganj, Ajmeri Gate etc.), administrative setup (Deen Dayal Updhyaya Marg, North DMC's & South DMC's Head Quarter, Income Tax Department etc.) and well connected with Metro Stations, New Delhi Railway Stations and ample bus service on its surroundings roads.
- 2.7 The site under reference is used for Municipal Staff Quarters, parks/ open space and other utilities which were transferred from New Delhi Municipal Council erstwhile Municipal Corporation of Delhi in the year 1958. (Annexure-'C')
- 2.8 The Traffic Impact Assessment (TIA) for the site under reference has also been conducted in view of DDA's letter dated 06.10.2020. (Annexure-'D')
- 2.9 In order to compensate the loss of 'Green/Recreational' area for the proposed change of land use at Minto Road, the two sites have been identified by North DMC whose change of use premise is to be processed by the North DMC along with the main change of land use. The details of two sites are as under:-

| Sr. No | Location                           | Area (Ha.) | Land use as per ZDP                                     | Land Ownership | Boundaries  | Present Site Status  |
|--------|------------------------------------|------------|---|----------------|---|--|
| A      | Yamuna Bazar<br><br>(Annexure-'E') | 1.2 Ha     | "Residential" as per Zonal Development Plan of Zone - A | North DMC      | North : Mahatma Gandhi Marg<br>South: Netaji Subhash Marg<br>East: Hanuman Mandir<br>West: Kela Ghat Marg | Presently the site u/r is vacant and in the possession of North DMC. |

|   |                                |         |   |           |   |   |
|---|--------------------------------|---------|---|-----------|---|---|
| B | Barafkhana Chowk (Annexure-F') | 0.6 Hac | "Residential" as per Zonal Development Plan of Zone - C | North DMC | North :Lala Hardev Sahai Marg<br>South:Lala Hardev Sahai Marg<br>East: Rani Jhansi Flyover<br>West: Lala Hardev Sahai Marg/ Barfkhana Chowk | The site u/r is a vacant land and in the possession of North DMC. |
|---|--------------------------------|---------|---|-----------|---|---|

**3.0 Information required as per MoUD GOI letters dated 07.04.2015 and 04.09.2015 are as under:-**

**(A) As per MoUD GOI letter dated 04.09.2015.**

| S. 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, North DMCs earlier proposal of change of land use for the sites at Gandhi Maidan and Dangal Maidan from Recreational to Transport were approved by DDA vide Notification No SO 2956 (E) dated 09.04.2015 respectively.  |
| (iii)  | What were the specific recommendations of the Authority with regard to the proposal;   | The proposal is to be placed before Technical Committee and Authority.   |
| (iv)   | How and why the proposal was initiated;  | North DMC intends to construct a Government office complex, on the plot measuring 13500 sqm, owned by it. Presently, the site is occupied by Municipal Staff Quarters whereas the land use is "Recreational (District Park)" as per Zonal Development Plan. As such, change of land use is required to take up the construction of Governmentoffice complex. |
| (v)    | What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;  | This is essential to change the land use for this plot for construction of Government Office.  |
| (vi)   | What are the expected short-term and long-term outcomes if the proposal is approved and implemented.   | The public at large will be benefited as a number of services shall be available under one roof.<br><br>In long term, after occupying the proposed government office complex, various others offices scattered in Delhi shall be vacate  |
| (vii)  | How the proposal will benefit in the development and economic growth of the city;  | The proposed offices space will help in boosting the economic growth of North DMC as well as City.   |
| viii)  | What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi; | The proposal is specific to the requirement of Delhi for sites falling in land use Zone Recreational (District Park).  |
| (ix)   | What will be public purpose served by the proposed modification;   | As stated in (vi) above.   |

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|       |  |  |
|-------|--|--|
|       | What is the role of people / families / households likely to be affected by the proposed policy;   | The proposal shall not affect any family/household as the occupants of Municipal Staff Quarters shall be allotted suitable alternate accommodation at available accommodation at GulabiBagh, Kamla Nagar, Rajpur Road, RB TB Hospital and Shalimar Bagh etc. |
| (xi)  | Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc;  | Yes, the proposal is in consonance with the purview of provisions contained in MPD-2021.   |
| (xii) | Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes; | As reiterated in the preceding paras, there is a need for change in land use from 'Recreational (District Park)' to "Government (Government Office)" in MPD-2021 and approved Zonal Development Plan of Zone-D.  |
| xiii) | Whether the departments /organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;                          | Not applicable.  |
| xiv)  | Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal.      | The issue of change in land use is not related to any guidelines / orders of DoPT, Ministry of Finance and other nodal Ministries / Departments.   |
| (xv)  | The name, designation and contract information of an officer of the level of Director of above who will be the nodal officer to be contracted by the Ministry regarding the proposal.  | On behalf of North DMC, Sh. P. Dinesh, Chief Town Planner (Tel. No.23226323) and Sh. Pradeep Bansal, D-in-C (Mob. No.9717788070) shall be the nodal officers.  |

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

|       |   |   |
|-------|---|---|
| (i)   | Whether the land is government or private and who is the land owning agency?  | The land under reference situated at Minto Road measuring 13500 Sqm (1.35 Ha) is owned / under possession of North DMC and is entered in the Immovable Property Register of Land & Estate Deptt.  |
| (ii)  | On whose request the change of land use case or modification to MPD-2021 has been initiated?  | North Delhi Municipal Corporation.  |
| (iii) | Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided. | The site was inspected by the officers of Planning Department Zone-D, DDA on 03.07.2017. During the site inspection, following was observed:<br>i) The proposed site is very close to the New Delhi Railway Station area and Connaught Place, New Delhi.<br>ii) The site is approachable from Minto Road and Bhavbhuti Marg, New Delhi.<br>iii) At present, MCD officer's Flats and MCD office exists at site.<br>iv) There are number of trees existing within the site under reference. |
| (iv)  | What is the public purpose proposed to be served by modification of MPD and /or change of land use?                                   | The proposed government office space shall cater to the office requirement and boosting of economic growth.   |

268034/2022/AD/PLG-ZONE-D

|       |   |  |
|-------|---|--|
|       | Whether the proposed changes on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies? | Yes, the changes are in consonance with the approved plans and policies. |
| (vi)  | What will be proposal's impact/ implications on general public eg. Law & order etc.?  | There would be no adverse impact on general public.                      |
| (vii) | Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.                            | As on date there is no court case on the land mentioned in proposal.     |

#### 4.0 Proposal:-

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

| Location   | Area (Ha.) | Land use as per MPD-2021/ZDP   | Land use changed to              | Boundaries   |
|--|------------|--------------------------------|----------------------------------|--|
| 1  | 2          | 3                              | 4                                | 5  |
| Proposed Government Office on Minto Road, New Delhi, falling in <b>Planning Zone-D</b> | 1.35 Ha.   | "Recreational" (District Park) | "Government (Government Office)" | <b>North</b> : Lane (ROW: 12 mtr)<br><b>South</b> : Jahangir Road (ROW: 20 mtr)<br><b>East</b> : Minto Road (ROW : 30.48mtr)<br><b>West</b> : Bhavbhuti Marg (ROW: 30.48mtr) |

North DMC is processing the change in use premise from Residential use to Housing Area park at Municipal site of Barf Khana Chowk in Zone C and to Neighborhood Park of Municipal site at Yamuna Bazar area in Zone- A for compensating green area of equivalent quantum of land.

(The location plan of the above mentioned sites are annexed at Annexure – 'C', 'E' & 'F')

#### 5.0 Recommendation:-

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

  
CE-I

  
S.E. / CSPZ

  
EE(Spl.Pr)/CSPZ

  
CTP

  
ATP-II



NORTH DELHI MUNICIPAL CORPORATION  
OFFICE OF THE ADMINISTRATIVE OFFICER (C&C)  
2<sup>ND</sup> FLOOR, DR. S.P.M. CIVIC CENTRE,  
MINTO ROAD, NEW DELHI.

No.F.33/Corp. Committee/AO/ 137 /C&CDated: 16/02/21

A copy of the Corporation Committee Resolution No. 266 dated 27.01.2021 received from the Municipal Secretary Office, NDMC is forwarded for further necessary action.

The relevant file in Duplicate of the case is also attached.

CTP

*Kay*  
Administrative Officer  
C&C/North DMC

Administrative Officer  
C & C Deptt.  
North Delhi Municipal Corporation

Copy to Addl. Commissioner ( action please.

) for kind information & necessary

के प्रस्ताव संख्या 266 मद संख्या की प्रतिलिपि।

**Item No.7 :- Regarding proposal of North DMC for change of land use of the site for Municipal Staff Quarters at Minto Road, New Delhi**

**(i) Commissioner's letter No. F.33/CTP/NDMC/542/C&C dated 28.12.2020**

North Delhi Municipal Corporation vide Resolution No.141 dated 8.8.2016 has resolved that site of Municipal Staff Quarters at Minto Road be utilized for office use which is near to the SPM Civic Centre. The site under reference falls in "Recreational (District Park)" use zone as per the zonal Development Plan (Zone-D) approved under MPD-2001. The proposal was considered in the meeting of Technical Committee DDA held on 04/7/2016 vide Item No. 38. The case was presented before Technical Committee for Change of land use from "Recreational (District Park)" to 'Government Offices'. However, the VC,DDA suggested that since the site falls under the influence zone of MRTS, the North DMC should put the land to optimum use by getting it converted into Commercial use with TOD norms applicable. Accordingly, the said proposal was approved by the House of North DMC vide resolution no. 286 dated 7.11.2016.

Recently, North DMC has approached several Government Departments for leasing out the subject property, after construction as per their suitability. Income Tax Department has shown its interest in taking the entire constructed property for its office use. North DMC requires change of land use from "Recreational (District Park)" to "Office Space" for taking up the said proposal. In view of the above a fresh draft technical agenda, is prepared for consideration in Technical Committee.

The FAR permitted in commercial is 100 to 125 whereas for office complex it is upto 300 and income tax was interested in the project. So, the change of land use to government offices is better option for North DMC.

DDA vide letter dated 06.10.2020 pointed out that North DMC vide letter No. TP/G/5229 dated 02.12.2016 has sent the approval through Standing Committee of MCD vide Resolution No.201 dated 05.10.2016 for change of proposal from 'Government Offices' to 'Commercial (C-1)'. Now, the approval from the House of North DMC may also be required for the said proposal from 'Commercial (C-1)' to 'Government Offices'.

The proposal may be placed before Corporation through Standing Committee for change of land use from green to Government Offices instead of Commercial.

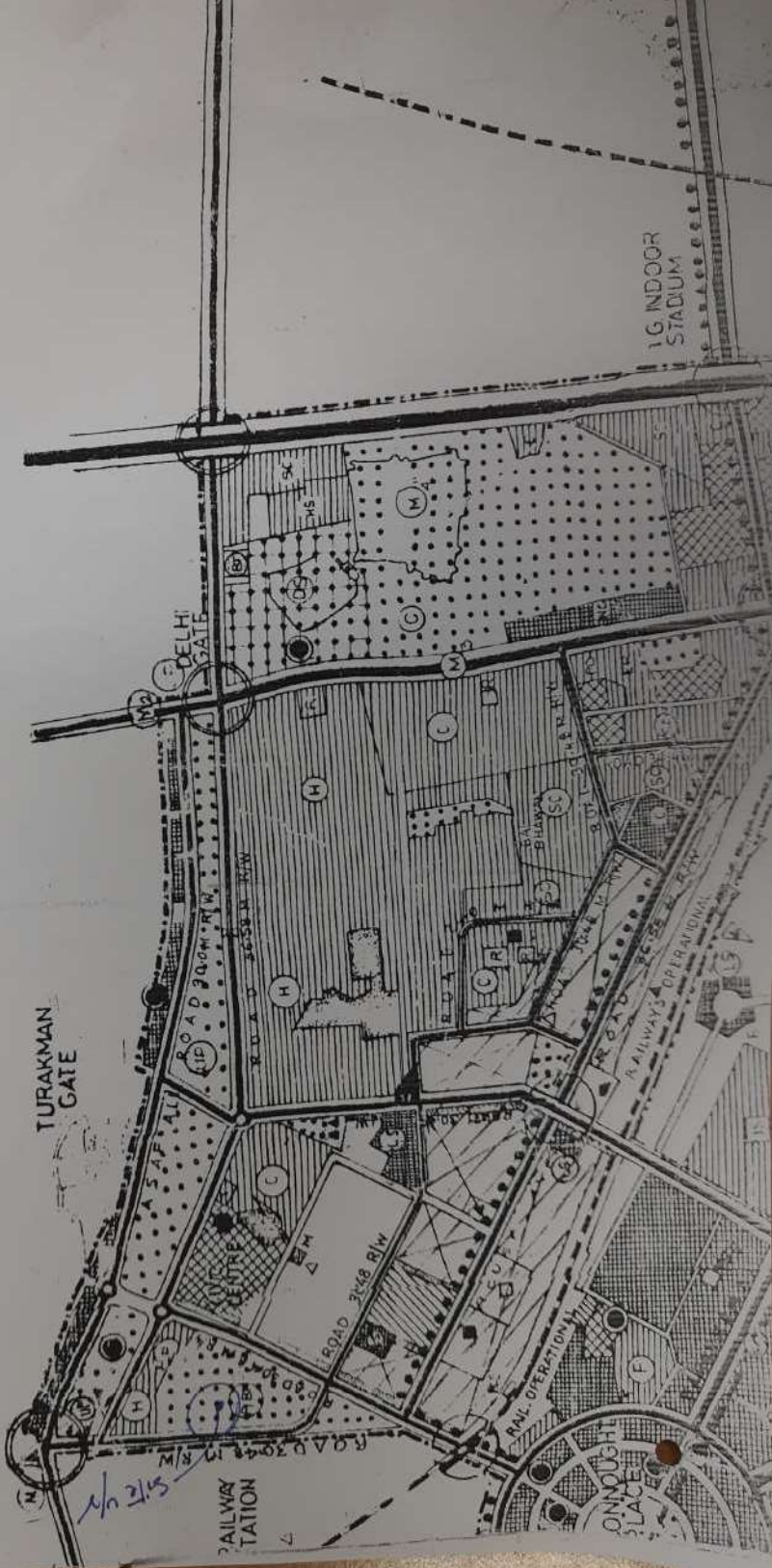
(ii) Resolution No. 129 of the Standing Committee dated 6-1-2020

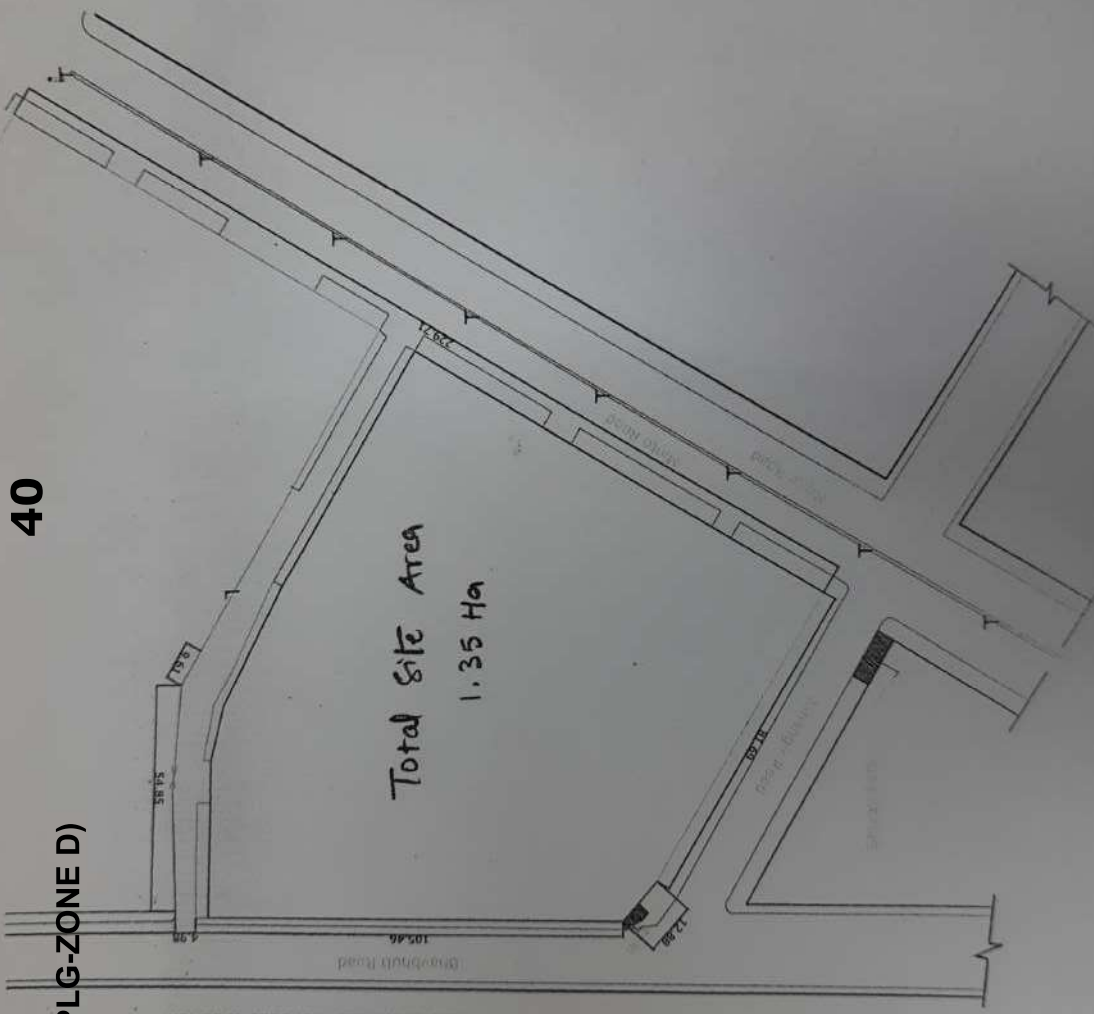
Resolved that it be recommended to the Corporation that as proposed by the Commissioner in letter No.F.33/CTP/NDMC/ 542/C&C dated 28.12.2020 approval for change of land use from green to Government offices instead of Commercial, as detailed in the aforesaid letter and the annexures annexed with the said letter, be accorded.

Resolution No. 266 Resolved that as recommended by the Standing Committee vide its Resolution No. 129 dated 6-1-2021, the proposal of the Commissioner as contained in his letter No. F. 33/CTP/NDMC/542/C&C dated 28-12-2020, regarding approval for change of land use from green to Government offices instead of Commercial, as detailed in the aforesaid letter and the annexures annexed with the said letter, be accorded.

The motion was carried.

Attested  
Section Officer  
Secretary Office  
North Dakota State Corporation  
12/29/21





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268034/2022/AD(PLG-ZONE D)

5/2/2

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

268034/2022/AD(PLG-ZONE D)

Form K-1

Constituency No. \_\_\_\_\_ Ward No. \_\_\_\_\_ Zone \_\_\_\_\_

| 1   | 2   | 3                                   | 4                                  | 5                    | 6                   | 7                                  | 8                    | 9                    | 10                 | 11                 | 12                    | 13                        | 14                        | 15                      | 16                   | 17                 | 18                    | 19 | 20 |
|---|---|-------------------------------------|------------------------------------|----------------------|---------------------|------------------------------------|----------------------|----------------------|--------------------|--------------------|-----------------------|---------------------------|---------------------------|-------------------------|----------------------|--------------------|-----------------------|----|----|
| Name of, without which the property is incomplete | Description, situation and boundaries of the property | Area and boundaries of the property | Area of the property in Sq. Meters | Year of construction | Mode of acquisition | Mode of acquisition for which used | Order of acquisition | Notice of tenor      | Date of lease      | Rate of rent       | Balance of amount     | Expenditure incurred      | Signature of Commissioner | Signature of Accountant | Method of disposal   | Date of disposal   | Remarks               |    |    |
| 1. [Handwritten Name]                             | [Handwritten Description]                             | [Handwritten Area]                  | [Handwritten Area]                 | [Handwritten Year]   | [Handwritten Mode]  | [Handwritten Mode]                 | [Handwritten Order]  | [Handwritten Notice] | [Handwritten Date] | [Handwritten Rate] | [Handwritten Balance] | [Handwritten Expenditure] | [Handwritten Signature]   | [Handwritten Signature] | [Handwritten Method] | [Handwritten Date] | [Handwritten Remarks] |    |    |
| 2. [Handwritten Name]                             | [Handwritten Description]                             | [Handwritten Area]                  | [Handwritten Area]                 | [Handwritten Year]   | [Handwritten Mode]  | [Handwritten Mode]                 | [Handwritten Order]  | [Handwritten Notice] | [Handwritten Date] | [Handwritten Rate] | [Handwritten Balance] | [Handwritten Expenditure] | [Handwritten Signature]   | [Handwritten Signature] | [Handwritten Method] | [Handwritten Date] | [Handwritten Remarks] |    |    |

Handwritten notes and signatures at the bottom of the page.

268034/2022/AD(PLG-ZONE D)

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ANNEXURE-D



उत्तरी दिल्ली नगर निगम

NORTH DELHI MUNICIPAL CORPORATION

2/9/25

268034/2022/AD(PLG-ZONE D)



NORTH DELHI  
MUNICIPAL CORPORATION

TRAFFIC IMPACT ASSESSMENT STUDY  
FOR THE MINTO ROAD PROJECT SITE

DELHI

FINAL REPORT

Date: 30.12.2021  
Version R1

TRAFFIC CONSULTANT



UNITRANS MOBILITY  
SOLUTIONS PRIVATE LIMITED

*SRSC*



268034/2022/AD(PLG-ZONE D) *“What is good for our customer **4A** is also, in the long run good for us”*  
- Ingvar Kamprad

324/c

| Document Control Sheet |              |
|------------------------|--------------|
| Submission Stage       | FINAL REPORT |
| Status                 | Final        |
| Date of Submission     | 30.12.2021   |
| Submission Version     | R1           |
| Prepared By            | Hlithesh K.  |
| Reviewed By            | Sharad M.    |



357 SFS Flats Phase-IV Ashok Vihar  
Delhi-110052  
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Email: sharad@unitrans.in, info@unitrans.in  
w: www.unitrans.in 3

# Contents

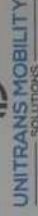
45

268034/2022/AD(PLG-ZONE D)

- 02. Study Area
- 03. Approach & Methodology
- 04. Primary Traffic Survey
- 05. Proposed Infrastructure Development
- 06. Micro Simulation analysis and evaluation
- 07. Conclusions and Recommendations

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SB3/K



11A - Minto Road Staff Quarters | Draft Report

4



TRAFFIC IMPACT ASSESSMENT STUDY  
ROAD STAFF QUARTERS  
MINTO ROAD  
DELHI

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268034/2022/AD(PLG-ZONE D)

# 01

## Project Introduction

*'Goals are only wishes, unless you have a plan.'*  
-- Melinda Gates, co-chair, Bill and Melinda Gates Foundation



TIA - Minto Road Staff Quarters | Draft Report

## Project Background

A. **268034/2022/AD(PLG-ZONE-D)** node is in close vicinity of project site, the Minto Road Staff Quarters project site falls under intense zone of MPD norm 2021 (within 500m radius).

The site is accessible from Minto road and Bhavbhuti marg (which is currently one way)

The project site will be developed as per the MPD norms of the area.

The site includes Government offices, and residential staff units. The FAR and parking will as per the MPD norms.

Few percentage of the parking spots shall be used for public usage.

M/s Unitrans Mobility Solutions Pvt. Ltd has been entrusted the job of carrying out **Traffic Impact Assessment study for the proposed site.**

47



206

### Need of the Study and Objective 268634/2022/AD(PLG-ZONE D)

Additional Vehicular trips, pedestrian movement and other associated activities around the project may impact the through traffic operations, which needs to be quantified and evaluated. It is extremely essential not just to strategize the design suitable for the site but also required to evaluate the connectivity, accessibility and circulation in and around the complex as per the needs of the customers and shopkeepers. The project site location creates the need to access the inbound and outbound routing considering the local traffic.

There is a need to determine the **potential traffic impact due to the proposed land-use** by estimating the future traffic at the site level and also on the surrounding road network. It is therefore necessary to quantify the volume of traffic, parking demand, the ingress/egress points for each land-use along with station footfall, followed by estimation of level of services on the immediate access road network.

Our objective is to quantify the impact from the proposed development (if any), and to provide implementable mitigation measures if required. In doing so, various technical, physical and aesthetic criteria will be taken up as a part of the exercise. This will result in a holistic solution to site planning, traffic management, and traffic circulation.



## Study Scope

268034/2022/AD/PI-G-ZONE D)

Activity 1: Understanding of the Project, site issues, challenges and potentials;

Activity 2: Secondary data Review: traffic reports, existing traffic management schemes, understanding of public transport and site connectivity;

Activity 3: Primary Traffic Surveys and Analysis;

Activity 4: Traffic Demand Estimation

Activity 5: Micro simulation and Traffic Impact Assessment

Activity 6: Recommendations

### Traffic Simulation

The consultant would recommend evaluating the improvement options with the simulation tool. This would give confidence in the proposed plan considering the following outputs:-

1. To evaluate the location of security check points, boom barrier location, ticketing points etc.
2. To prepare simulation model for the base year and ultimate operational phase to evaluate traffic management schemes covering critical peak hour including immediate access roads.
3. Analyzing different statistical simulation outputs and recommending the most suitable and implementable solution;
4. To extract 3D video output for the base model, proposed plan and mitigation measures.

### Traffic Impact Assessment Study

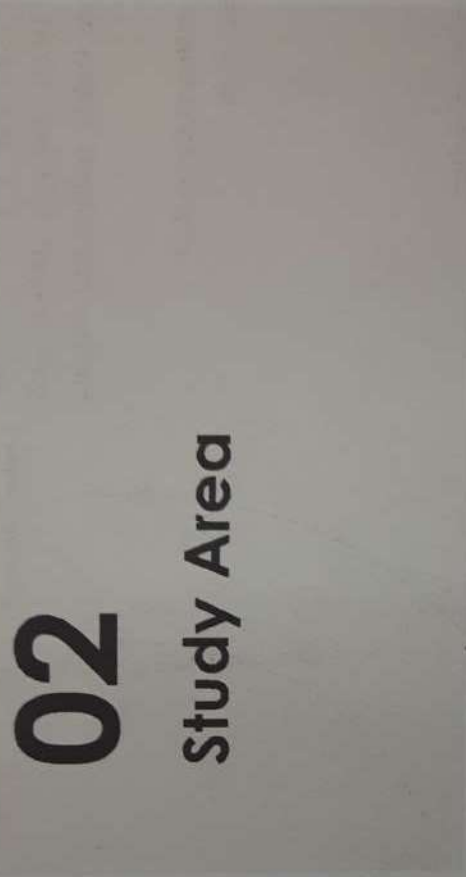
1. To understand local environment, land use pattern and activities in the influence zone of 300m or next intersection from project site.
2. To carryout classified parking and traffic volume count survey to estimate mode wise accumulation and volumes in the immediate vicinity and catchment area of 300m.
3. To estimate existing level of service in the project influence area;
4. To integrate existing site attributes with the proposed road connections internally and at network level.
5. To estimate the expected demand in terms of vehicular trips at the site level as well as at the network level for the horizon year.
6. Provide a contextual analysis in terms of existing planning and transportation proposals and its impact on the site and its context.
7. Understanding the inbound and outbound routing of the project destined traffic.
8. Parking optimization and management strategy will be workout.



Sample Image

SS9/K

TRAFFIC IMPACT ASSESSMENT STUDY  
**MINTO ROAD STAFF QUARTERS**  
 MINTO ROAD  
 DELHI



**02**

**Study Area**

558/L

# Project Location

The project site is located near Minto junction, Delhi. The site can be accessed from Minto road, which directly connects to Connaught Place.

The site is surrounded by dense mixed land uses including office, and residences. The site is located in heart of the city and is in close proximity to New Delhi Railway station and Metro Station (where DMRC yellow and airport lines have stations).

## Connecting Roads within 800m radius

- Connaught Outer Circle
- Minto Road
- DB Gupta Road
- DDU Marg
- JLN Marg
- Tagore Road

## Major Nodes within 800m radius

- New Delhi Rly Station
- Civic center
- Kamla Market
- Chawri Bazar
- Rajiv Chowk
- Ram Leela Ground
- Ratan Lal Market



51

CHAWRI BAZAR

210

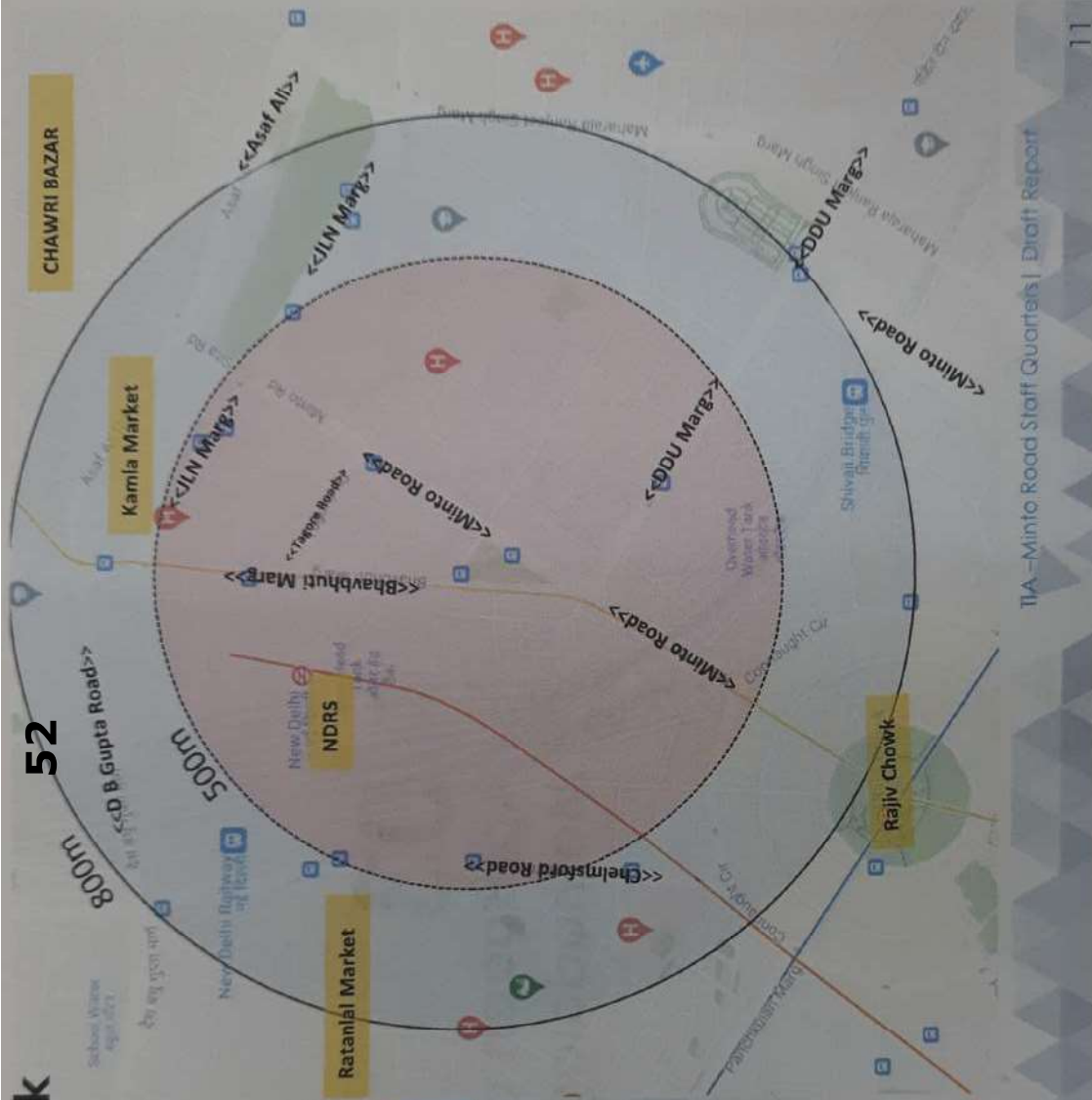
268



## Study Area | Road Network

As discussed with the officials and considering the walking distance, the study area of the project site catchment has been considered as 300m. The traffic impact assessment will be done till the immediate junction of the project site. However, the routing (in-bound and out-bound) will be plotted on a broader level.

| Major Road             | Cross Section   |
|------------------------|---|
| Minto Road             | 6- Lane Divided Carriageway                                       |
| Chelmsford Marg        | 4-Lane undivided Carriageway with SR and Footpaths on either side |
| Bhavbhuti Marg         | 4-lane carriageway with footpaths on both sides                   |
| Desh Bandhu Gupta Marg | 4- lane undivided carriageway with footpath on either side        |





# 03

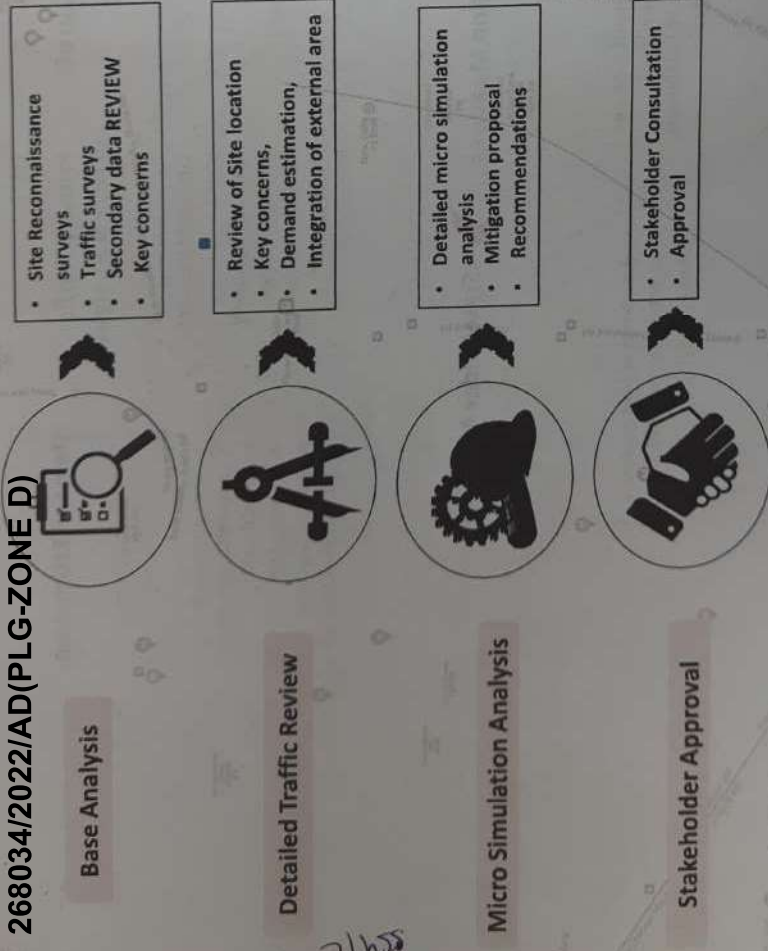
## Approach and Methodology

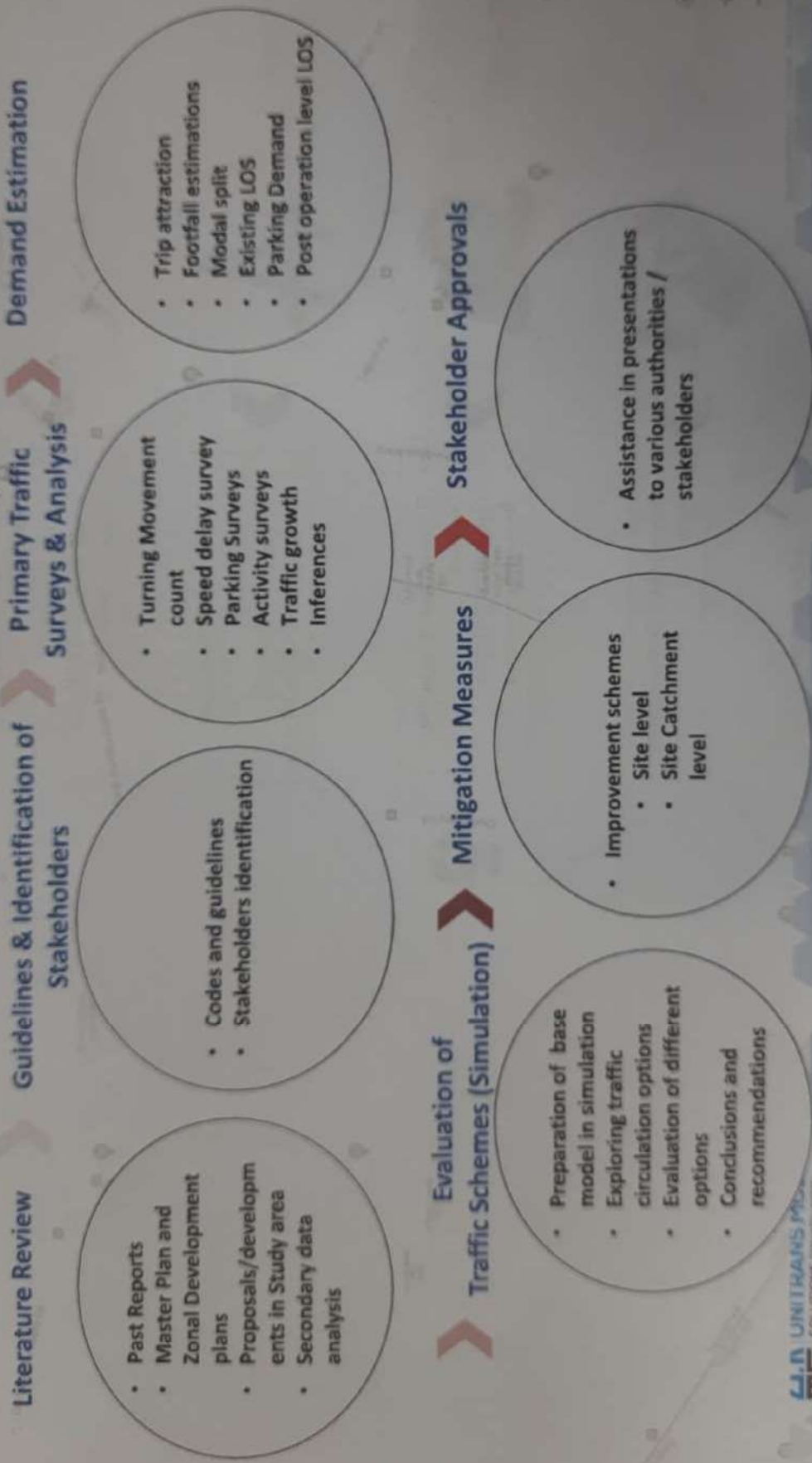
# Study Process

268034/2022/AD(PLG-ZONE D)

54

213







04

Primary Traffic Survey

552/c



# Primary Traffic Survey Locations

268034/2022/AD(PLG-ZONE D)

location to capture the traffic characteristic within study area this include TMC, Road inventory, and the parking survey.

Traffic survey locations are shown in Figure.

| Type Of Survey                             | Location  |
|--|---|
| Turning Movement<br>Count (TMC)            | <ol style="list-style-type: none"> <li>1. Minto Road Junction</li> <li>2. Ajmeri Gate Junction</li> <li>3. JLN Marg Junction</li> </ol> |
| Parking Survey<br>(At identified sections) | Bhavbhuti Marg, Asaf Ali Road, Tagore Road, Jahangir Road, GB Road ,Basant Road, GB Road, Ram Leela ground                              |
| Speed -Delay Survey                        | Minto Road, Bhavbhuti marg, DDU Marg  |

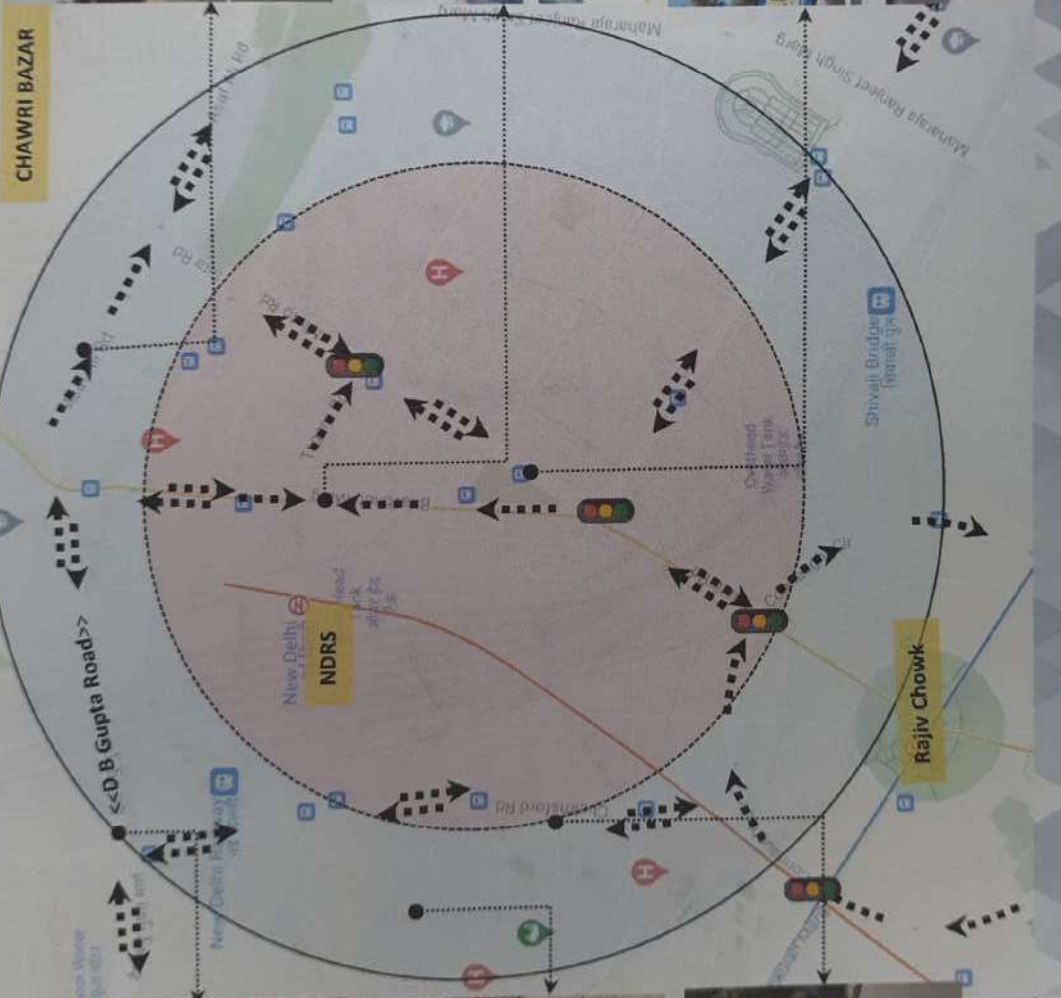
Project Location



57

# Existing Traffic Movement

58

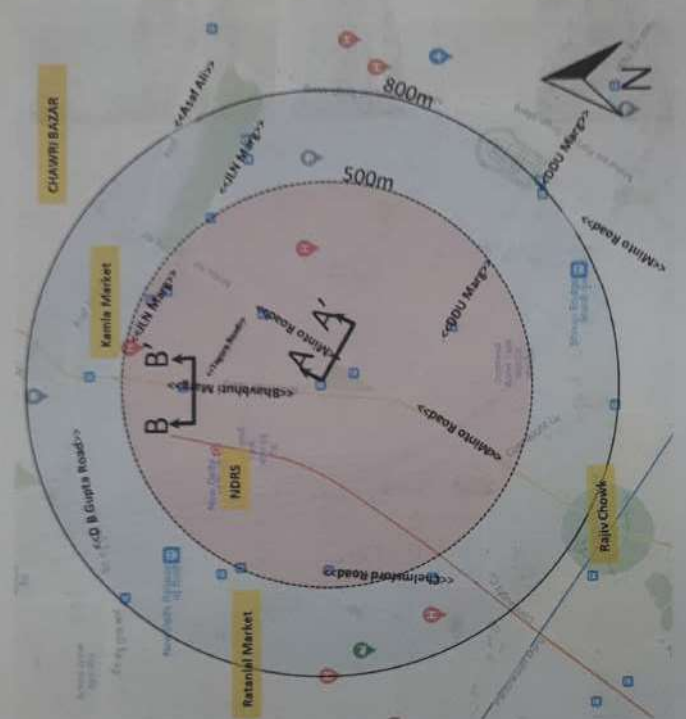
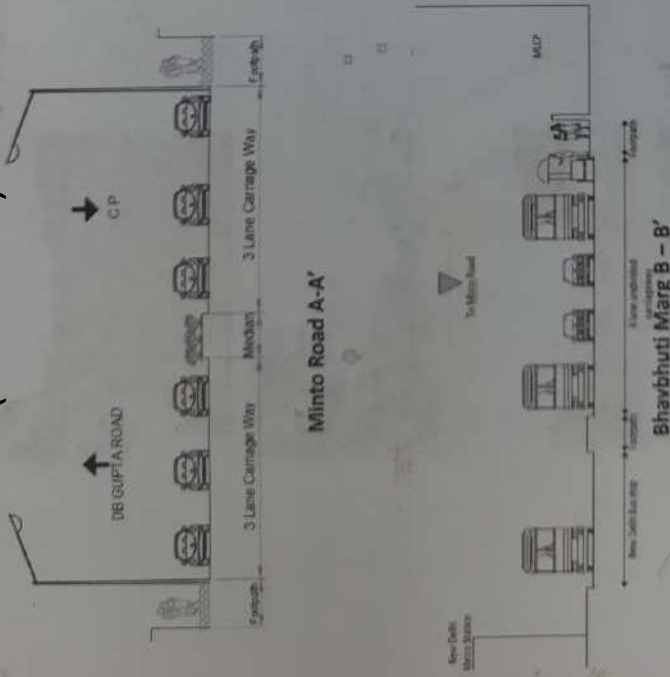


# Study Area | Road Network

268034/2022/AD(PLG-ZONE D)

59

218



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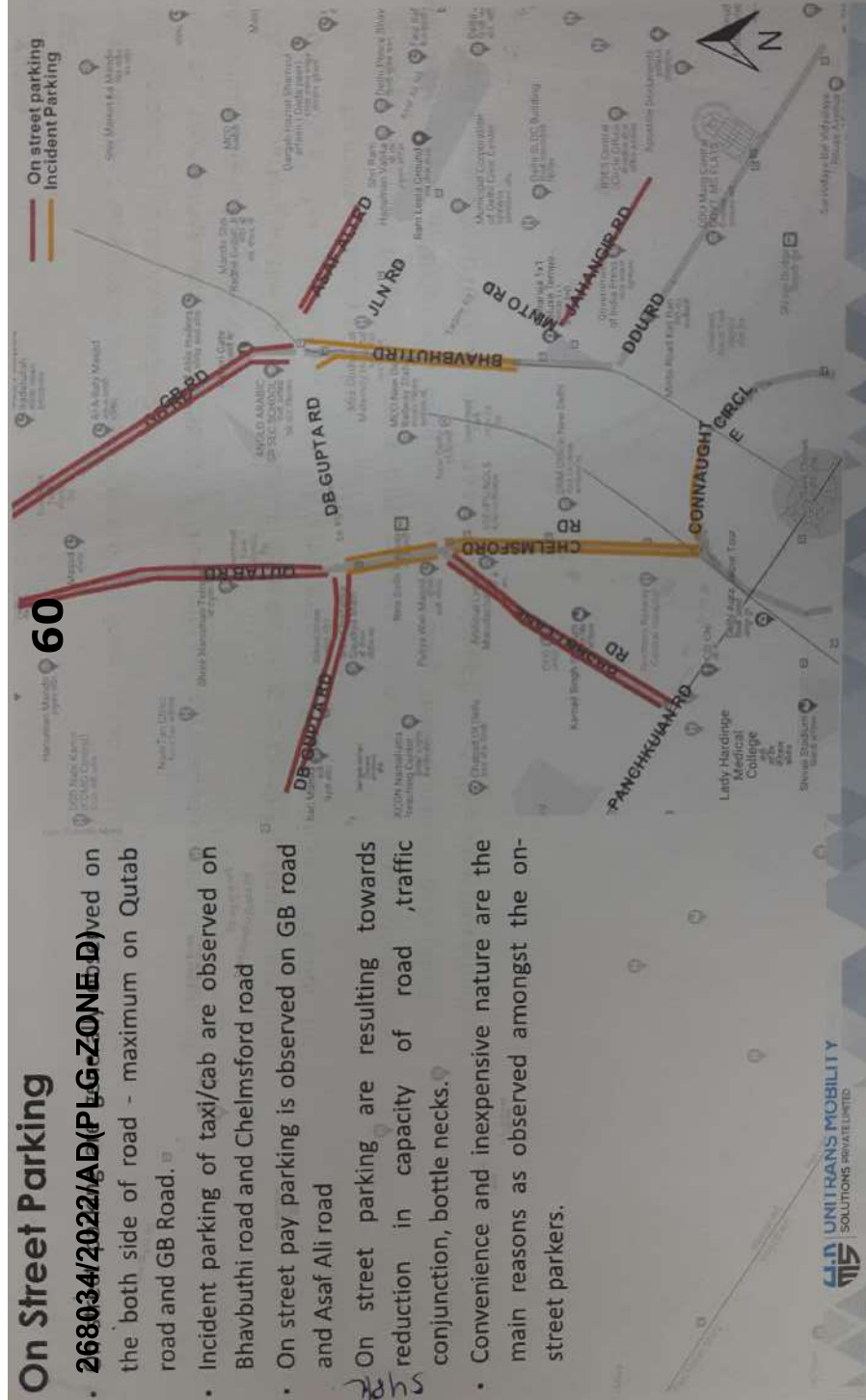


UNITRANS MOBILITY SOLUTIONS



## On Street Parking

- 268034/2022/AD(P/G-ZONE D)ved on the both side of road - maximum on Qutab road and GB Road.
- Incident parking of taxi/cab are observed on Bhavbuthi road and Chelmsford road
- On street pay parking is observed on GB road and Asaf Ali road
- On street parking are resulting towards reduction in capacity of road ,traffic conjunction, bottle necks.
- Convenience and inexpensive nature are the main reasons as observed amongst the on-street parkers.



60

On street parking  
Incident Parking

# 61

## Key Concerns 268034/2022/AD(PLG-ZONE D)

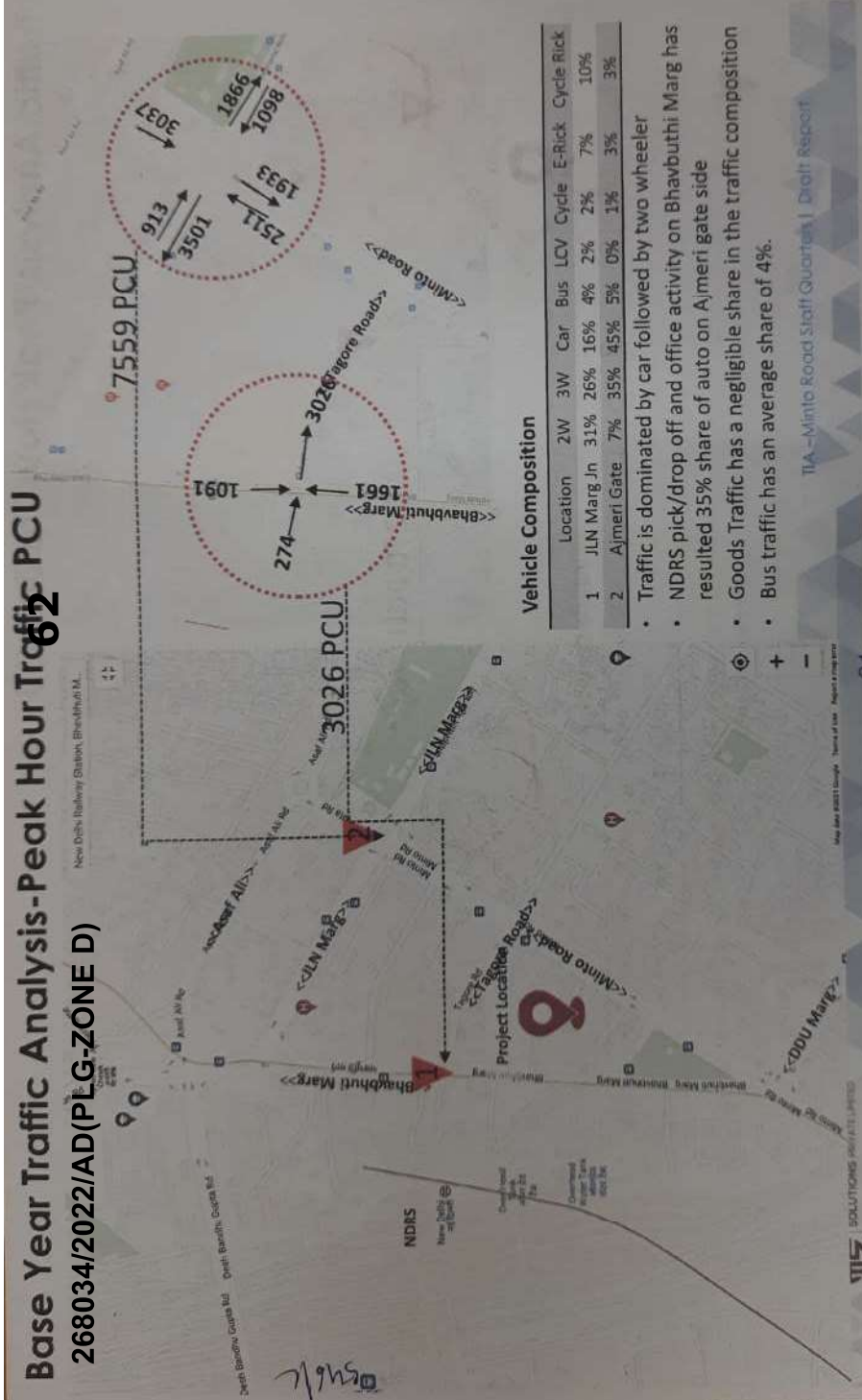
- Footpaths are encroached by street vendors and shopkeepers on GB Road, Qutab Road, Near MLCP of NDRS forcing pedestrians to move on the main carriageway.
- Buses are parked on the main carriageway outside the exit of New Delhi Railway Station causing the issues of Congestion on Bhavbhuti Marg in the peak hours.
- Unplanned auto rickshaw parking at the exit railway station near Ajmeri gate causing serious congestion problem on Bhavbhuti marg. This inhibits movement of other modes and render unsafe situation for pedestrians who are on the main carriageway to hire IPT.
- On-Street parking by private cars, loading/unloading carts/vehicles encroaching the main carriageway, reduces the available carriageway width for the movement of traffic causing congestion in the peak hours.
- Tagore Road is main exit gateway for DTC buses from Bhavbhuti Road which is resulting slow movement of traffic on Tagore road.

268034



# Base Year Traffic Analysis-Peak Hour Traffic PCU

268034/2022/AD(PLG-ZONE D)



### Vehicle Composition

| Location      | 2W  | 3W  | Car | Bus | LCV | Cycle | E-Rick | Cycle Rick |
|---------------|-----|-----|-----|-----|-----|-------|--------|------------|
| 1 JUN Marg Jn | 31% | 26% | 16% | 4%  | 2%  | 7%    | 10%    |            |
| 2 Ajmeri Gate | 7%  | 35% | 45% | 5%  | 0%  | 1%    | 3%     |            |

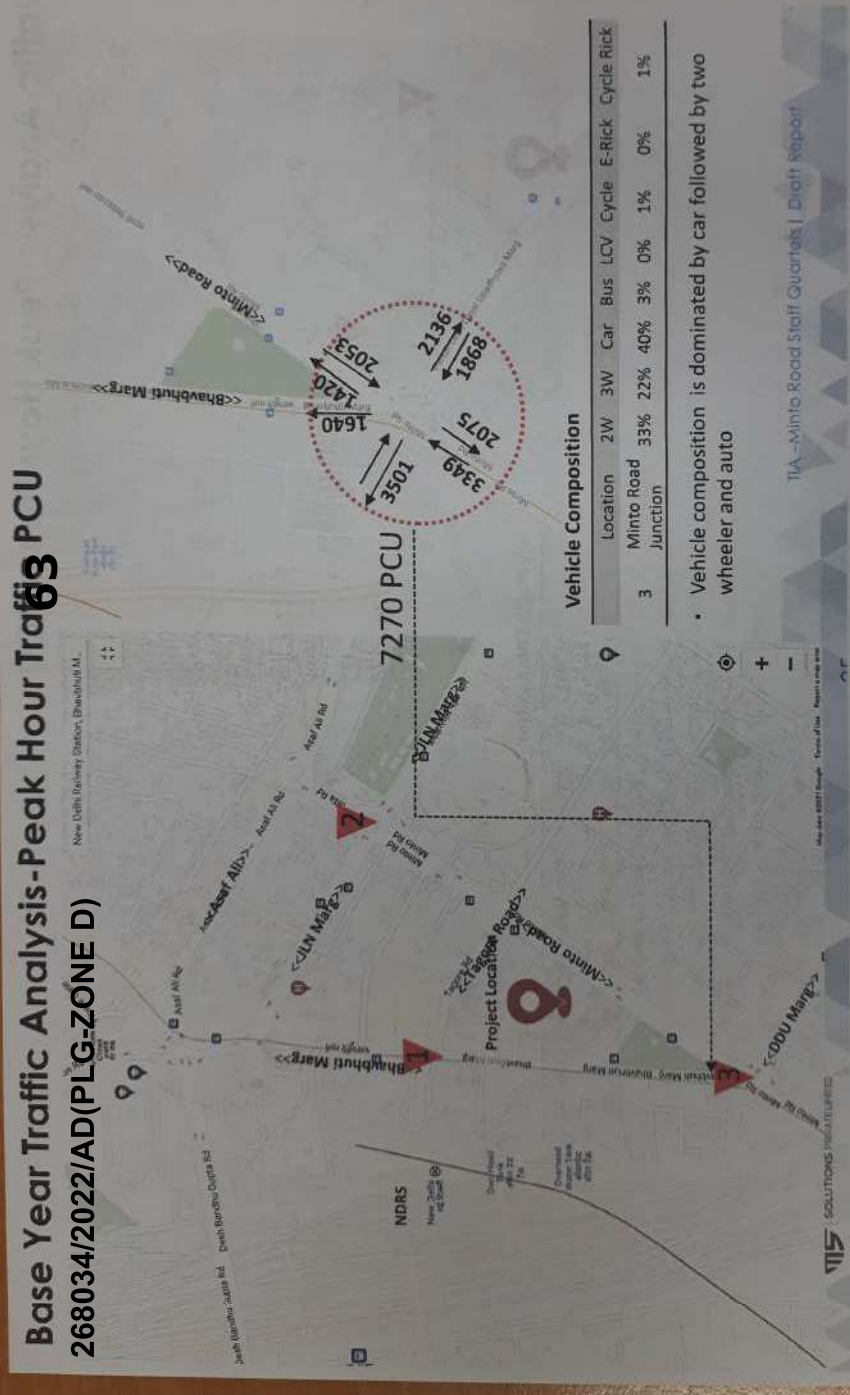
- Traffic is dominated by car followed by two wheeler
- NDRS pick/drop off and office activity on Bhavthuri Marg has resulted 35% share of auto on Ajmeri gate side
- Goods Traffic has a negligible share in the traffic composition
- Bus traffic has an average share of 4%.

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# Base Year Traffic Analysis-Peak Hour Traffic 63 PCU

## 268034/2022/AD(PLG-ZONE D)

545/L



7270 PCU

### Vehicle Composition

| Location   | 2W  | 3W  | Car | Bus | LCV | Cycle | E-Rick | Cycle Rick |
|------------|-----|-----|-----|-----|-----|-------|--------|------------|
| Minto Road | 33% | 22% | 40% | 3%  | 0%  | 1%    | 0%     | 1%         |
| Junction   | 3   |     |     |     |     |       |        |            |

- Vehicle composition is dominated by car followed by two wheeler and auto

## Base Year Traffic Analysis-LOS

### 268034/2022/AD(PLG-ZONE D)

The LOS is estimated with respect to peak hour PCU observed at the junction, the LOS index is measured from IRC 106 1990

The LOS is index is measured considering the effective available carriageway width

In the existing scenario Minto Road and Bhavbhuti Marg is operating at acceptable limit LOS C

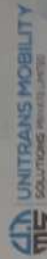
95% of traffic volume from Bhavbhuti Marg are accessing the Tagore road(one way road) to connect further to Minto Road due to which Tagore road is operating at LOS F

Tagore Road is main exit gateway for DTC buses from Bhavbhuti Road which is resulting slow movement of traffic on Tagore road.

Without any improvement in the infrastructure will result to deteriorate the network traffic flow at Bhavbhuti Marg and Tagore Road

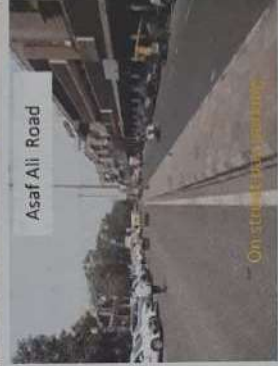


Source: IRC 106 1990 Guideline For Capacity Of Road In Urban Areas



# On Street Parking | Photo Documentation 65

268034/2022/AD(PLG-ZONE D)



54366

## Inference

66

225

268034/2022/AD(PLG-ZONE D)

roads in the influence zone of site. One lane on both sides of roads is occupied with parking of vehicle which includes parallel as well as perpendicular type of parking.

- The maximum peak hour traffic volume is observed at JLN Marg Junction and Minto Road intersection with more than 7000 PCU. Mixed traffic condition is observed in project site and in the influence zone
- The immediate project site access roads Minto road is operating at Level of service of C.

Based on the parking survey the existing car parking demand is obtained as 890 ECS which should be accommodated in the proposed MMTH complex in New Delhi Railway station.

rkns



05

Proposed Infrastructure  
Development

541/c



# Proposed Development

- New Delhi Railway station is now being taken up for redevelopment as a World Class station by Rail Land Development Authority (RLDA).
- The developing will have major role on substituting the overall road network

MMTH is proposed within NDRS Envisaged road network proposal is illustrated in figure

- Entry**
- 1 Entry Link from Panchkuian Road
  - 2 Entry Link from Chelmsford road
  - 3 Entry from DDU Marg
  - 4 Entry from CP Outer circle and Min road
- Exit**
- 5 Exit link on Chelmsford road
  - 6 Exit to JLN marg, Bhavbhuti Marg, Minto road

68

227 268



Source: RITES

# Proposed Traffic Routing Near Project Site 69

268034/2022/AD(PLG-ZONE D)

228

539/C



- One way channelized movement on Bhavbhuti marg from the Minto road and Tagore road.
- Minto road will be Un-signalised vehicular junction. Signal for pedestrian mid block crossing shall be modelled.
- All vehicles from North would need to take Left turn on Tagore road.
- Proposed project simulation will be evaluated considering the proposed road network and routes for horizon year

Source: RLDA

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538/c

# 06

## Demand Estimation

# Project Area

268034/2022/AD(PLG-ZONE D)

71

230

- The proposed development comprises of residential, and government component.
- Area of the individual component are outlined in the table.

|   |             |
|---|-------------|
| Site Area   | 13,500 Sqm  |
| Permissible FAR                                     | 300         |
| Total FAR   | 40,500 sqmt |
| Max. Permissible FAR for Residential component (5%) | 2,025 sqmt  |
| Area for Govt. offices                              | 38,475 sqmt |
| Total Parking Requirement (2 ESC/100 sqm)           | 810 ECS     |

Source: North DMC

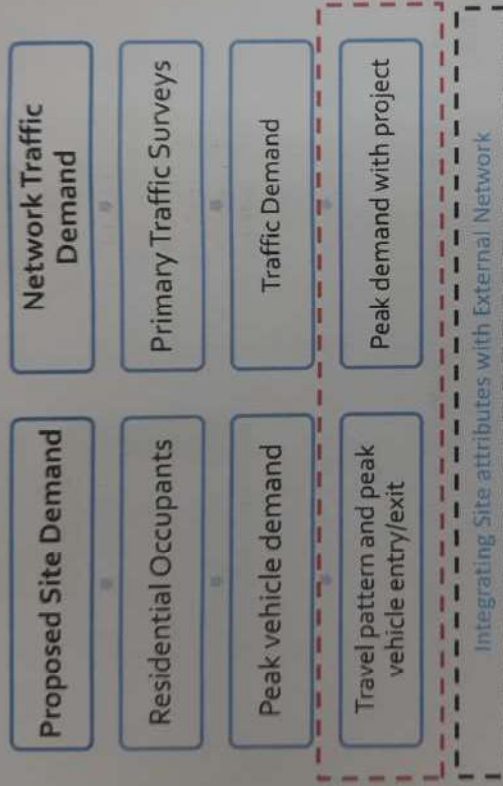
## Demand Estimation

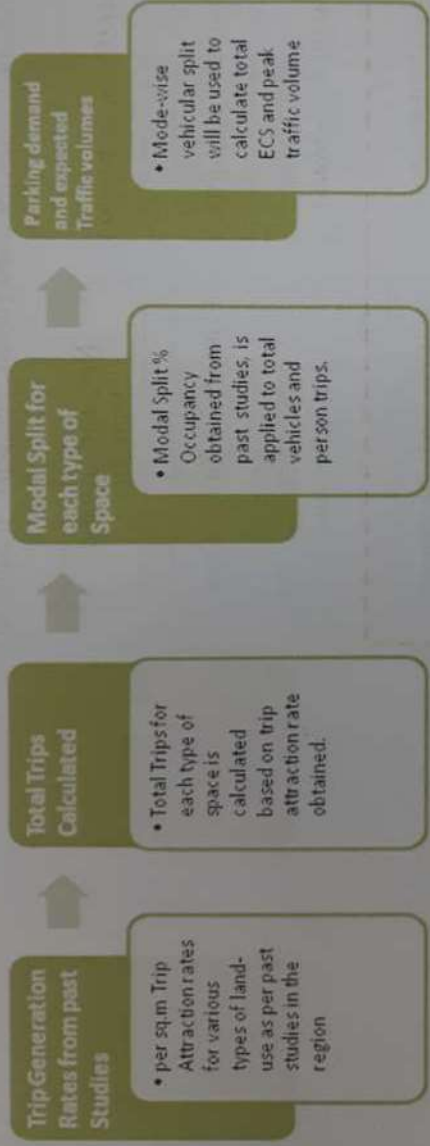
72

35

231

268034/2022/AD(PLG-ZONE D)  
it is important to understand the existing site /network level issues, limitations and opportunities to prepare the improvement schemes. The figure below shows the overall broad approach to the project.





- Trip rates and mode share for the peak hour and complete day are estimated from the similar past study conducted by the consultant around India
- Area statement has been considered to estimate the number of trips and vehicles.

## Demand Estimation – Input Parameters

74

233

### 268034/2022/AD(PLG-ZONE D)

1. Ultimate phase – year 2040
2. Estimated population/Trip Rate based on land use and built up area
3. Parking supply
4. Peak hour factor
5. Modal share
6. Vehicle occupancy

Traffic demand (entry and exit volumes inbound/outbound) from the site) in terms of peak vehicle numbers have been estimated by population and trips with 100% occupancy

The expected traffic volumes considering trip rates have been adopted for the study. The estimated peak volumes are derived considering 100% occupancy of the total built up area

Traffic Consultant have carried out studies related to housing, office developments. The trip rates have been taken from the previous studies in the region.

Trip Rate for Residential land use : 11.62 trips/100sqm  
Trip Rate for Govt Offices land use : 20.84 trips/100sqm

In addition, the additional demand generated on the external network from the redevelopment of New Delhi railway station has also been considered in the horizon year demand.

## Demand Estimation

75

234

### 268034/2022/AD(PLG-ZONE D)

Based on the input parameters for the demand estimation, table below provides the total peak hour person and vehicular trips estimated for the complete site built up area. Total 8241 person trips are estimated daily, the estimated vehicular trips will be used to assess the Level of Service on the access roads for the horizon years. Traffic generated from the redevelopment of New Delhi railway station has also been added in the proposed option evaluated. This includes additional trip from the increased station footfall and the land-use developed in the area.

The peak hour traffic for individual component of the building is outlined below.

533/L

| Component         | Entry |     |      |      | Exit |     |      |      | Total |
|-------------------|-------|-----|------|------|------|-----|------|------|-------|
|                   | Car   | Tw  | Auto | Taxi | Car  | Tw  | Auto | Taxi |       |
| Residential       | 3     | 4   | 1    | 1    | 1    | 1   | 1    | 1    | 14    |
| Government office | 150   | 351 | 43   | 16   | 50   | 117 | 14   | 5    | 747   |

Maximum peak hour traffic (Entry + Exit) are observed for Govt Office component





06

Microsimulation

5324

### 268034/2022/AD(PLG-ZONE D)

#### About the Software

The VISSIM software was selected for evaluation of the base model and proposed scheme based on its capability to (a) generate high-fidelity 3D visualizations of the model output and to quantify the impact in the study area due to change in lane configuration. It is capable of producing output that contains measures of effectiveness such as total delay, stopped-time delay, stops, queue lengths and travel times at the aggregate and disaggregate level.

VISSIM 2021 version is used for the micro-simulation model preparation. It also has the following features:

VISSIM is a behavior-based multi-purpose traffic simulation program. It is a tool for the optimization of complex technical systems. It can deal with a variety of urban and highway applications, integrating public and private transportation. Complex traffic conditions can be visualized to a level of detail to demonstrate the operational aspects of the traffic model.

PTV VISSIM is a microscopic, time step and behavior based simulation model and it is the most powerful tool available for simulating multi-modal traffic flows, including cars, trucks, buses, heavy rail, trams, LRT, bicyclists and pedestrians. Its flexible network structure provides the user with the confidence to know they can model any type of geometric configuration or unique operational/driver behavior encountered within the transportation system therefore making it an ideal simulation tool for homogenous and mixed traffic conditions.

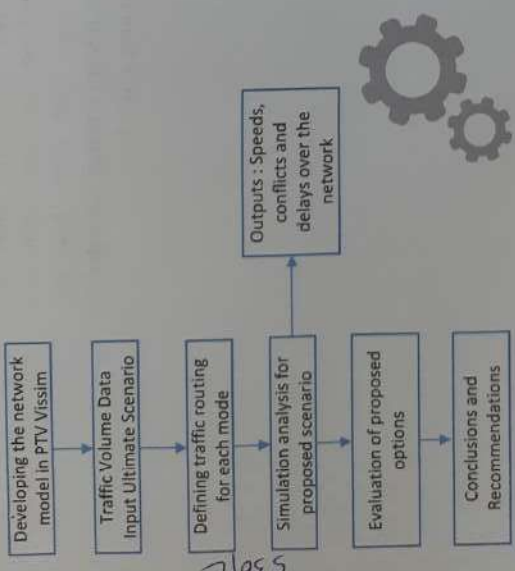
Detailed simulation exercise has been done as a part of the study scope. Base condition is calibrated and validated. Proposed option is evaluated along with the mitigation option.



Sample image

# Methodology and Model Parameter

268034/2022/AD(PLG-ZONE D)



## 78

Using calibrated simulation model parameters various scenarios are developed to estimate the traffic flow efficiency in each case



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Figure shows access roads to Ajmeri gate side, persistent delays are observed on the outer circle and Minto road. With Minto road and Bhavbhuti Marg junction estimated to be operating at LOS C

529/L

# Base Scenario | Speed Heat Map

80

Fig 268034/2022/AD(PILG-ZONE-D) rounding access roads towards project site

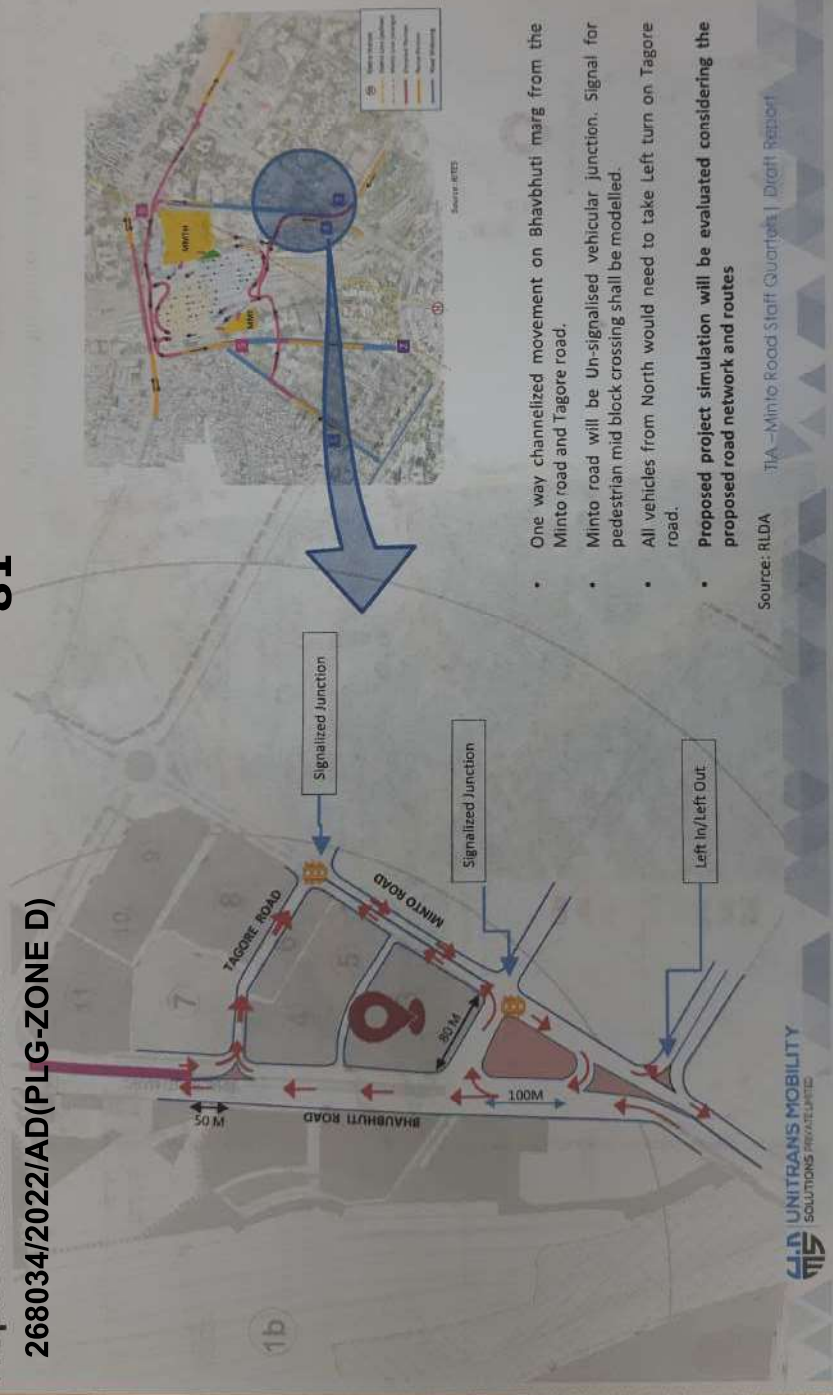


**Proposed Road Network**  
**268034/2022/AD(PLG-ZONE D)**

**81**

**240**

5291C



- One way channelized movement on Bhavbhuti marg from the Minto road and Tagore road.
- Minto road will be Un-signalised vehicular junction. Signal for pedestrian mid block crossing shall be modelled.
- All vehicles from North would need to take Left turn on Tagore road.
- **Proposed project simulation will be evaluated considering the proposed road network and routes**

Source: RLDA TIA - Minto Road Staff Quarters | Draft Report

# Proposed Road Network | Observation

82

268034/2022/AD(PLG-ZONE D)



241



The site access gates have been evaluated considering the distance from the junction and the expected peak hour volumes.

# Proposed Road Network | Speed Heat Map 83

## 268034/2022/AD(PLG-ZONE D)

- Accessing road towards the proposed site is operating at average speed 30-40kmph

S2A/C

242



46







524/c

# 07

## Conclusion

## Conclusion

85

244

### 268034/2022/AD(PLG-ZONE D)

- The maximum peak hour traffic volume is observed at JLN Marg Junction and Minto Road intersection with more than 7000 PCU. Mixed traffic condition is observed in project site and in the influence zone.
- The immediate project site access road Minto road is operating at Level of service of C.
- Horizon year simulation with the proposed infrastructure development have effectively improve the network traffic characteristic at Bhavbhuthi Marg and Tagore Road considering the project site traffic
- For the study site it is recommended to provide the access of Government office component from Bhavbhuthi Marg and Residential from Minto Road.
- Integrated traffic movement is planned considering the project site traffic and redevelopment of New Delhi railway station.
- Minimum of 2 entry and exit lanes are suggested for each landuse. The holding area for Government office should be minimum 15m from the main gate inside the project site is required within the site to avoid any queue spill overs on the main road.
- Gate locations from Jahangir road: Gate1: 40m, Gate2: 45m, Gate3: 30m.





NOTE  
 Approved on behalf of Government of India  
 No. 18183-34/2022/AD(PLG)-2022/2022  
 Dated 05/09/2022

Dr.  
 J. C. Verma  
 Additional Secretary, Ministry of Urban Development  
 Government of India  
 New Delhi

ZONE - O

# ANNEXURE - E

LEGEND - ZONE - A (WALLED CITY)

- REGIONAL BOUNDARY
- ZONE BOUNDARY
- RESIDENTIAL
- RESIDENTIAL DEVELOPMENT AREA
- COMMERCIAL
- COMMUNITY CENTRE
- NEW INDUSTRIAL COMMERCIAL CENTRE
- NEW BUSINESS
- OLD FISHON / PETSCL PUMP
- RESERVE ZONE
- INDUSTRIAL / MANUFACTURING
- MANUFACTURING, SERVICE, LIGHT INDUSTRIAL
- RECREATIONAL
- HISTORICAL MONUMENT CONSERVATION AREA
- RECREATION-GREEN FIELD OPEN SPACE
- TRANSPORTATION
- TRUCK TERMINAL, FREIGHT STATION
- BUS STATION
- Rail Station
- TRUCK TRAIL, AUTOMATED FREIGHT COMPLEX
- INTER-PLAN ROAD-30 TO 35 M W
- INTER-PLAN ROAD- 35 TO 45 M W
- TRUNK PLAN ROAD- 45 TO 60 M W
- WALKER LOCAL INFRASTRUCTURE
- BRT / STATION
- PARKING
- PUBLIC AND SEMI PUBLIC
- POLICE
- RECREATION ZONE
- GOVERNMENT

## ZONAL DEVELOPMENT PLAN

ZONE - A ( WALLED CITY)

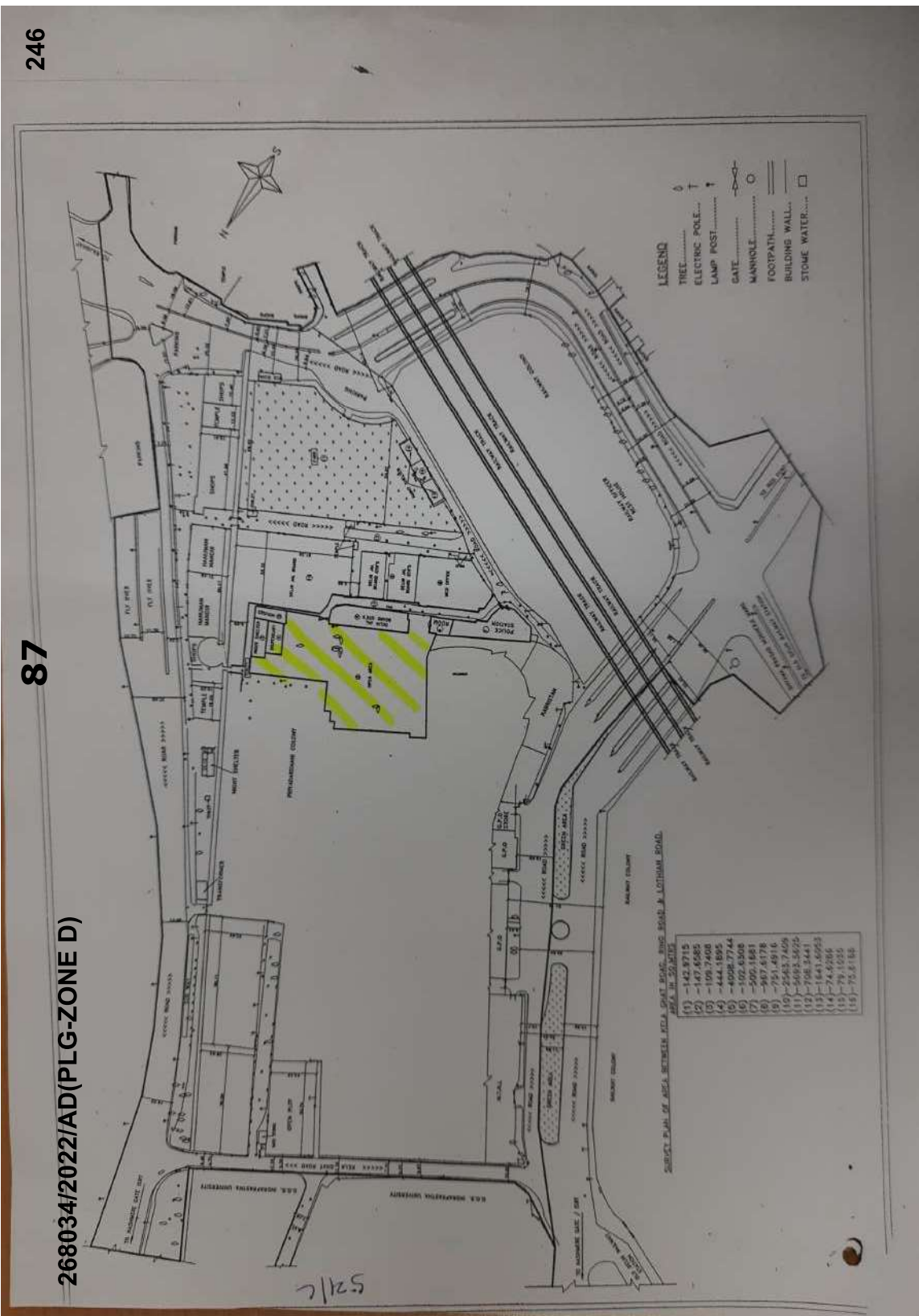
SCALE: AS SHOWN

DATE: 05/09/2022

PROJECT NO: 268034/2022/AD(PLG-ZONE D)

DELHI DEVELOPMENT AUTHORITY

268034/2022/AD(PLG-ZONE D)

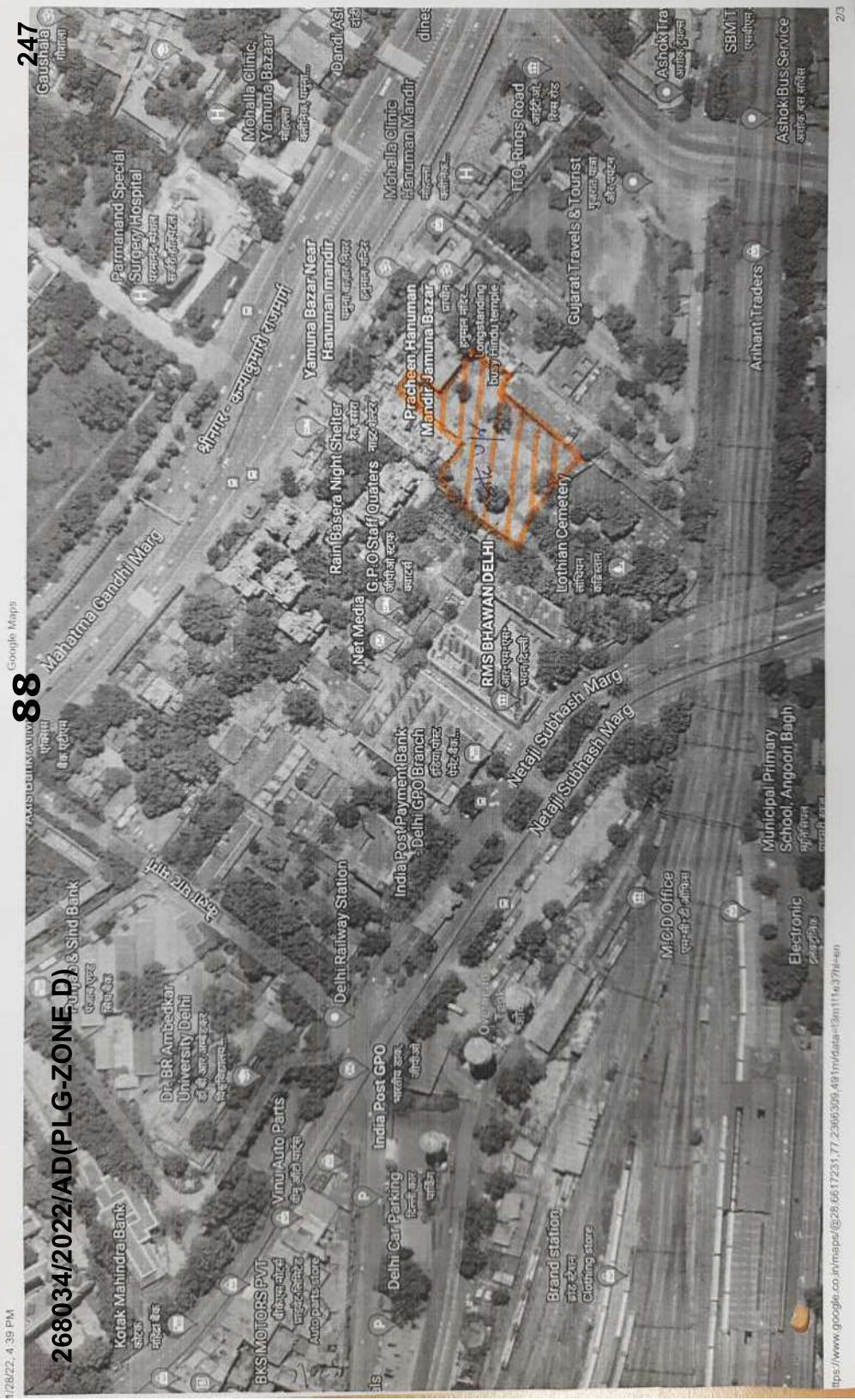


- LEGEND**
- TREE.....
  - ELECTRIC POLE.....
  - LAMP POST.....
  - GATE.....
  - MANHOLE.....
  - FOOTPATH.....
  - BUILDING WALL.....
  - STONE WATER.....

SUBJECT PLAT IS AREA BETWEEN KEA SHAY ROAD, KING ROAD, N. LOTHIAN ROAD, AREA IN SQUARE

|      |            |
|------|------------|
| (1)  | -142,8715  |
| (2)  | -147,6585  |
| (3)  | -159,7408  |
| (4)  | -444,1895  |
| (5)  | -100,4508  |
| (6)  | -505,1683  |
| (7)  | -807,6178  |
| (8)  | -751,4916  |
| (9)  | -2543,7409 |
| (10) | -5085,2620 |
| (11) | -1441,6593 |
| (12) | -74,4286   |
| (13) | -79,1035   |
| (14) | -75,8188   |
| (15) | -75,8188   |

521/c



247

88

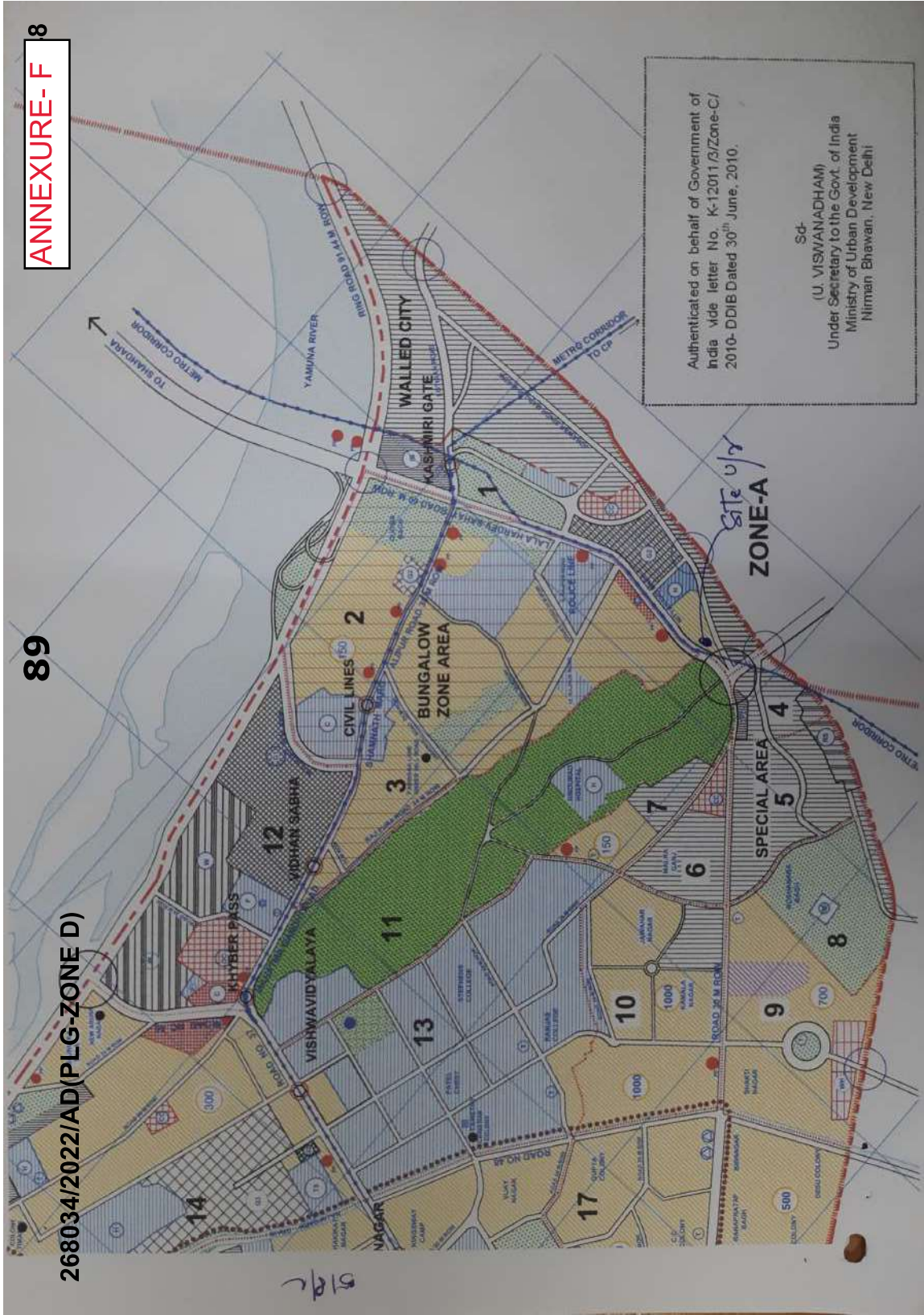
268034/2022/AD(PLG-ZONE D)

1/28/22, 4:39 PM

2/3

https://www.google.co.in/maps/@28.6617253,77.22465309,481m/data=!3m1!1e3?hl=en

268034/2022/AD(PLG-ZONE D)



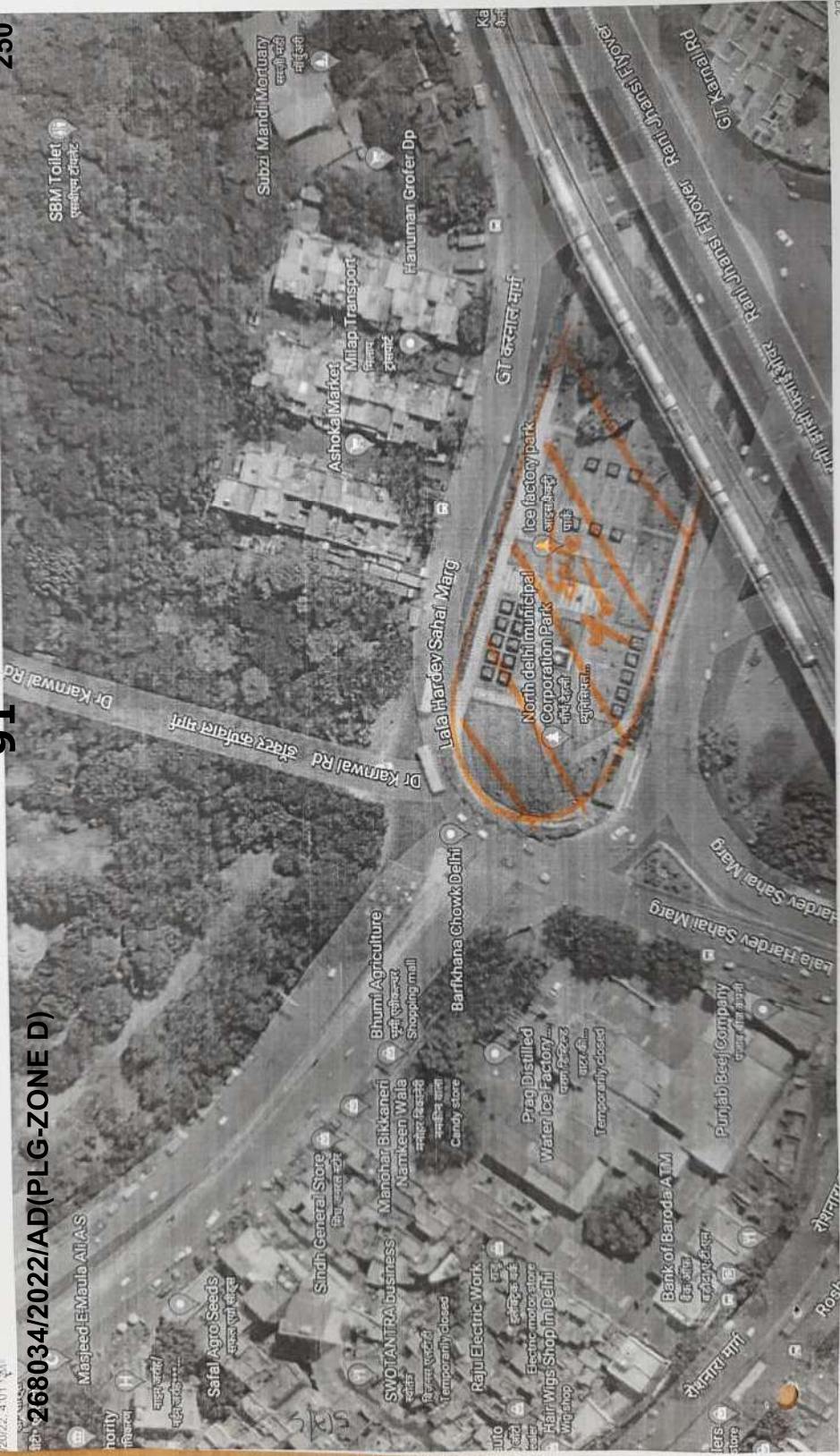
Authenticated on behalf of Government of India vide letter No. K-12011/3/Zone-C/ 2010-DDIB Dated 30<sup>th</sup> June, 2010.

Scd  
(U. VISWANADHAM)  
Under Secretary to the Govt. of India  
Ministry of Urban Development  
Nirman Bhawan, New Delhi



AREA-6197 SQ. MT

268034/2022/AD(PLG-ZONE D)





[Agenda for Technical Committee]

ITEM NO. \_\_\_\_:2022

**SUBJECT: Change of Land Use for Land measuring 8.50 Ha. (21 acres) from Residential-RD to Utility-U4 (Solid Waste, Sanitary Landfill, etc.) for setting up of E-Waste Management (Ecopark) by GNCTD in Delhi.**

[File No. PLG/MP/0067/2021/F-20/-O/o ADDL. COMMISSIONER(PLG)-II]

**1.0 BACKGROUND**

- 1.1 Special Secretary (Environment), Govt. of NCT of Delhi vide letter dated 01.11.2021 informed that the Search Committee has identified three sites for setting up of Ecopark in Delhi for management of E-Waste and approximately 20 acres of land is required in Narela.
- 1.2 An agenda for Change of Land Use for land measuring 7.23 Ha. for setting up of Ecopark in Delhi for management of E-Waste by GNCTD was approved by 1st Technical Committee Meeting of DDA held on 05.01.2022 vide item no. 03/2022.
- 1.3 During the Technical Committee Meeting, it was pointed out that in the site under reference, a number of High-Tension lines are passing through and that the actual usable area would be very less. It was decided that site feasibility may be seen jointly by DSIIDC, GNCTD and DDA.
- 1.4 Accordingly, a Joint Site Inspection was held on 07.01.2022 which was organized by Executive Director, DSIIDC and attended by Additional Commissioner (Plg.) – II, DDA and concerned officers / officials of DSIIDC. As per the Joint Site Inspection, DSIIDC informed that as a number of HT pylons and High-Tension lines are passing through the site, therefore, actual usable area of the site is very less and will not meet the requirements for setting up E-Waste Management (Ecopark).
- 1.5 In view of the site constraints, DSIIDC desired to consider the complete land parcel i.e., approximately 35 acres for allotment for the purpose. During further examination, it was observed that the site under reference is with DEMS, North Delhi Municipal Corporation for the purpose of waste to energy plant.
- 1.6 The issue was presented to the Vice Chairman, DDA on 17.01.2022 with representatives of Environment Department GNCTD, North DMC, DSIIDC and DDA. It was decided that an alternative land may be explored in Narela in coordination with DSIIDC and DDA.

## 2.0 EXAMINATION

- 2.1 A Joint Site Inspection was held on 18.01.2022 with the representatives of DSIIDC, Land Management, Engineering Department, Planning Department and Survey Unit of DDA to identify the site for setting up of E-Waste Management (Ecopark) in Delhi by GNCTD.
- 2.2 Accordingly, Land Management Wing, DDA has shown total four (4) sites i.e. one at Mamurpur, two sites at Holambi Kalan and one site at IFC Narela. Out of the 04 sites, 03 sites were shortlisted by DSIIDC for further consideration.
- 2.3 Out of the 03 shortlisted sites, one site at Holambi Kalan is proposed for E-Waste Management (Ecopark). The site is located above UER-II (100M wide Road) adjacent to Railway Track and is bounded as follows:
- |         |  |
|---------|--|
| North : | Approx. 9 M wide Road                    |
| South : | Green Belt along UER-II (100M wide Road) |
| East :  | Proposed 40 M wide Road                  |
| West :  | Village Holambi Kalan / Built-up         |
- 2.4 Engineering Wing, Land Management Wing and Land Disposal Wing were requested for Total Station Survey (TSS) and Land Status (Ownership, Litigation, Disposal, Allotment, etc.) respectively vide letter E-File No.: PLG/MP/0067/2021/F-20/-O/o ADDL COMMISSIONER (PLG) - II/D-15 dated 19.01.2022.
- 2.5 Engineering Division (NMD-5) vide e-mail dated 02.02.2022 provided the TSS. Subsequently, clarifications regarding area, dimensions and land profile etc. were sought from Engineering Division vide letter E-File No.: PLG/MP/0067/2021/F-20/-O/o ADDL COMMISSIONER (PLG)-11/03 dated 03.02.2022.
- 2.6 A meeting was held on 16.02.2022 under Additional Commissioner (Plg.) – II, DDA regarding TSS and Land status (ownership, litigation, allotment, disposal, etc.) wherein it was decided that Khasra based TSS showing DDA owned land with area and boundary is required for processing the matter by Planning Department. The land status (allotment / disposal) was also requested from concerned Land Disposal Branch. However, representative from IL Branch informed that no allotment / disposal has been made for the land under reference.
- 2.7 The proposed sites were jointly inspected on 16.02.2022 by the Principal Secretary (Environment), Divisional Commissioner, GNCTD, Secretary, DSIIDC, representatives of DSIIDC, Environment Department, GNCTD and DDA.

- 2.8 Since, the proposed site is adjacent to UER-II, the accessibility to the site was enquired by the Principal Secretary (Environment)/ Divisional Commissioner GNCTD. In this regard, O/o Master Plan Roads and NHAI was requested to confirm the status vide e-mail dated 16.02.2022 and 21.02.2022 respectively.
- 2.9 Final TSS incorporating the desired information was received via e-mail dated 22.02.2022 concerned Engineering Division i.e., NMD-5. As per the TSS, total DDA land is 86,934.48 Sq.M. above UER-II adjacent to Railway track in Sector G-3, G-4, Narela, out of which 1,948.73 Sq.M. area is to be utilized for proposed 40 M wide road. The remaining 84,985.75 Sq.M. area of land may be considered for setting up E-Waste Management (Ecopark) in Delhi by GNCTD.
- 2.10 Further, in order to provide access to the site under reference from UER-II, a 12 M wide road through the Green Belt along UER-II is to be provided.
- 2.11 The site proposed for E-waste Management (Ecopark) at Holambi Kalan, Narelais a part of approved "Composite Layout Plan of Sector G-3, G-4, Narela" and the Land Use of proposed site is Residential (RD) as per Master Plan for Delhi-2021 and Zonal Development Plan of Zone P-I (Narela Sub-city).
- 2.12 As per the MPD-2021, E- Waste Management (Ecopark) is not a defined activity permitted in Residential Land Use. A Change of Land Use is required from Residential-RD Land Use to Utility-U4 Land Use (Solid Waste, Sanitary Landfill, etc.) for setting up of E-Waste Management (Ecopark) in Delhi by GNCTD.
- 2.13 The area required for change of Land Use from Residential-RD to Utility-U4 (Solid Waste, Sanitary Landfill, etc.) is 8.50 Ha.
- 2.14 The matter would require to be placed before the Technical Committee of DDAs per the provisions of MPD-2021 and further processed as per Section 11-A of Delhi Development Act, 1957.

### 3.0 PROPOSAL

- 3.1 An area measuring 8.50 Ha. is proposed for Change of Land Use from Residential-RD to Utility-U4 (Solid waste, Sanitary Landfill, etc.) as per details given below. The Layout Plan is annexed as **Appendix – I**.


| S. No. | Location   | Boundary   | Existing Land Use | Proposed Land Use                                 | Area (in Ha.) |
|--------|--|--|-------------------|---|---------------|
| 1.     | Sector G-3, G-4, Narela above UER-II (100M wide Road) and adjacent to Railway Track. | North: Approx. 9 M wide road<br>South: Green Belt along UER-II (100M wide Road)<br>East: Proposed 40 M wide Road<br>West: Village Holambi Kalan / Built-up | Residential-RD    | Utility-U4 (Solid Waste, Sanitary Landfill, etc.) | 8.50          |

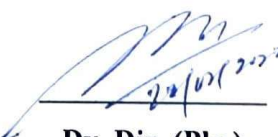
- 3.2 The 1,948.73 Sq. M. area falling in proposed 40 M wide road may be considered for allotment (in addition to land earmarked for E-Waste Management, Ecopark) with the condition that the said land shall be made available for the construction of road as and when required.
- 3.3 The 12 M wide road through Green Belt along UER-II for providing access to the site from UER-II.
- 3.4 After approval from Technical Committee of DDA, the proposal for change of Land Use would require to be placed before Authority and 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.


  
 \_\_\_\_\_  
**Plg. Asst.**  
**(Narela Project)**

  
 \_\_\_\_\_  
**Asst. Dir. (Plg.)**  
**(Narela Project)**

  
 \_\_\_\_\_  
**Dy. Dir. (Plg.)**  
**(Narela Project)**

  
 \_\_\_\_\_  
**Addl. Comm. (Plg.) - II**

APPENDIX-I

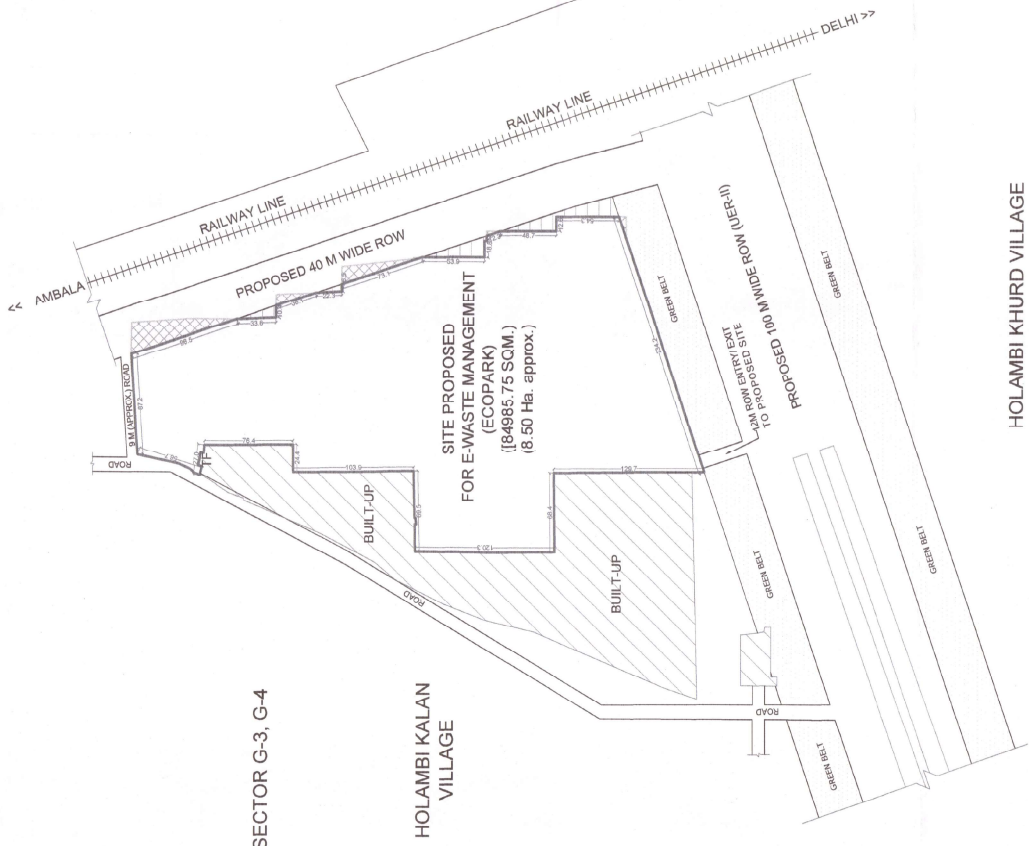

 दिल्ली शहरी परिवहन  
 क्षेत्र विकास निगम लिमिटेड  
 11th Floor, Ring Road, Connaught Place, New Delhi - 110029  
 Phone: 011-23323326

KEY PLAN



SECTOR G-3, G-4

INTEGRATED FREIGHT COMPLEX (IFC),  
 NARELA



SITE PROPOSED  
 FOR E-WASTE MANAGEMENT  
 (ECOPARK)  
 (8488.75 SQM.)  
 (8.50 Ha. approx.)

AREA PROPOSED FOR E-WASTE MANAGEMENT  
 (ECOPARK ) FOR FOR CHANGE OF LANDUSE  
 = 8488.75 SQM  
 (8.50 Ha)

**NOTE:**  
 1. Prepared on the basis of TDS received from Engineering Wing (NBS, DD) vide  
 no. 100/2022 dated 22.02.2022.  
 2. Feasibility on site to be determined by Engineering Department before  
 implementation of the Layout Plan.  
 3. The layout plan is subject to the approval of the Government.  
 4. The land use of 8488.75 SQM. land under reference is  
 Residential RD, therefore, Change of Landuse from Residential RD  
 to Utility-U1 is required for setting up E-waste management  
 through Green Belt.  
 5. A 12 M wide road is provided to access the site from UER-II  
 through Green Belt.  
 6. The approximate area of 1948.73 SQM. is falling in proposed 40 M  
 wide road.  
 7. All dimensions are in meter. Only within dimensions are to be followed.

- LEGENDS:
- PROPOSED SITE BOUNDARY
  - ALLWAY LINE
  - GREEN BELT
  - HOLAMBI KALAN/ BUILT-UP
  - TRANSFORMER
  - DDA REMAINING LAND
  - OTHERS LAND

FILE NO. : PLGMP/08/2022/F-28/09 ADDL. COMMISSIONER(PLG)-II

TITLE : LAYOUT PLAN OF SITE PROPOSED FOR E-WASTE MANAGEMENT (ECOPARK ) IN SECTOR G-3, G-4, NARELA SUBCITY.

|                                      |                  |                         |
|--------------------------------------|------------------|-------------------------|
| SCALE: 1:2000                        | DATE: 22/02/2022 | DRAWN BY: NP/02/203     |
| DESIGNER: [Signature]                | DATE: 22/02/2022 | CHECKED BY: [Signature] |
| APPROVED BY: [Signature]             | DATE: 22/02/2022 | DATE: 22/02/2022        |
| NARELA PROJECT (DDA PLANNING OFFICE) |                  |                         |

AGENDA FOR TECHNICAL COMMITTEE

**Sub: Redevelopment plan of 79.73 Ha., comprising of 5 land parcels already under possession of All India Institute of Medical Sciences (AIIMS) for development of World Class Medical University and Change of Land use of 1.69 Ha of land from 'Recreational' (City park/District Park/Community park) to 'World Class Medical University' for AIIMS falling in Planning Zone- 'F'.**

**File No.: PLG/MP/0039/2020/F-3**

**1.0 BACKGROUND:**

- 1.1 All India Institute of Medical Sciences, New Delhi ("AIIMS") which is country's premiere medical institution, has embarked on a redevelopment mission to further enhance and augment its facilities and become a 'World Class Medical University' (WCMU). The redevelopment project envisages the upgradation of the entire campus and its facilities to bring it at par with the International Standards.
- 1.2 AIIMS vide letter dated 10 January, 2022 has requested DDA to undertake necessary procedures to integrate their redevelopment plan of 79.73 Ha campus.
- 1.3 The total area of AIIMS campus, at present, is approximately (99.72 Ha) and comprises of the following land parcels:
 

|  |          |
|--|----------|
| a. East Ansari Nagar Campus (435442 sq.m.) = | 43.54 Ha |
| b. West Ansari Nagar Campus (113312 sq.m.) = | 11.33 Ha |
| c. Masjid Moth Campus (129500 sq.m.) =       | 12.95 Ha |
| d. Trauma Centre Campus (58679.47 sq.m.) =   | 5.86 Ha  |
| e. Trauma Centre Extension (60501 sq.m.) =   | 6.05 Ha  |
| f. Ayur Vigyan Nagar campus (199915 sq.m.) = | 19.99 Ha |
- 1.4 The Redevelopment Plan envisages to integrate abovementioned five (05) parcels (from a. to e.) into One campus which is proposed to be developed as '**World Class Medical University**'.

The parcel of land listed at f. (Ayur Vigyan Nagar Campus) is exclusive of this redevelopment project i.e. WCMU and is being taken up separately for redevelopment for residential use as a standalone scheme and is already under process.

- 1.5 The project of redevelopment of AIIMS as '**World Class Medical University**' is of national importance and is being monitored by the Apex authority. The World Class Medical University will include a new hospital for 3000 beds, new academic and research buildings for multiple graduate and post graduate programmes and new hostel blocks.

**2.0 EXAMINATION:**

- 2.1 The land use of the entire AIIMS redevelopment campus excluding 1.69 Ha. is '**Public and Semipublic (PS-1)**' as per ZDP of Zone- 'F' under MPD-2021. As on date, AIIMS Campus comprises of five (05) land parcels falling in Subzone F-3 & F-4 of ZDP of Zone-F under MPD-2021.

- a. Land use of all five land parcels is as below:

| Sl. No. | Land parcels            | Area (in Ha) | Landuse (as per ZDP of Zone-F under MPD-2021)   | Use Premise (as per LOP)                          |
|---------|-------------------------|--------------|---|---|
| 1       | East Ansari Nagar       | 43.54        | <b>Public and Semipublic</b> (Education and Research) <i>(being used as Academic and Residential component)</i> | All India Institute for Medical Sciences          |
| 2       | West Ansari Nagar       | 11.33        | <b>Public and Semipublic</b> (Education and Research) <i>(being used as Residential component)</i>              | Not available                                     |
| 3       | Masjid Moth             | 12.95        | <b>Public and Semipublic</b> (PS-I Hospital)  | Land allotted to AIIMS for Residential purpose    |
| 4       | Trauma Centre           | 5.86         | <b>Public and Semipublic</b> (PS-I Hospital)  | Trauma Centre                                     |
| 5       | Trauma Centre Extension | 6.05         | <b>Public and Semipublic</b> (PS-I Hospital)  | Hospital for the expansion of AIIMS trauma Centre |

- b. The East Ansari nagar, West Ansari Nagar and Trauma Centre were allotted by L&DO whereas, Masjid Moth campus was allotted to AIIMS through GNCTD. A NOC has been received from L&DO and NOC from GNCTD is still awaited for undertaking redevelopment of all the five land parcels into one project.
- c. The landuse of East Ansari nagar and West Ansari nagar is PSP (PS-1: Education and Research) and Masjid Moth, Trauma Centre and Trauma Centre Extension is PSP-( PS-1: Hospital), The development control norms for both the premises i.e. Hospital and Education and research University Campus is different. However, AIIMS intends to develop the entire campus into a World Class Medical University.
- d. Further, an area of 1.69 Ha. of land already in possession of AIIMS located at West Ansari nagar campus is shown under 'Recreational' landuse in MPD-2021 as well as Zonal Development Plan of Zone -F. The anomaly in landuse needs to be rectified for this 1.69 Ha. of land and accordingly change of landuse is to be

processed from 'Recreational' (City park/District Park/Community park) to 'World Class Medical University'.

- e. As per the directions of the Ministry of Housing and Urban Affairs, for processing of any change of land use from 'Recreational' to any other use, an equal amount of green area has to be provided by the land owning agency/ applicant. This was discussed with officers of AIIMS. It was agreed that as AIIMS does not have any land bank, the same shall be compensated by adjusting the green in the redevelopment plan for which AIIMS will not utilize any FAR. The 1.69 Ha (16,941 sq.m) will be clearly shown as mandatory green/compensatory green in the redevelopment plan and should preferably be shown as one contiguous area (one plot) to facilitate large green development within the redeveloped campus.

## 2.2 Provisions of MPD-2021:

- 2.2.1 MPD – 2021 provides for Development Control Norms for 'Public and Semi Public – PS-1 (Hospital) and University Campus. The norms for University Campus require apportionment of Land area under uses such as Administrative, Residential, Sports & Cultural and Parks & Landscape. The provisions for medical college have also been given which state that the norms shall be as per the medical Council of India / Regulatory Body.
- 2.2.2 The project of AIIMS does not qualify under norms of Hospital / Medical College. Further, the apportionment of area as prescribed for University Campus is also not feasible in case of this project. As such, there is no specific Use Premise in MPD-2021 under which World Class Medical University can be categorized.
- 2.2.3 As per Chapter 17 Sub Clause 8(3) Regulations for Building Controls within Use Premises, following is mentioned under general notes at Sr. No. 1:
- "Where development controls are not stipulated for any use premise, the same can be formulated by the Authority."*
- 2.2.4 The following is mentioned under Para 3.3.2 Policy for Redevelopment Schemes of Chapter 3.0 in MPD 2021,
- iv) Amalgamation and reconstitution of the plots for planning purpose will be permitted.*
- v) To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible.*
- 2.3 Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-I, No.K-13011/3/2012-DD-IB & letter No. K-13011/3/2012-DD-IB dated 04.09.15, 07.04.15 and 17.06.2016, respectively, is annexed as **Annexure I**.

## 3.0 PROPOSAL:

In view of Para 2.0 Examination, following is proposed:

- 3.1 Inclusion of Use Premise "World Class Medical University" under Use Zone PS1 in Land Use Category Public and Semi-Public Facilities in Clause 4.0 Use



Zones Designated in Chapter 17 Development Code of MPD-2021, for which following Development Control Norms are proposed:

| Norms           | Proposed under MPD-2021                   |
|-----------------|---|
| FAR             | 225                                       |
| Ground Coverage | 40%                                       |
| Height          | NR  |
| Other Controls  | Parking @ 1.0 ECS per 100 sqm of FAR Area |

The rest of development control norms shall be applicable as MDP-2021 & UBBL-2016. The incentivized FAR as per redevelopment norms shall be permitted on the redevelopment project.

Since, there are no Development Control Norms for said "World Class Medical University", hence, after the approval of the Technical Committee, the proposal will be placed for consideration of Authority as per the Sub-clause 8(3) Regulations for Building Controls within Use Premises i.e. "Where development controls are not stipulated for any use premise, the same can be formulated by the Authority."

The Use Premise "World Class Medical University" shall be suitably incorporated in MPD-2041.

- 3.2 **Change of Landuse of 1.69 Ha. land parcel in West Ansari nagar campus from 'Recreational' (City park/District Park/Community park) to 'Public and Semi Public facilities'- PS1 (World Class Medical University) under section 11 A of Delhi Development Act 1957 as under:**

| Location  | Area                        | Land use as per MPD-2021/ZDP of Zone-F                  | Land use changed to   | Boundaries   |
|---|-----------------------------|---|---|--|
| 1   | 2                           | 3   | 4   | 5  |
| All India Institute of Medical Sciences (AIIMS) at West Ansari Nagar Campus in Panning Zone-'F' | About 1.69 Ha (16,941 sq.m) | 'Recreational' (City park/District Park/Community park) | Public and Semipublic facilities'- PS1 (World Class Medical University) | North:<br>Existing Safdarjung Hospital campus<br>South:<br>Existing cremation ground<br>East:<br>West Ansari Nagar Campus (28 Acres) 113312.1 sq.m<br>West:<br>Trauma Centre Extension |

**Note:**

- (i) The Redevelopment plan as supplied by AIIMS and its overlay on the MPD-2021 is annexed as **Annexure- 'A1 & A2'**.
- (ii) The ZDP of Zone- 'F' showing the tentative location of the site under reference for Change of landuse is annexed as **Annexure- 'B1'** and site details as **Annexure- 'B2'**.

(iii) NOC from L&DO is annexed as Annexure- 'C'.

The proposal, on approval, shall be placed before the Authority for seeking permission for issuance of Public Notice for a period of 30 days for inviting objections / suggestions from the general public under section 11 A of Delhi Development Act 1957.

- 3.3 Designation of (05) land parcels measuring 79.73 Ha. of AIIMS on the Zonal Development Plan of Zone-F under MPD-2021 for redevelopment as World Class Medical University. The area to be earmarked under Redevelopment area of Zonal Development Plan Zone-F in the Land Use Plan, as per the provisions stipulated under Para 2.1.1 at S. No (iii) i.e. "Redevelopment areas should be identified by the concerned agencies and special redevelopment schemes should be prepared for implementation with in a stipulated time frame work."

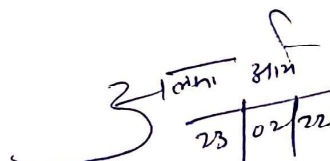
Accordingly, the proposal, on approval shall be placed before the Authority for seeking permission for issuance of Public Notice for a period of 30 days for inviting objections / suggestions from the general public under section 11 A of Delhi Development Act 1957.

#### 4.0 RECOMMENDATIONS:

The proposal at Para 3.1, 3.2 and 3.3 above is put up for consideration of the Technical Committee.

  
Plg. Asstt.  
Zone-F

Asstt. Director (Plg)  
Zone - F

  
Director (Plg.)  
Zone-F & NCRPB

i) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-I dated 04.09.15:

| S.No. | Information sought by MoUD  | Point-wise information   |
|-------|---|--|
| (i)   | Background note indicating the current situation / provisions;  | <p>The total area of AIIMS campus presently is approximately (99.73 Ha). This includes:</p> <ul style="list-style-type: none"> <li>● East Ansari Nagar Campus (435442 sq.m.) = 43.54 Ha</li> <li>● West Ansari Nagar Campus (113312 sq.m.) =11.33 Ha</li> <li>● Masjid Moth Campus (129500 sq.m.) =12.95 Ha</li> <li>● Trauma Centre Campus (58679.47 sq.m.) = 5.86 Ha</li> <li>● Trauma Centre Extension (60501 sq.m.) =6.05 Ha</li> <li>● Ayur Vigyan Nagar campus (199915 sq.m.) =19.99 Ha</li> </ul> <p>The current change of landuse is for land measuring about 1.69 Ha (16,941 sq.m) from 'Recreational' (City park/District Park/Community park) to Public and Semi-Public Use- PS-1: Education and Research University Campus for All India Institute of Medical Sciences (AIIMS) at West Ansari Nagar Campus in Panning Zone-'F'.</p>  |
| (ii)  | Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how; | <p>Yes. Details of similar Change of Landuse (CLU) under section 11 A of Delhi Development Act 1957 for adjacent sites are as below:</p> <ul style="list-style-type: none"> <li>● For Masjid Moth Campus (32 Acres) = 129499.5 sq.m., Change of Landuse has already been processed from 'Residential' to 'PSP' dt. 15.06.2012. Currently as per MPD 2021 the site is Public and Semipublic (PS-I Hospital). As per the Layout plan available in the office of Planning Department Zone F, the Masjid Moth site is earmarked as Land allotted to AIIMS for Residential purpose</li> <li>● Trauma Centre Extension (14.9 Acres) =60298.21 sq.m., Change of Landuse has already been processed from 'Recreational' to 'PSP' dt. 23.04.2015. Currently as per MPD 2021 the site is Public and Semipublic (PS-I Hospital). As per the Layout plan available in the office of Planning Department Zone F,</li> </ul> |

|       |   |   |
|-------|---|---|
|       |   | the Trauma Centre Extension site is earmarked as Hospital for the expansion of AIIMS trauma Centre  |
| (iii) | What were the specific recommendations of the Authority with regard to the proposal;                                    | The proposal to be placed before the Authority after the approval of Technical Committee.   |
| (iv)  | How and why the proposal was initiated;   | <b>In compliance to the directions given to DDA in meetings of Ministry of Housing and Urban Affairs (MoHUA) dated 06/01/22 and 11/01/22 for taking necessary actions w.r.t to the redevelopment plan of AIIMS presented by NITI AYOOG.</b><br><b>And based on the request of All India Institute of Medical Sciences (AIIMS), New Delhi vide letter dated 10.01.2022 to DDA to undertake necessary procedures to integrate their redevelopment plan of 79.7 Ha campus.</b>   |
| (v)   | What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof; | There is no negative impact on the population and environment. On the other hand, the change of landuse will facilitate redevelopment of important AIIMS campus as per MPD 2021 norms as the site u/r is part of integrated proposal of AIIMS campus redevelopment scheme.  |
| (vi)  | What are the expected short-term and long-term outcomes if the proposal is approved and implemented;                    | Short term – Ageing Buildings & Crumbling Infrastructure. Increasing Patient, Students and Staff Loads Amidst performing its daily responsibilities, the urgent need for architectural restoration and replacement could no longer be ignored. Most of the buildings are well over than fifty years old & exceedingly deficient against structural loading.<br><br>Long term – AIIMS was mostly built at a time when computers were rare, modern electrical equipment was uncommon, and the internet didn't even exist. Any campus renovation must be future-proof, and include innovations and technologies as key components. A Data Centre and robust IT Spine will enable public information systems, building management systems, tele-medicine, on-line classes and conferencing, electronic medical records, AI-assisted diagnosis, a quantum leap in research capability, and more. |
| (vii) | How the proposal will benefit in the development  | The integrated, amalgamated and redeveloped campus will cater to 125% Projected Growth of Inpatient Capacity in 7 years; 50% Projected  |

|        |  |   |
|--------|--|---|
|        | and economic growth of the city;   | Growth of Students in 10 years and a 25% Projected Growth of Staff in 10 years.   |
| (viii) | What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi; | The DDA & other development authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.   |
| (ix)   | What will be the public purpose served by the proposed modification;   | The integrated, amalgamated and redeveloped campus will cater to 125% Projected Growth of Inpatient Capacity in 7 years; 50% Projected Growth of Students in 10 years and a 25% Projected Growth of Staff in 10 years |
| (x)    | What is the number of people/ families/household likely to be affected by the proposed policy;   | None. As everything will be accommodated within the redeveloped scheme.   |
| (xi)   | Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;  | The proposal is in consonance with the existing plans, laws, bye-laws, rules, etc. for redevelopment and Change of land use is being processed as per Delhi Development Act 1957-section 11 A                         |
| (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;   | It requires "change of land use" / modification in the MDP / ZDP-2021   |
| (xiii) | Whether the departments/ organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;  | Yes. Support the redevelopment.   |
| (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 and;  | The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.  |

|      |   |  |
|------|---|--|
| (xv) | The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal. | The concerned Officer presently dealing with this matter is Alka Arya, Director (Plg.), Zones F & NCRPB (AP-I), DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact No.: 9891158596; 011-23378167. |
|------|---|--|

**(ii) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-IB dated 07.04.15:**

| S.No. | Information sought by MoUD  | Point-wise information   |
|-------|---|--|
| (i)   | Whether the land is Government or private and who is the land owning agency?  | Government land. (L&DO)  |
| (ii)  | On whose request the change of land use case or modification to MPD-2021 has been initiated?  | In compliance to the directions given to DDA in meetings of Ministry of Housing and Urban Affairs (MoHUA) dated 06/01/22 and 11/01/22 for taking necessary actions w.r.t to the redevelopment plan of AIIMS presented by NITI AYOJ.<br><b>And based on the request of All India Institute of Medical Sciences (AIIMS), New Delhi vide letter dated 10.01.2022 to DDA to undertake necessary procedures to integrate their redevelopment plan of 79.74 Ha campus.</b> |
| (iii) | Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided. | Director (Plg.) Zone F visited the site on 24/01/2022 and the land use of the site is 'Recreational'.  |
| (iv)  | What is the public purpose proposed to be served by modification of MPD and/or change of land use?                                    | The integrated, amalgamated and redeveloped campus will cater to 125% Projected Growth of Inpatient Capacity in 7 years; 50% Projected Growth of Students in 10 years and a 25% Projected Growth of Staff in 10 years.   |
| (v)   | What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?    | No negative impact is envisaged.   |
| (vi)  | What will be proposal's impact/implications on general public e.g. Law and order etc?   | No Law and Order issue is anticipated.   |
| (vii) | Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.                                      | No   |

**(iii) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-IB dated 17.06.2016:**

| Sl. No. | Information sought by MOUD   | Point-wise information   |
|---------|--|--|
| (i)     | What is the change proposed in MPD-2021/Change of land use case?                   | Proposed change of land use of land measuring about <b>1.7 Ha for Change of Land use from 'Recreational' (City park/District Park/Community park) to 'Public and Semi Public facilities'-PS1 (Education and Research University) at AIIMS in Planning Zone-'F'</b>   |
| (ii)    | Why the change is proposed i.e. the context and justification?                     | <p>AIIMS is the Nation's apex health care institution which has a significant standing in the medical world globally. Setup in 1956, AIIMS New Delhi has undertaken an exercise to prepare a redevelopment plan for entire campus to upgrade the healthcare infrastructure of the institution. The total area of AIIMS campus presently is 245.5 Acres.</p> <p>The Redevelopment Plan envisages to integrate all 5 campuses into One AIIMS Campus. The envisaged redevelopment work for AIIMS is planned for all land parcels other than the Ayur Vigyan Nagar Campus.</p> <p>This approach is met through physical connectivity and development regulations. Thus, to developing a Strategic Plan for the entire campus, with major interventions on the East Ansari Nagar campus, the Trauma Centre Block Extension and Masjid Moth Land Parcels.</p> <p>The project is of national importance and is being monitored by apex authority. The vision for development is to create a smart and sustainable campus which meets all present and future requirements of healthcare, education, and research. The campus master plan will include a new hospital for 3000 beds, a new academic and research buildings for multiple graduate and post graduate programmes and new hostel blocks.</p> <p>The integrated, amalgamated and redeveloped campus will cater to 125% Projected Growth of Inpatient Capacity in 7 years; 50% Projected Growth of Students in 10 years and a 25% Projected Growth of Staff in 10 years</p> |
| (iii)   | With the proposed changes /amendments, who are going to be benefitted? A tentative | The integrated, amalgamated and redeveloped campus will cater to 125% Projected Growth of Inpatient Capacity in 7  |

|      |   |   |
|------|---|---|
|      | statistics or details who will be benefitted should be given?   | years; 50% Projected Growth of Students in 10 years and a 25% Projected Growth of Staff in 10 years   |
| (iv) | How they are going to be benefitted from the proposed amendment/ change?  | Better health facility to public at large (Delhi and Pan India), better research avenues for students and scientists, better IT infrastructure for world class education and research center.   |
| (v)  | 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. | The integrated, amalgamated and redeveloped campus will cater to 125% Projected Growth of Inpatient Capacity in 7 years; 50% Projected Growth of Students in 10 years and a 25% Projected Growth of Staff in 10 years. The project is of national importance and is being monitored by apex authority. The vision for development is to create a smart and sustainable campus which meets all present and future requirements of healthcare, education, and research. The campus master plan will include a new hospital for 3000 beds, a new academic and research buildings for multiple graduate and post graduate programmes and new hostel blocks. |

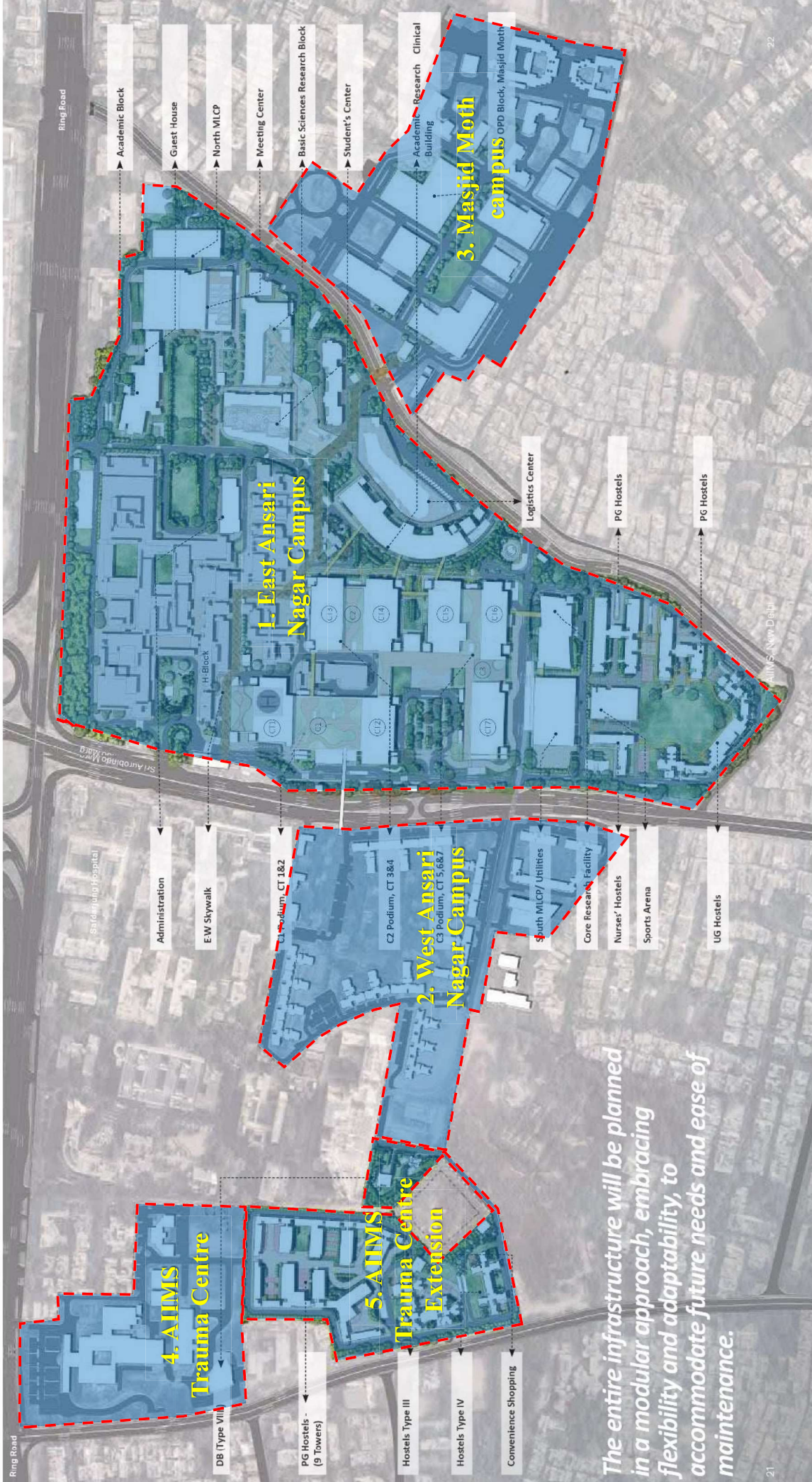


# Annexure-A 1 Proposed AIIMS Master Plan



*The entire infrastructure will be planned in a modular approach, embracing flexibility and adaptability, to accommodate future needs and ease of maintenance.*

# Annexure-A 2 AIIMS Sites earmarked on proposed Master Plan



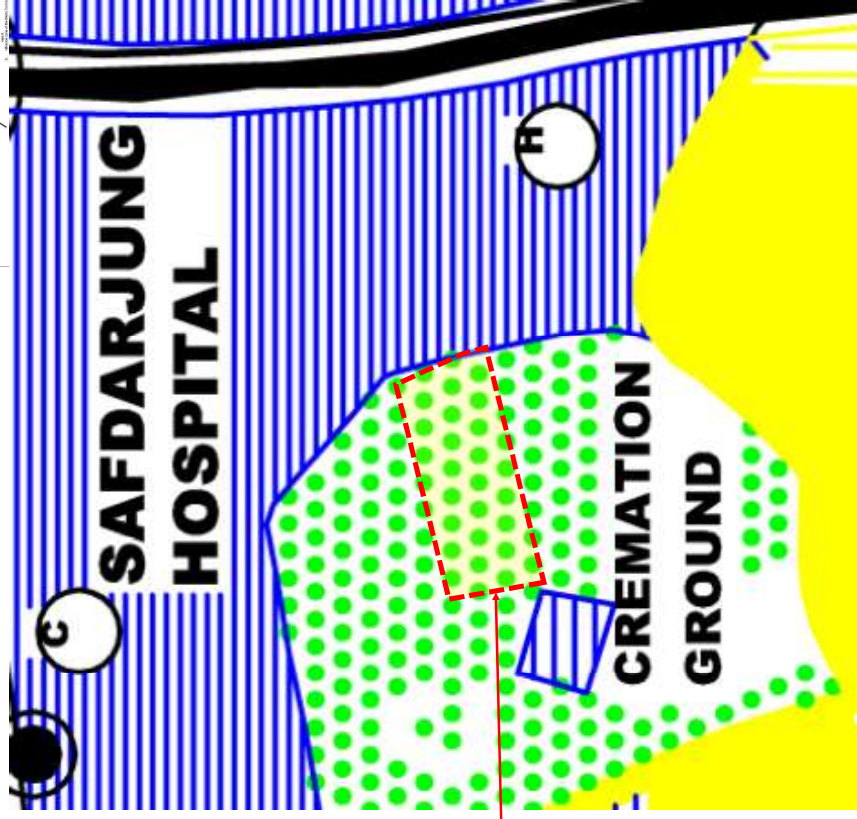
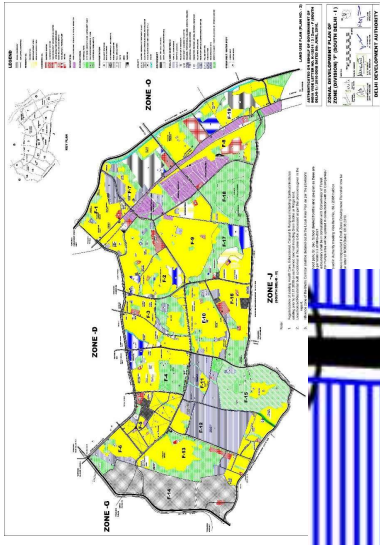
*The entire infrastructure will be planned in a modular approach, embracing flexibility and adaptability, to accommodate future needs and ease of maintenance.*

**Annexure-B 1**  
**Site at West Ansari Nagar in issue**



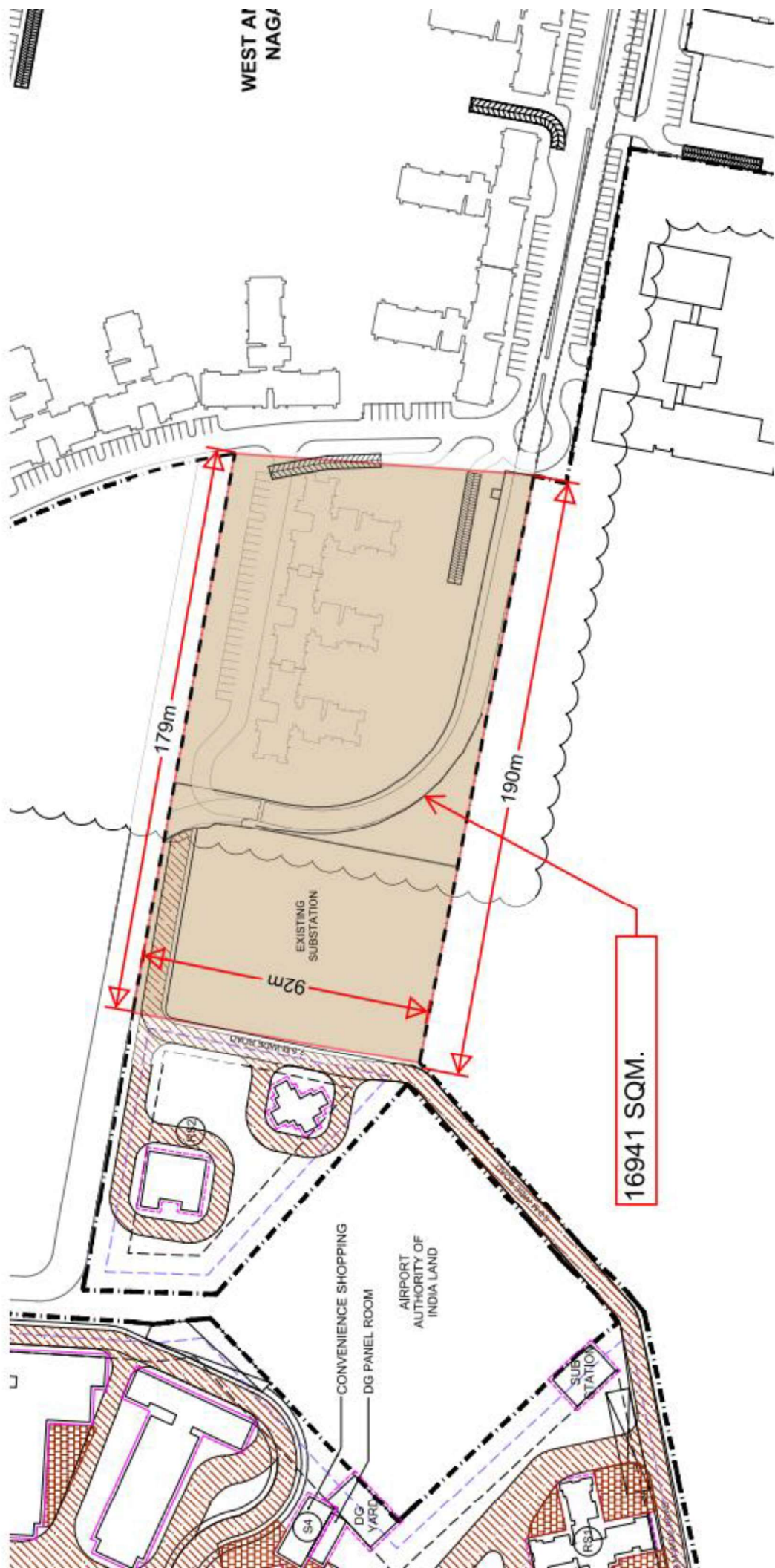
**Site under Recreational Landuse**  
 The entire infrastructure will be planned in a modular approach, embracing flexibility and adaptability, to accommodate future needs and ease of maintenance.

Site earmarked on proposed Master Plan



Site earmarked on ZDP of Zone-F

**Annexure-B 2**  
**Site details at West Ansari Nagar in issue**



Speed Post

No.L-II-B-1(103)/SB  
Government of India  
Ministry of Housing & Urban Affairs,  
Land & Development office

Nirman Bhavan, New Delhi

Dated: 22.2.2022

To,

Dr. Angel Rajan Singh,  
Convener, Project Management Unit,  
All India Institute of Medical Sciences  
Ansari Nagar, New Delhi-110 029.

Subject: Issue of NOC for amalgamation of land parcels and change  
of land use for a land parcel of AIIMS, New Delhi –  
“Implementation of Master Plan for AIIMS” - regarding.

Sir,

I am directed to refer to your request dt. 05.02.2022 on the  
above mentioned subject and to say that L&DO office has No  
Objection for amalgamation of land parcels and changing the land  
use of an area measuring 16941 sqm. from Green to PSP if both the  
proposals fulfill the criteria laid down by DDA and local body  
concerned for the same.

Yours faithfully,



(Din Dayal)

Dy.Land & Development Officer  
Ph. 011-23061915

Copy to: Addl. Commissioner Planning, DDA for kind information  
and necessary action please.